

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

November 21, 2024



Somerville Housing Authority

Balance Sheet

September 2024

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	(164,965.43)	1,160,188.64
1113.000 Cash - SSP Escrow	5,758.60	212,721.75
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	3,256.00	17,661.50
1122.201 Shelter Rents A/R	(18,214.00)	18,122.50
1122.202 Shelter Rents A/R	4,311.00	35,207.00
1122.667 Shelter Rents A/R	(2,390.00)	2,660.00
1122.705 Shelter Rents A/R	(100.00)	2,699.00
TOTAL ACCOUNTS RECEIVABLE	(13,137.00)	76,350.00
1128.100 State Insurance Claims Receivable	0.00	2,536.74
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	514.72	635,329.58
1210.000 Prepaid Insurance	42,629.47	86,835.90
1210.100 Prepaid Other	(1,562.99)	4,688.99
1210.200 Prepaid Retirement	(24,085.53)	141,058.60
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	(154,848.16)	39,290,857.81
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	(8.00)	(8.00)
2111.100 AP Tenants	8.00	(2.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P LEAP Escrow	(11,960.21)	195,002.94
2119.000 A/P Revolving Fund	(853,477.67)	(1,745,542.35)
2135.000 Accrued Comp Abs	0.00	142,312.00
2137.000 Accrued Pilot	1,469.75	8,816.75
2240.000 Prepaid Rents	3,256.00	17,661.50
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	(860,712.13)	8,712,242.44
SURPLUS		
2700.000 Changes To Surplus	0.00	(1,228,499.23)

Somerville Housing Authority

Balance Sheet

September 2024

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Changes To Surplus (Current Year)	705,863.97	1,216,322.47
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
2806.100 GASB45/OPEB URNA	0.00	(4,244,833.00)
2806.200 GASB68/Pension	0.00	(2,314,042.97)

TOTAL SURPLUS

705,863.97 **30,578,615.37**

TOTAL LIABILITIES AND SURPLUS

(154,848.16) **39,290,857.81**

PROOF

0.00 **0.00**

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2024
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	73,256.46	0.00	480,273.72	0.00	0.00	480,273.72
3110.202 Shelter Rents 200-2	0.00	158,127.00	0.00	968,552.75	0.00	0.00	968,552.75
3110.667 Shelter Rents 667-2	0.00	33,062.00	0.00	185,777.00	0.00	0.00	185,777.00
3110.705 Shelter Rents 705	0.00	3,291.00	0.00	14,158.00	0.00	0.00	14,158.00
3610.000 Interest Inc	0.00	514.72	0.00	3,025.16	0.00	0.00	3,025.16
3690.000 Other Operating Recpts	0.00	1,331.55	0.00	6,977.42	0.00	0.00	6,977.42
3801.000 Operating Subsidy	0.00	715,000.00	0.00	1,739,490.20	0.00	0.00	1,739,490.20
3804.000 SSP Fofeiture	0.00	18,241.67	0.00	18,241.67	0.00	0.00	18,241.67
TOTAL INCOME	0.00	1,002,824.40	0.00	3,416,495.92	0.00	0.00	3,416,495.92
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	39,046.48	0.00	257,449.56	0.00	0.00	(257,449.56)
4130.000 Legal	0.00	3,733.11	0.00	22,689.33	0.00	0.00	(22,689.33)
4140.000 Members Comp	0.00	0.00	0.00	14,161.45	0.00	0.00	(14,161.45)
4150.000 Travel	0.00	394.19	0.00	1,074.09	0.00	0.00	(1,074.09)
4170.000 Accounting	0.00	0.00	0.00	5,986.65	0.00	0.00	(5,986.65)
4190.000 Sundry Admin Costs	0.00	10,597.67	0.00	40,077.42	0.00	0.00	(40,077.42)
4191.000 TELEPHONE/INTERNET/CEL	0.00	1,971.64	0.00	15,274.65	0.00	0.00	(15,274.65)
4192.000 COPIER/COMPUTER COSS	0.00	4,025.48	0.00	11,809.05	0.00	0.00	(11,809.05)
4193.000 OFFICE SUPPLIES	0.00	1,187.70	0.00	6,172.24	0.00	0.00	(6,172.24)
4194.000 POSTAGE	0.00	639.56	0.00	2,084.19	0.00	0.00	(2,084.19)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	8,500.00	0.00	0.00	(8,500.00)
4195.140 LEAP-Financial Coach	0.00	0.00	0.00	6,500.00	0.00	0.00	(6,500.00)
4195.360 LEAP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL ADMINISTRATIVE EXPENSE	0.00	61,595.83	0.00	391,809.57	0.00	0.00	(391,809.57)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	54,410.88	0.00	0.00	(54,410.88)
4310.202 Water - 200-2	0.00	0.00	0.00	142,022.22	0.00	0.00	(142,022.22)
4310.667 Water 667	0.00	0.00	0.00	26,579.21	0.00	0.00	(26,579.21)
4310.705 Water 705	0.00	0.00	0.00	2,013.88	0.00	0.00	(2,013.88)
4320.201 Elect 200-1	0.00	16,597.25	0.00	25,863.69	0.00	0.00	(25,863.69)
4320.202 Elect 200-2	0.00	7,176.83	0.00	27,968.70	0.00	0.00	(27,968.70)
4320.667 Electricity 667	0.00	550.36	0.00	2,580.44	0.00	0.00	(2,580.44)
4330.201 Gas 200-1	0.00	0.00	0.00	42,454.09	0.00	0.00	(42,454.09)
4330.667 Gas 667	0.00	3,339.15	0.00	18,711.71	0.00	0.00	(18,711.71)
4330.751 Gas 705-1	0.00	61.34	0.00	873.01	0.00	0.00	(873.01)
4330.752 Gas 705-2	0.00	64.18	0.00	1,045.67	0.00	0.00	(1,045.67)
TOTAL UTILITIES	0.00	27,789.11	0.00	344,523.50	0.00	0.00	(344,523.50)
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	75,639.54	0.00	583,563.93	0.00	0.00	(583,563.93)
4420.000 Maintenance Materials	0.00	37,543.79	0.00	203,517.12	0.00	0.00	(203,517.12)
4430.010 Rubbish	0.00	12,291.30	0.00	61,752.78	0.00	0.00	(61,752.78)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	13,474.00	0.00	22,624.00	0.00	0.00	(22,624.00)
4430.070 Electrical	0.00	4,328.50	0.00	56,422.33	0.00	0.00	(56,422.33)
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	11,691.40	0.00	54,401.51	0.00	0.00	(54,401.51)
TOTAL MAINTENANCE EXPENSE	0.00	154,968.53	0.00	1,039,137.94	0.00	0.00	(1,039,137.94)
4511.000 Property Insurance	0.00	8,930.39	0.00	87,810.04	0.00	0.00	(87,810.04)

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
EXPENSES							
4512.000 Liability Insurance	0.00	1,661.66	0.00	8,411.72	0.00	0.00	(8,411.72)
4513.000 Worker's Compensation Insur	0.00	5,125.82	0.00	30,754.92	0.00	0.00	(30,754.92)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	15,891.47	0.00	0.00	(15,891.47)
4520.000 Pilot	0.00	1,469.75	0.00	8,816.75	0.00	0.00	(8,816.75)
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	147,967.72	0.00	0.00	(147,967.72)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	85,807.92	0.00	0.00	(85,807.92)
4540.003 Emp Benes-Unemploy	0.00	5.14	0.00	115.16	0.00	0.00	(115.16)
4540.004 Emp Benes-Med	0.00	478.21	0.00	3,002.83	0.00	0.00	(3,002.83)
4540.005 Emp Benes - Fica	0.00	1,949.87	0.00	13,017.78	0.00	0.00	(13,017.78)
4540.006 Emp Benes-DentalLtd	0.00	1,458.64	0.00	7,369.90	0.00	0.00	(7,369.90)
4611.100 Kitchen Appliances	0.00	4,785.00	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	296,960.43	0.00	2,200,173.45	0.00	0.00	(2,200,173.45)
SURPLUS	0.00	705,863.97	0.00	1,216,322.47	0.00	0.00	1,216,322.47

Somerville Housing Authority

Balance Sheet

September 2024

Program: 667-7 Clarendon Hill Towers

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-7 Checking - 3154	0.00	111,958.84
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Eastern - 667-7 Savings - 1807	197.86	205,833.73
1210.000 Prepaid Insurance	(877.86)	1,309.97
1210.100 Prepaid Other	(114.72)	344.11
1210.200 Prepaid Retirement	(350.13)	26.09
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	(1,144.85)	1,947,628.04
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Vendors	0.00	74,714.00
2119.000 A/P Revolving Fund	3,739.17	136,598.59
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	3,739.17	432,947.86
SURPLUS		
2700.000 Total Income - Deficit	0.00	(41,226.46)
2700.000 Total Income - Deficit (Current Year)	(4,884.02)	49,737.45
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	(4,884.02)	1,514,680.18
TOTAL LIABILITIES AND SURPLUS	(1,144.85)	1,947,628.04
PROOF	0.00	0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

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	45,433.00	0.00	201,976.00	(156,543.00)
3610.000 Interest Income	0.00	197.86	0.00	1,212.39	0.00	1,800.00	(587.61)
3690.000 Other Income	0.00	0.00	0.00	14,401.00	0.00	3,000.00	11,401.00
3801.000 Operating Subsidy	0.00	0.00	0.00	169,296.37	0.00	559,300.00	(390,003.63)
TOTAL INCOME	0.00	197.86	0.00	230,342.76	0.00	766,076.00	(535,733.24)
EXPENSES							
4110.000 Admin Salaries	0.00	2,142.70	0.00	13,788.69	0.00	96,242.00	82,453.31
4130.000 Legal	0.00	1.57	0.00	35.20	0.00	0.00	(35.20)
4150.000 Travel	0.00	21.51	0.00	63.68	0.00	154.00	90.32
4170.000 Accounting	0.00	0.00	0.00	4,316.81	0.00	2,400.00	(1,916.81)
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	314.94	0.00	714.66	0.00	8,092.00	7,377.34
4191.000 Telephone/Internet/Cells	0.00	57.53	0.00	532.47	0.00	0.00	(532.47)
4192.000 Copier/Computer Costs	0.00	294.63	0.00	828.31	0.00	0.00	(828.31)
4193.000 Office Supplies	0.00	86.88	0.00	451.57	0.00	0.00	(451.57)
4194.000 Postage	0.00	46.81	0.00	152.54	0.00	0.00	(152.54)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	142,324.00	0.00	585,000.00	442,676.00
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	655.00	0.00	9,427.06	0.00	0.00	(9,427.06)
4512.000 Liability Insurance	0.00	16.42	0.00	49.26	0.00	0.00	(49.26)
4513.000 Worker's Compensation Insur	0.00	1,037.21	0.00	2,151.51	0.00	0.00	(2,151.51)
4540.000 Employee Benefits	0.00	406.68	0.00	5,769.55	0.00	10,986.00	5,216.45
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	5,081.88	0.00	180,605.31	0.00	727,343.00	546,737.69
SURPLUS	0.00	(4,884.02)	0.00	49,737.45	0.00	38,733.00	11,004.45

Somerville Housing Authority

Balance Sheet

September 2024

Program: Bryant Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	56,562.00	5,661,067.13
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	11,388.00	93,320.00
1122.000 A/R Tenants	1,981.00	2,370.00
1122.001 TAR Prepaid Rents	(2,238.00)	662.00
TOTAL ACCOUNTS RECEIVABLE	11,131.00	96,352.00
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	2,553.64	2,656,523.50
1160.200 Eastern Bank - 667-4 - CD - 1 yr - 5281	49.86	100,265.88
1160.300 Eastern Bank - 667-4 - CD - 1 yr - 6442	49.81	100,250.41
1160.400 TD Bank - 667-4 - CD - 9 mths - 0000	0.00	103,912.98
TOTAL INVESTMENTS	2,653.31	2,960,952.77
1210.000 Prepaid Insurance	20,841.88	33,966.92
1210.100 Prepaid Other	(374.62)	1,123.83
1210.200 Prepaid Retirement	(10,199.95)	58,513.90
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	8,350.00	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)	36,330.76	165,574.05
TOTAL FIXED ASSETS	44,680.76	3,058,064.68
TOTAL ASSETS	125,294.38	12,715,278.38
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(78,421.02)	(790,668.70)
2135.000 Accrued Comp Abs	0.00	51,699.00
2240.000 Prepaid Rents	(2,238.00)	662.00
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	(80,659.02)	2,618,322.61
SURPLUS		
2700.000 Net Income-Deficit	0.00	57,102.38
2700.000 Net Income-Deficit (Current Year)	205,953.40	1,173,917.68
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

September 2024

Program: Bryant Multifamily

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(884,730.00)

TOTAL SURPLUS

205,953.40

10,096,955.77

TOTAL LIABILITIES AND SURPLUS

125,294.38

12,715,278.38

PROOF

0.00

0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: Bryant Multifamily

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
INCOME							
3110.000 Shelter Rents-Tenants	0.00	57,080.00	0.00	335,760.00	0.00	665,712.00	(329,952.00)
3115.000 Shelter Rents-Sec 8	0.00	263,111.00	0.00	1,535,308.00	0.00	3,032,688.00	(1,497,380.00)
3610.000 Interest Income	0.00	2,653.31	0.00	15,846.47	0.00	17,000.00	(1,153.53)
3690.000 Other Operating Recpts	0.00	789.65	0.00	4,261.09	0.00	7,500.00	(3,238.91)
TOTAL INCOME	0.00	323,633.96	0.00	1,891,175.56	0.00	3,722,900.00	(1,831,724.44)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	31,394.42	0.00	195,205.77	0.00	411,371.00	216,165.23
4130.000 Legal	0.00	118.08	0.00	1,104.17	0.00	10,000.00	8,895.83
4150.000 Travel	0.00	135.14	0.00	302.15	0.00	1,625.00	1,322.85
4170.000 Accounting	0.00	0.00	0.00	6,816.71	0.00	9,000.00	2,183.29
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	3,973.47	0.00	13,572.14	0.00	50,324.00	36,751.86
4191.000 Telephone/Internet/Cells	0.00	592.29	0.00	3,571.77	0.00	0.00	(3,571.77)
4192.000 Copier/Computer Costs	0.00	964.27	0.00	2,607.24	0.00	0.00	(2,607.24)
4193.000 Office Supplies	0.00	284.45	0.00	1,478.29	0.00	0.00	(1,478.29)
4194.000 Postage	0.00	153.20	0.00	499.24	0.00	0.00	(499.24)
TOTAL ADMINISTRATIVE EXPENSE	0.00	37,615.32	0.00	225,157.48	0.00	486,320.00	261,162.52
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	15,656.30	0.00	110,506.00	94,849.70
4320.000 Electricity	0.00	15,615.63	0.00	48,018.25	0.00	187,241.00	139,222.75
4330.000 Gas	0.00	1,317.69	0.00	36,704.81	0.00	85,887.00	49,182.19
TOTAL UTILITIES	0.00	16,933.32	0.00	100,379.36	0.00	383,634.00	283,254.64
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	19,064.65	0.00	152,992.57	0.00	432,663.00	279,670.43
4420.000 Maintenance Materials	0.00	2,618.39	0.00	14,122.66	0.00	300,000.00	285,877.34
4430.010 Rubbish	0.00	4,972.00	0.00	26,959.41	0.00	0.00	(26,959.41)
4430.020 Heating & Cooling	0.00	3,248.32	0.00	3,248.32	0.00	0.00	(3,248.32)
4430.040 Elevator	0.00	258.00	0.00	4,934.24	0.00	0.00	(4,934.24)
4430.050 Landscaping	0.00	450.00	0.00	1,400.00	0.00	0.00	(1,400.00)
4430.070 Electrical	0.00	480.00	0.00	5,537.24	0.00	0.00	(5,537.24)
4430.080 Plumbing	0.00	0.00	0.00	5,928.61	0.00	0.00	(5,928.61)
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	14,332.01	0.00	34,859.68	0.00	588,000.00	553,140.32
TOTAL MAINTENANCE EXPENSE	0.00	45,423.37	0.00	251,218.68	0.00	1,320,663.00	1,069,444.32
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	161.19	0.00	0.00	(161.19)
4513.000 Worker's Compensation Insur	0.00	2,244.80	0.00	13,468.95	0.00	0.00	(13,468.95)
4514.000 Insurance (Other)	0.00	636.88	0.00	3,808.57	0.00	0.00	(3,808.57)
4540.000 Employee Benefits	0.00	11,848.10	0.00	110,229.57	0.00	320,035.00	209,805.43
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	0.00	0.00	3,290.00	0.00	135,000.00	131,710.00
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	2,925.04	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	8,350.00	0.00	53,808.00	0.00	1,353,000.00	1,299,192.00
7541.000 Unit Rehab	0.00	36,330.76	0.00	165,574.05	0.00	0.00	(165,574.05)
7545.000 Property Contra	0.00	(44,680.76)	0.00	(219,382.05)	0.00	0.00	219,382.05

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

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>117,680.56</u>	<u>0.00</u>	<u>717,257.88</u>	<u>0.00</u>	<u>4,134,435.00</u>	<u>3,417,177.12</u>
SURPLUS	<u>0.00</u>	<u>205,953.40</u>	<u>0.00</u>	<u>1,173,917.68</u>	<u>0.00</u>	<u>(411,535.00)</u>	<u>1,585,452.68</u>

Somerville Housing Authority

Balance Sheet

September 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	240.72	250,422.45
1210.000 Prepaid Ins	53,827.52	61,452.47
1210.100 Prepaid Other	(1,633.85)	4,901.51
1210.200 Prepaid Retirement	(22,795.56)	134,814.70
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	29,638.83	5,282,278.61
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	23,731.29	(469,217.82)
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	23,731.29	8,056,857.14
SURPLUS		
2700.000 Net Income - Deficit	0.00	(709,015.99)
2700.000 Net Income - Deficit (Current Year)	5,907.54	(173,201.58)
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

September 2024

Program: COCC

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 GASB 68/Pension

0.00

(2,651,166.10)

TOTAL SURPLUS

5,907.54

(2,774,578.53)

TOTAL LIABILITIES AND SURPLUS

29,638.83

5,282,278.61

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Nine Months Ending 09/30/2024
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	240.72	0.00	2,084.18	0.00	0.00	2,084.18
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	0.00	0.00	2,284.38	0.00	0.00	2,284.38
3691.000 PILOT Income	0.00	93.00	0.00	282,099.79	0.00	0.00	282,099.79
3707.100 Management Fee Income	0.00	55,209.68	0.00	496,696.22	0.00	0.00	496,696.22
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	52,560.00	0.00	0.00	52,560.00
3707.300 Bookkeeping Fee Income	0.00	4,282.50	0.00	38,527.50	0.00	0.00	38,527.50
3707.450 Fee for Services	0.00	50,301.02	0.00	525,171.79	0.00	0.00	525,171.79
3707.500 Mgmt Fees Capen	0.00	14,497.30	0.00	126,934.78	0.00	0.00	126,934.78
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	180,000.00	0.00	0.00	180,000.00
3707.510 MGMT Fees Waterworks	0.00	4,015.37	0.00	36,581.29	0.00	0.00	36,581.29
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	11,184.00	0.00	0.00	11,184.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	143,987.51	0.00	0.00	143,987.51
3707.670 Mgmt Fee Safety	0.00	10,000.00	0.00	90,000.00	0.00	0.00	90,000.00
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	181,876.51	0.00	2,084,896.30	0.00	0.00	2,084,896.30
EXPENSES							
4110.000 Admin Salaries	0.00	69,428.05	0.00	504,923.30	0.00	0.00	(504,923.30)
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	0.00	0.00	2,482.63	0.00	0.00	(2,482.63)
4171.000 Audit Fee	0.00	0.00	0.00	517.01	0.00	0.00	(517.01)
4190.000 Sundry Admin Costs	0.00	1,633.85	0.00	2,969.77	0.00	0.00	(2,969.77)
4190.300 Mgmt Fee	0.00	10,000.00	0.00	90,000.00	0.00	0.00	(90,000.00)
4191.000 Telephone/Internet/Cell	0.00	0.00	0.00	1,671.15	0.00	0.00	(1,671.15)
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	971.22	0.00	10,115.14	0.00	0.00	(10,115.14)
4410.000 Maint Labor	0.00	59,579.94	0.00	449,848.21	0.00	0.00	(449,848.21)
4420.000 Maintenance Supplies	0.00	0.00	0.00	11,520.79	0.00	0.00	(11,520.79)
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	1,683.00	0.00	0.00	(1,683.00)
4430.110 Routine Contract Costs	0.00	0.00	0.00	3,297.45	0.00	0.00	(3,297.45)
4460.000 Public Safety Detail	0.00	252.00	0.00	252.00	0.00	0.00	(252.00)
4511.000 Property Insurance	0.00	2,014.47	0.00	17,171.36	0.00	0.00	(17,171.36)
4512.000 Liability Insurance	0.00	796.67	0.00	7,134.03	0.00	0.00	(7,134.03)
4513.000 Worker's Comp Insurance	0.00	4,813.79	0.00	43,324.35	0.00	0.00	(43,324.35)
4540.000 Employee Benefits	0.00	26,478.98	0.00	1,117,504.14	0.00	0.00	(1,117,504.14)
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
TOTAL EXPENSES	0.00	175,968.97	0.00	2,728,750.11	0.00	0.00	(2,728,750.11)

Somerville Housing Authority
Operating Statement
Nine Months Ending 09/30/2024
Program: COCC Project: Consolidated

SURPLUS

0.00	5,907.54	0.00	(643,853.81)	0.00	0.00	(643,853.81)
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Somerville Housing Authority

Balance Sheet

September 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	195,624.50	623,553.15
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	195,624.50	1,131,367.16
 TOTAL OPERATING EXPENSES	195,624.50	2,133,558.46
 TOTAL ASSETS	195,624.50	2,207,150.21
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	195,625.42	562,341.21
TOTAL LIABILITIES	195,625.42	562,341.21
SURPLUS		
2700.000 Net Income (Current Year)	(0.92)	47,991.24
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)	1,644,809.00
TOTAL LIABILITIES AND SURPLUS	195,624.50	2,207,150.21
 PROOF	0.00	0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: Federal Grants Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3802.766 Grant ROSS 1 Year	0.00	15,998.00	0.00	143,982.00	0.00	191,987.00	(48,005.00)
TOTAL INCOME	0.00	15,998.00	0.00	143,982.00	0.00	191,987.00	(48,005.00)
EXPENSES							
4290.200 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	95,990.76	0.00	191,987.00	95,996.24
TOTAL EXPENSES	0.00	15,998.92	0.00	95,990.76	0.00	191,987.00	95,996.24
SURPLUS	0.00	(0.92)	0.00	47,991.24	0.00	0.00	47,991.24

Somerville Housing Authority

Balance Sheet

September 2024

Program: Hagan Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	14,286.00	430,243.01
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	206.00	577.00
1122.000 A/R Tenants	(1,073.00)	(62.00)
1122.001 TAR Prepaid Rents	28.00	69.00
TOTAL ACCOUNTS RECEIVABLE	(839.00)	584.00
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.95	5,145.36
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	4.95	109,023.43
1210.000 Prepaid Insurance	2,660.74	7,156.61
1210.200 Prepaid Retirement	(1,446.61)	9,953.30
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	14,666.08	1,162,709.70
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(18,560.08)	(264,210.84)
TOTAL ACCOUNTS PAYABLE	(18,560.08)	(264,210.84)
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	28.00	69.00
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	(18,532.08)	(16,489.11)
SURPLUS		
2700.000 Net Income - Deficit	0.00	(7,665.49)
2700.000 Net Income - Deficit (Current Year)	33,198.16	206,828.88
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	33,198.16	1,179,198.81
TOTAL LIABILITIES AND SURPLUS	14,666.08	1,162,709.70
PROOF	0.00	0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: Hagan Multifamily Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,720.00	0.00	75,413.00	0.00	166,320.00	(90,907.00)
3115.000 Shelter Rents-Sec 8	0.00	40,020.00	0.00	240,869.00	0.00	514,200.00	(273,331.00)
3610.000 Interest Income	0.00	4.95	0.00	30.29	0.00	1,000.00	(969.71)
3690.000 Other Income	0.00	563.33	0.00	2,616.80	0.00	4,000.00	(1,383.20)
TOTAL INCOME	0.00	53,308.28	0.00	318,929.09	0.00	685,520.00	(366,590.91)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,586.75	0.00	18,621.92	0.00	39,273.00	20,651.08
4130.000 Legal	0.00	2.78	0.00	24.29	0.00	1,000.00	975.71
4150.000 Travel	0.00	24.84	0.00	54.40	0.00	291.00	236.60
4170.000 Accounting	0.00	0.00	0.00	249.60	0.00	1,200.00	950.40
4190.000 Sundry Admin Costs	0.00	687.55	0.00	1,434.73	0.00	9,925.00	8,490.27
4191.000 Telephone/Internet/Cells	0.00	367.93	0.00	1,982.70	0.00	0.00	(1,982.70)
4192.000 Copier/Computer Costs	0.00	172.18	0.00	465.43	0.00	0.00	(465.43)
4193.000 Office Supplies	0.00	50.76	0.00	263.80	0.00	0.00	(263.80)
4194.000 Postage	0.00	27.35	0.00	89.13	0.00	0.00	(89.13)
TOTAL ADMINISTRATIVE EXPENSE	0.00	3,920.14	0.00	23,186.00	0.00	51,689.00	28,503.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	6,391.60	0.00	30,060.00	23,668.40
4320.000 Electricity	0.00	3,103.94	0.00	9,275.75	0.00	36,317.00	27,041.25
4330.000 Gas	0.00	112.11	0.00	3,224.71	0.00	16,359.00	13,134.29
TOTAL UTILITIES	0.00	3,216.05	0.00	18,892.06	0.00	82,736.00	63,843.94
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	3,454.69	0.00	24,660.13	0.00	79,726.00	55,065.87
4420.000 Maintenance Materials	0.00	0.00	0.00	15,965.03	0.00	40,000.00	24,034.97
4430.010 Rubbish	0.00	526.84	0.00	2,647.00	0.00	0.00	(2,647.00)
4430.040 Elevators	0.00	258.00	0.00	2,035.64	0.00	0.00	(2,035.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	154.50	0.00	1,629.50	0.00	0.00	(1,629.50)
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	6,186.12	0.00	8,181.16	0.00	205,000.00	196,818.84
TOTAL MAINTENANCE EXPENSE	0.00	10,580.15	0.00	56,862.78	0.00	324,726.00	267,863.22
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	(3,450.73)	0.00	0.00	3,450.73
4512.000 Liability Insurance	0.00	9.59	0.00	28.77	0.00	0.00	(28.77)
4513.000 Worker's Comp Insurance	0.00	206.65	0.00	1,239.90	0.00	0.00	(1,239.90)
4514.000 Insurance (Other)	0.00	113.77	0.00	680.34	0.00	0.00	(680.34)
4540.000 Employee Benefits	0.00	1,680.35	0.00	13,976.09	0.00	45,390.00	31,413.91
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	20,110.12	0.00	112,100.21	0.00	690,446.00	578,345.79
SURPLUS	0.00	33,198.16	0.00	206,828.88	0.00	(4,926.00)	211,754.88

Somerville Housing Authority

Balance Sheet

September 2024

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	(624,214.20)	4,523,063.01
1113.000 Homeownership Escrow	5,149.75	133,842.49
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	16,247.36	110,882.79
1122.001 TAR Prepaid Rents	(3,489.00)	32,146.37
1122.100 A/R Balance from Visual	0.00	(875.00)
TOTAL 1122.000 A/R TENANTS	<u>12,758.36</u>	<u>142,154.16</u>
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	<u>12,758.36</u>	<u>140,264.16</u>
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(436.00)
1128.100 Insurance Claims Receivable	0.00	63,141.97
TOTAL A/R OTHER	<u>0.00</u>	<u>62,705.97</u>
TOTAL ACCOUNTS RECEIVABLE	<u>12,758.36</u>	<u>202,970.13</u>
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	2,114.21	2,199,393.59
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	74,473.91	110,279.06
1210.100 Prepaid Other	(1,633.85)	4,901.51
1210.200 Prepaid Retirement	(16,981.49)	97,023.06
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	61,592.00	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>61,592.00</u>	<u>8,935,840.56</u>
TOTAL ASSETS	<u>(486,741.31)</u>	<u>17,944,680.46</u>

Somerville Housing Authority

Balance Sheet

September 2024

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants

(642.00)

(642.00)

TOTAL AP TENANTS OTHER

(642.00)

(642.00)

TOTAL A/P TENANTS

(642.00)

(642.00)

2114.000 A/P Homeownership Escrow

4,244.35

132,949.30

2119.000 A/P Revolving Fund

(660,081.33)

1,666,183.90

2134.000 Accrued Utilities

0.00

6,481.68

2135.000 Accrued Comp Abs

0.00

110,047.00

2240.000 Prepaid Rents

(3,489.00)

32,146.37

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

(659,967.98)

8,244,181.70

SURPLUS

2700.000 Net Income - Deficit

0.00

(227,060.88)

2700.000 Net Income - Deficit (Current Year)

173,226.67

854,875.28

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

173,226.67

9,700,498.76

TOTAL LIABILITIES AND SURPLUS

(486,741.31)

17,944,680.46

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2024
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	338,638.00	0.00	2,058,269.00	0.00	4,097,088.00	(2,038,819.00)
3190.000 Antenna Income	0.00	25,496.46	0.00	160,814.71	0.00	416,460.00	(255,645.29)
3610.000 Interest Income	0.00	2,114.21	0.00	18,202.95	0.00	18,800.00	(597.05)
3690.000 Other Operating Rcpts	0.00	2,713.47	0.00	14,019.43	0.00	0.00	14,019.43
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 Subsidy	0.00	279,575.00	0.00	1,634,930.50	0.00	0.00	1,634,930.50
TOTAL INCOME	0.00	648,537.14	0.00	3,886,454.66	0.00	7,249,209.00	(3,362,754.34)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	29,003.99	0.00	217,314.56	0.00	1,540,259.00	1,322,944.44
4130.000 Legal	0.00	3,409.49	0.00	22,555.10	0.00	31,500.00	8,944.90
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	578.86	0.00	765.83	0.00	25,139.00	24,373.17
4170.000 Accounting	0.00	0.00	0.00	21,934.02	0.00	25,500.00	3,565.98
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	22,316.82	0.00	59,496.54	0.00	344,018.00	284,521.46
TOTAL GENERAL	0.00	55,309.16	0.00	323,094.98	0.00	1,984,416.00	1,661,321.02
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	5,840.00	0.00	35,040.00	0.00	70,080.00	35,040.00
4190.300 Property Mamt Fee	0.00	55,209.68	0.00	330,486.11	0.00	677,603.00	347,116.89
4190.310 Bookkeeping Fee	0.00	4,282.50	0.00	25,635.00	0.00	52,560.00	26,925.00
4190.400 Fee For Svc Exp	0.00	50,301.02	0.00	364,642.94	0.00	725,000.00	360,357.06
TOTAL MANAGEMENT FEES	0.00	115,633.20	0.00	755,804.05	0.00	1,525,243.00	769,438.95
TOTAL ADMINISTRATIVE COST	0.00	170,942.36	0.00	1,078,899.03	0.00	3,509,659.00	2,430,759.97
4191.000 Telephone/Internet/Cells	0.00	3,080.36	0.00	20,183.35	0.00	0.00	(20,183.35)
4192.000 Copier/Computer Costs	0.00	4,205.44	0.00	12,282.17	0.00	0.00	(12,282.17)
4193.000 Office Supplies	0.00	1,241.23	0.00	6,450.23	0.00	0.00	(6,450.23)
4194.000 Postage	0.00	668.17	0.00	2,183.74	0.00	0.00	(2,183.74)
4230.000 Tenant Svc	0.00	4,150.00	0.00	18,775.52	0.00	285,000.00	266,224.48
UTILITIES							
4310.000 Water	0.00	0.00	0.00	117,159.02	0.00	986,051.00	868,891.98
4310.312 Water 31-2	0.00	0.00	0.00	14,479.27	0.00	0.00	(14,479.27)

Somerville Housing Authority
Operating Statement
Six Months Ending 09/30/2024
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	6,364.27	0.00	25,892.54	0.00	0.00	(25,892.54)
4310.317 Water 31-7	0.00	0.00	0.00	21,431.80	0.00	0.00	(21,431.80)
4310.673 Water 667-3	0.00	0.00	0.00	42,690.23	0.00	0.00	(42,690.23)
4310.676 Water 667-6	0.00	0.00	0.00	9,329.50	0.00	0.00	(9,329.50)
4320.000 Electricity	0.00	5,401.91	0.00	20,523.56	0.00	510,486.00	489,962.44
4320.312 Elect - 31-2	0.00	3,335.83	0.00	13,295.91	0.00	0.00	(13,295.91)
4320.313 Elect 31-3	0.00	15.00	0.00	15,863.20	0.00	0.00	(15,863.20)
4320.317 Elect 31-7	0.00	8,425.43	0.00	47,013.12	0.00	0.00	(47,013.12)
4320.673 Electric 667-3	0.00	7,296.69	0.00	18,541.59	0.00	0.00	(18,541.59)
4320.676 Electric 667-6	0.00	2,756.95	0.00	24,812.40	0.00	0.00	(24,812.40)
4330.000 Gas	0.00	14,268.85	0.00	104,114.84	0.00	422,015.00	317,900.16
4330.313 Gas - 31-3	0.00	359.37	0.00	9,016.31	0.00	0.00	(9,016.31)
4330.317 Gas - 31-7	0.00	0.00	0.00	4,931.06	0.00	0.00	(4,931.06)
4330.673 Gas 667-3	0.00	0.00	0.00	11,975.62	0.00	0.00	(11,975.62)
4330.676 Gas 667-6	0.00	0.00	0.00	2,226.89	0.00	0.00	(2,226.89)
TOTAL UTILITIES	0.00	48,224.30	0.00	503,296.86	0.00	1,918,552.00	1,415,255.14
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	76,511.81	0.00	437,825.76	0.00	1,928,086.00	1,490,260.24
4420.000 Maintenance Supplies	0.00	9,091.20	0.00	79,746.31	0.00	465,000.00	385,253.69
TOTAL GENERAL	0.00	85,603.01	0.00	517,572.07	0.00	2,393,086.00	1,875,513.93
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	0.00	0.00	250.00	0.00	0.00	(250.00)
4430.010 Rubbish	0.00	12,835.53	0.00	64,490.79	0.00	0.00	(64,490.79)
4430.040 Elevators	0.00	12,153.00	0.00	42,672.25	0.00	0.00	(42,672.25)
4430.050 Landscaping	0.00	7,456.00	0.00	17,801.00	0.00	0.00	(17,801.00)
4430.070 Electrical	0.00	3,817.81	0.00	50,453.27	0.00	0.00	(50,453.27)
4430.080 Plumbing	0.00	2,405.00	0.00	53,878.51	0.00	0.00	(53,878.51)
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	11,026.23	0.00	87,527.45	0.00	0.00	(87,527.45)
TOTAL CONTRACT COSTS	0.00	49,693.57	0.00	330,876.74	0.00	785,000.00	454,123.26
TOTAL MAINTENANCE	0.00	135,296.58	0.00	848,448.81	0.00	3,178,086.00	2,329,637.19
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	97,064.96	0.00	0.00	(97,064.96)
4512.000 Liability Insurance	0.00	4,519.68	0.00	22,756.67	0.00	0.00	(22,756.67)
4513.000 Worker's Comp Insurance	0.00	3,883.90	0.00	23,303.25	0.00	0.00	(23,303.25)
4514.000 Insurance (Other)	0.00	2,775.67	0.00	16,598.57	0.00	0.00	(16,598.57)
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	19,725.43	0.00	183,914.45	0.00	1,246,182.00	1,062,267.55
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	39,202.40	0.00	156,890.89	0.00	105,000.00	(51,890.89)
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	21,096.08	0.00	33,301.48	0.00	0.00	(33,301.48)
7520.000 Replace Equipment	0.00	61,592.00	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	(61,592.00)	0.00	(210,803.00)	0.00	0.00	210,803.00
TOTAL EXPENSES	0.00	475,310.47	0.00	3,031,579.38	0.00	11,393,957.00	8,362,377.62

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: Public Housing Project: Consolidated

SURPLUS

<u>0.00</u>	<u>173,226.67</u>	<u>0.00</u>	<u>854,875.28</u>	<u>0.00</u>	<u>(4,144,748.00)</u>	<u>4,999,623.28</u>
=====	=====	=====	=====	=====	=====	=====

Somerville Housing Authority

Balance Sheet

September 2024

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	64,134.63	941,393.72
1114.000 FSS Escrow Funds	(15,649.93)	463,046.95
1125.000 Accts Receivable - Hud	0.00	246,648.00
1129.001 A/R Mobility	10,221.62	41,985.92
1129.100 A/R SRO	8,592.00	156,853.00
1129.200 A/R Mainstream	0.00	2,258,899.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	355.72	370,054.67
1210.000 Prepaid Insurance	26,816.88	30,875.94
1210.100 Prepaid Other	(3,642.10)	10,926.28
1210.200 Prepaid Retirement	(12,577.19)	75,014.80
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	78,251.63	5,619,699.66
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	(35,545.10)	439,711.93
2114.000 A/P FSS - Funds in Escrow	(119.04)	(119.04)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	(8,306.90)	5,613.65
2116.100 A/P Landlords Offset	4,742.85	66,965.38
TOTAL 2116.000 A/P LANDLORDS	(3,564.05)	72,579.03
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	90,572.74	(1,444,642.00)
2119.100 A/P Section 8	0.00	2,258,899.72
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	51,344.55	7,814,076.79
SURPLUS		
2700.000 SURPLUS	0.00	(199,049.94)
2700.000 SURPLUS (Current Year)	26,907.08	(2,153,959.87)
2700.000 SURPLUS (Unclosed 2023)	0.00	(5,199.00)
2700.000 SURPLUS (Unclosed 2024)	0.00	(6,400.00)
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

September 2024

Program: Section 8 Voucher

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2806.200 Pension/GASB68

0.00

(1,150,581.72)

TOTAL SURPLUS

26,907.08

(2,194,377.13)

TOTAL LIABILITIES AND SURPLUS

78,251.63

5,619,699.66

PROOF

0.00

0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: Section 8 Voucher

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
INCOME							
3101.000 Mobility Fee Income	0.00	2,609.07	0.00	15,429.33	0.00	32,500.00	(17,070.67)
3300.000 Fraud Income - PHA	0.00	308.50	0.00	1,580.50	0.00	0.00	1,580.50
3301.000 Fraud Income - HUD	0.00	308.50	0.00	1,580.50	0.00	0.00	1,580.50
3400.000 Admin Fee Income	0.00	166,482.00	0.00	913,111.00	0.00	1,762,200.00	(849,089.00)
3400.100 Mainstream Admin Fee Incom	0.00	17,573.00	0.00	17,573.00	0.00	0.00	17,573.00
3610.000 Interest Income	0.00	290.27	0.00	1,287.11	0.00	1,800.00	(512.89)
3611.000 restricted Interest Income	0.00	65.45	0.00	892.54	0.00	0.00	892.54
3690.000 Other Income	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00
3802.000 Hap Grant Income	0.00	2,274,735.00	0.00	11,258,968.00	0.00	0.00	11,258,968.00
3804.000 FSS Forfeitures Revenue after	0.00	(2,858.31)	0.00	357.41	0.00	0.00	357.41
TOTAL INCOME	0.00	2,459,513.48	0.00	12,215,779.39	0.00	1,796,500.00	10,419,279.39
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	79,479.88	0.00	489,924.83	0.00	834,075.00	344,150.17
4130.000 Leqal	0.00	667.77	0.00	7,137.79	0.00	30,000.00	22,862.21
4140.000 Staff Trainina	0.00	175.00	0.00	1,357.50	0.00	0.00	(1,357.50)
4150.000 Travel	0.00	1,043.54	0.00	1,631.56	0.00	19,840.00	18,208.44
4160.000 Mobility Admin Exp	0.00	767.25	0.00	4,261.11	0.00	10,000.00	5,738.89
4170.000 Accounting	0.00	0.00	0.00	13,849.40	0.00	15,000.00	1,150.60
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	14,012.00	0.00	105,268.19	0.00	502,140.00	396,871.81
4191.000 Telephone/Internet/Cells	0.00	1,831.13	0.00	17,441.98	0.00	0.00	(17,441.98)
4192.000 Copier/Computer Costs	0.00	9,376.84	0.00	26,362.72	0.00	0.00	(26,362.72)
4193.000 Office Supplies	0.00	2,766.62	0.00	14,377.54	0.00	0.00	(14,377.54)
4194.000 Postage	0.00	1,489.77	0.00	4,854.86	0.00	0.00	(4,854.86)
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	1,379.01	0.00	6,985.42	0.00	0.00	(6,985.42)
4513.000 Worker's Comp Insurance	0.00	5,103.85	0.00	18,728.81	0.00	0.00	(18,728.81)
4540.000 Employee Benefits	0.00	14,609.60	0.00	136,304.66	0.00	362,533.00	226,228.34
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	132,702.26	0.00	848,486.37	0.00	1,881,230.00	1,032,743.63
HAP EXPENSES							
4715.000 Haps	0.00	1,575,634.14	0.00	9,280,285.17	0.00	0.00	(9,280,285.17)
4715.005 PORT OUT HAPS	0.00	15,961.00	0.00	78,619.00	0.00	0.00	(78,619.00)
4715.010 MAINSTREAM HAPS	0.00	197,041.00	0.00	1,171,573.00	0.00	0.00	(1,171,573.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,932.00	0.00	154,449.00	0.00	0.00	(154,449.00)
4715.050 FSS HAPS PAYMENTS	0.00	18,098.00	0.00	108,018.00	0.00	0.00	(108,018.00)
4715.060 DHAP HAPS	0.00	356,315.00	0.00	2,117,191.14	0.00	0.00	(2,117,191.14)
4715.070 FAMILY UNIFICATION HAPS	0.00	110,590.00	0.00	610,784.58	0.00	0.00	(610,784.58)
4715.080 PORT IN HAPS	0.00	333.00	0.00	333.00	0.00	0.00	(333.00)
TOTAL HAP EXPENSES	0.00	2,299,904.14	0.00	13,521,252.89	0.00	0.00	(13,521,252.89)
TOTAL EXPENSES	0.00	2,432,606.40	0.00	14,369,739.26	0.00	1,881,230.00	(12,488,509.26)
SURPLUS	0.00	26,907.08	0.00	(2,153,959.87)	0.00	(84,730.00)	(2,069,229.87)

Somerville Housing Authority

Balance Sheet

October 2024

Program: State Mod

Project: Consolidated

	Period Amount	Balance
ASSETS		
1410.003 Other Administrative Costs	81,100.23	81,100.23
TOTAL ASSETS	81,100.23	81,100.23
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving	81,100.23	81,100.23
TOTAL LIABILITIES	81,100.23	81,100.23
SURPLUS		
TOTAL SURPLUS	0.00	0.00
TOTAL LIABILITIES AND SURPLUS	81,100.23	81,100.23
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: State Mod Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES							
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Somerville Housing Authority

Balance Sheet

September 2024

Program: State Modernization (old program - use State Mod)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1125.000 A/R DHCD	0.00	945,669.79
FISH 274110 MYSTIC ROOF \$68816		
1410.060 FISH 274110 - Mystic River Roof	0.00	65,015.87
TOTAL FISH 274110 MYSTIC ROOF \$68816	0.00	65,015.87
FISH 274112 CLARENDON DEV PEHO		
1412.060 FISH 274112 - Clarendon Dev	40,545.23	15,064,111.60
TOTAL FISH 274112 CLARENDON DEV PEHO	40,545.23	15,064,111.60
FISH 274122 MYSTIC SITE \$97973		
1422.060 FISH 274122 - Mystic River Site	0.00	225,711.15
TOTAL FISH 274122 MYSTIC SITE \$97973	0.00	225,711.15
FISH 274124 CORBETT DOOR		
1424.060 FISH 274124 - Corbett Door	0.00	137,121.21
TOTAL FISH 274124 CORBETT DOOR	0.00	137,121.21
FISH 274125 MYSTIC ROOF		
1425.009 Admin Fee Earned	0.00	1,809.00
1425.060 FISH 274125 Mystic Roof Phase II	0.00	240,251.24
1425.900 Soft Cost W/O	0.00	(1,809.00)
TOTAL FISH 274125 MYSTIC ROOF	0.00	240,251.24
FISH 274127 CORBETT III \$63409		
1427.060 FISH 274127 - Corbett III	0.00	93,027.14
1427.061 FISH 274127 - Corbett III Labor	0.00	46,007.65
TOTAL FISH 274127 CORBETT III \$63409	0.00	139,034.79
FISH 274128 CORBETT LANDSCAPE		
1428.060 FISH 274128 Corbett Landscape	0.00	147,316.50
TOTAL FISH 274128 CORBETT LANDSCAPE	0.00	147,316.50
FISH 274129 BRYANT ELEVATOR		
1429.060 FISH 274129 Bryant Manor Elevators	0.00	320,572.55
TOTAL FISH 274129 BRYANT ELEVATOR	0.00	320,572.55
W/P 1031		
1431.010 Admin Cost	0.00	(202,373.05)
TOTAL W/P 1031	0.00	(202,373.05)
FISH 274134 - MYSTIC BUMPOUT		
1534.060 FISH 274134 Mystic River Bumpout Concrete	44,622.43	253,170.50
TOTAL FISH 274134 - MYSTIC BUMPOUT	44,622.43	253,170.50
FISH 274136 - MYSTIC ROOFS		
1536.060 FISH 274136 Roofs	0.00	217,617.18
TOTAL FISH 274136 - MYSTIC ROOFS	0.00	217,617.18
FISH 274137 - MYSTIC WALKWAYII		
1537.060 FISH 274137 Mystic Walkways Phase II	0.00	202,163.85
TOTAL FISH 274137 - MYSTIC WALKWAYII	0.00	202,163.85
FISH 274138 - PROSPECT KITCHEN		
1538.060 FISH 274138 Prospect Kitchen	0.00	9,598.27

Somerville Housing Authority

Balance Sheet

September 2024

Program: State Modernization (old program - use State Mod)

Project: Consolidated

ASSETS

FISH 274138 - PROSPECT KITCHEN

1538.061 FISH 274138 Prospect Kitchen FA Labor	0.00	1,784.52
TOTAL FISH 274138 - PROSPECT KITCHEN	0.00	11,382.79

FISH 274139 - CORBETT LANDSCAP

1539.060 FISH 274139 Corbett Landscaping \$\$137,250	0.00	151,558.14
TOTAL FISH 274139 - CORBETT LANDSCAP	0.00	151,558.14

1540.060 FISH 274142 Waterworks II

0.00 (300,671.38)

FISH 274145 - MYSTIC ROOF V

1545.060 FISH 274145 Mystic Roofs Phase V	0.00	398,367.00
TOTAL FISH 274145 - MYSTIC ROOF V	0.00	398,367.00

FISH 274146 - CORBETT REAR DOO

1546.060 FISH 274146 Corbett Rear Door	0.00	273,625.54
TOTAL FISH 274146 - CORBETT REAR DOO	0.00	273,625.54

FISH 274151 - HP RAMP

1551.060 FISH 274151 HP Ramp	0.00	172,278.46
TOTAL FISH 274151 - HP RAMP	0.00	172,278.46

FISH 274152 - CORBETT IV

1552.060 Corbett IV	0.00	21,200.21
TOTAL FISH 274152 - CORBETT IV	0.00	21,200.21

1556.060 Fish 274156

0.00 38,000.00

TOTAL ASSETS

85,167.66 18,521,123.94

LIABILITIES AND SURPLUS

LIABILITIES

2119.240 A/P Rev Fund	85,167.66	(815,456.60)
2291.000 Deferred Reserves	0.00	298,666.19
TOTAL LIABILITIES	85,167.66	(516,790.41)

SURPLUS

2700.000 Retained Earnings (Current Year)	0.00	398,887.48
2801.110 Reserves 274110	0.00	65,015.87
2801.112 Reserve for FISH 274112	0.00	94,959.81
2801.122 Reserve for FISH 274122	0.00	691.15
2801.124 Reserve for FISH 274124	0.00	85,783.28
2801.127 Reserve for FISH 274127	0.00	65,124.64
2801.128 Reserve for FISH 274128	0.00	3,750.00
2801.139 Reserve for FISH 274139	0.00	150,558.14
2802.112 Grant FISH 274112	0.00	14,808,271.50
2802.122 Grant 274122	0.00	225,020.00
2802.124 Grant 274124	0.00	51,337.93
2802.125 Grant 274125	0.00	240,700.24
2802.127 Grant 274127	0.00	73,910.15
2802.128 Grant 274128	0.00	143,566.50
2802.129 Inv C/A W/P 1029	0.00	320,572.55
2802.134 Grant 274134	0.00	200,745.07
2802.136 Grant 274136	0.00	217,617.18

Somerville Housing Authority

Balance Sheet

September 2024

Program: State Modernization (old program - use State Mod)

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2802.137 Grant 274137	0.00	200,741.85
2802.138 FISH 274138	0.00	11,382.79
2802.139 Grant 274139	0.00	1,000.00
2802.145 Grant 274145	0.00	354,235.75
2802.146 FISH 274146	0.00	273,625.54
2802.151 Grant 274151	0.00	1,027,990.17
2802.152 Grant 274152	0.00	21,200.21
2803.125 Soft Cost W/O FISH 274125	0.00	(1,809.00)
2806.000 Unrestricted Net Assets	0.00	3,035.55

TOTAL SURPLUS

0.00 19,037,914.35

TOTAL LIABILITIES AND SURPLUS

85,167.66 18,521,123.94

PROOF

0.00 0.00

Somerville Housing Authority

Operating Statement

Six Months Ending 09/30/2024

Program: State Modernization (old program - use State Mod)

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3802.112 Grant Income FISH 274112	0.00	0.00	0.00	33,943.59	0.00	0.00	33,943.59
3802.134 Grant Recv'd Fish 274134	0.00	0.00	0.00	49,651.50	0.00	0.00	49,651.50
3802.144 Grant Income FISH 274144	0.00	0.00	0.00	6,900.00	0.00	0.00	6,900.00
3802.145 Grant Income FISH 274145	0.00	0.00	0.00	43,961.25	0.00	0.00	43,961.25
3802.151 Grant Income FISH 274151	0.00	0.00	0.00	226,431.14	0.00	0.00	226,431.14
3802.156 Grant Income FISH 274156	0.00	0.00	0.00	38,000.00	0.00	0.00	38,000.00
TOTAL INCOME	0.00	0.00	0.00	398,887.48	0.00	0.00	398,887.48
EXPENSES							
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	0.00	0.00	398,887.48	0.00	0.00	398,887.48

TENANT SELECTION REPORT - October 2024

PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	5	2	48734	1457
Federal Family	42	9	1776	443
State Elderly	9	4	13212	404
Federal Elderly	21	6	911	269
S8NC (Hagan Manor)	4	3	602	173
S8NC (Bryant)	5	2	388	54
Total Public Housing	86	26	65623	2800
Section 8	11	3	2445	2445
SRO	4	1	186	46
DHAP	11	1	1010	124
Mainstream	9	1	499582	6605
FYI	0	0	12	0
VASH	0	0	9	0
Walnut Street	5	3	115	13
Linden Street	13	2	697	128
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	2	0	169	10
YMCA	7	3	170	27
Waterworks	8	4	506	214
Waterworks II	10	8	184	72
Capen Court	12	6	949	262
Total Leased Housing	92	32	506037	9948
Total All Programs	178	58	571660	12748

VACANCY REPORT OCTOBER 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	128	6	134	4%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	53	0	53	0%
	Highland Garden	42	0	42	0%
	Properzi Manor	110	0	110	0%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	99	1	100	1%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	233	7	240	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: 11/14/2024

Re: Section 8 Voucher Utilization and Spending Projection Reports as of for Nov 2024

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of November 2024. SHA is working with the HUD Shortfall Prevention Team, and expects to 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: 11/14/2024

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	22	22	3
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	1	3	3	9	713	729	68
TBV - Family Unification Program	50	1	0	0	0	49	50	0
TBV - FUP/FYI	16	4	0	0	0	11	15	1
TBV - Homeownership	15	0	0	0	0	14	14	1
TBV - NED	200	1	0	0	0	194	195	5
TBV - VASH	10	2	0	0	0	7	9	1
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	9	9	2
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1379	9	3	3	9	1269	1293	89

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	67%		Annual Turnover Rate	4.5%		2024		2025	
Beginning ACC Vouchers	1,210	1,224	1,224	Year 2 (2025) Rebenchmark	100.0%							EOP Rate as of 9/30/2024 (53 TB.PB EOPs): 4.51%		UML % of ACC (UMA)	94.3%	91.0%	
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: 3.25 months)				HAP Exp as % of All Funds	101.4%	108.7%			
Initial BA Funding (net offset)	\$23,360,757	\$24,651,520	\$26,972,786	Administrative Fees				% leased in 30 days	0%			HAP Exp as % of Eligibility only		104.6%	108.7%		
Offset of HAP Reserves	\$0			Year 1 (2024)	91.0%			% leased in 30 to 60 days	25%			End of Year Results					
Set Aside Funding	\$0			Year 2 (2025)	90.0%			% leased in 60 to 90 days	35%			Projected 12/31 Total HAP Reserves	-\$349,493	-\$2,157,648			
New ACC Units Funding	\$209,208	\$163,618	\$0					% leased in 90 to 120 days	30%		2nd Offset	HAP Reserves as % of ABA (Start: 3.1%)	-1.5%	-8.7%			
Total ABA Funding Provided	\$23,569,965	\$24,815,138	\$26,972,786					% leased in 120 to 150 days	10%		\$0						
PHA Income	\$6,038	\$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									(\$289,024)	-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	\$24,302,027	\$24,815,138	\$26,972,786	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)	\$1,867,432	\$1,793,065			
				Lower of H17/117 (May Override)	\$726,024		Lower of H17/117 (May Override)	Reserve Adjustment due to PY VMS Changes.		\$152.40	\$142.23	Expense	\$1,138,686	\$1,444,692			
				HUD-Reconciled RNP v PHA-Reported RNP									Expense %	61.0%	80.6%		
				HUD v. PHA difference: (\$83,267.00) or -0.4% of Eligibility	\$95,291	<-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 (\$240,174) (or -12.9% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$488,572 (or 27.2% 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%	99.5%	96.1%	99.5%
Feb-24	1,212	1,159	\$1,977,574					1,159	\$1,977,574	\$1,706		95.9%	100.1%	95.6%	100.7%
Mar-24	1,212	1,159	\$2,005,332					1,159	\$2,005,332	\$1,730		95.8%	100.8%	95.6%	102.1%
Apr-24	1,212	1,157	\$2,015,673					1,157	\$2,015,673	\$1,742		95.7%	101.2%	95.5%	102.6%
May-24	1,214	1,149	\$2,041,119					1,149	\$2,041,119	\$1,776		95.5%	101.8%	94.6%	103.9%
Jun-24	1,224	1,147	\$2,039,260					1,147	\$2,039,260	\$1,778		95.2%	102.1%	93.7%	103.8%
Jul-24	1,224	1,148	\$2,049,548					1,148	\$2,049,548	\$1,785		95.0%	102.4%	93.8%	104.3%
Aug-24	1,224	1,146	\$2,079,053					1,146	\$2,079,053	\$1,814		94.8%	102.9%	93.6%	105.8%
Sep-24	1,224	1,146	\$2,098,772	13				1,146	\$2,098,772	\$1,831		94.7%	103.3%	93.6%	106.9%
Oct-24	1,224	0	\$0			0	-4.3	1,142	\$2,112,239	\$1,850	\$1,850	94.5%	103.7%	93.3%	107.5%
Nov-24	1,224	0	\$0			2	-4.3	1,140	\$2,129,841	\$1,869	\$1,869	94.4%	104.1%	93.1%	108.4%
Dec-24	1,224	0	\$0			3	-4.3	1,138	\$2,149,234	\$1,888	\$1,888	94.3%	104.6%	93.0%	109.4%
Total	14,628	10,374	\$18,260,207	13	0	5	-12.9	13,794	\$24,651,520	\$1,787		94.3%	104.6%		
2025															
Jan-25	1,224					3	-4.3	1,137	\$2,167,983	\$1,907	\$1,907	92.9%	104.8%	92.9%	104.8%
Feb-25	1,224					1	-4.3	1,133	\$2,183,563	\$1,927	\$1,927	92.7%	105.2%	92.6%	105.6%
Mar-25	1,224					0	-4.2	1,129	\$2,197,574	\$1,946	\$1,946	92.6%	105.6%	92.2%	106.3%
Apr-25	1,224					0	-4.2	1,125	\$2,211,674	\$1,966	\$1,966	92.4%	105.9%	91.9%	107.0%
May-25	1,224					0	-4.2	1,121	\$2,225,865	\$1,986	\$1,986	92.2%	106.3%	91.6%	107.6%
Jun-25	1,224					0	-4.2	1,116	\$2,240,147	\$2,007	\$2,007	92.1%	106.6%	91.2%	108.3%
Jul-25	1,224					0	-4.2	1,112	\$2,254,521	\$2,027	\$2,027	91.9%	106.9%	90.9%	109.0%
Aug-25	1,224					0	-4.2	1,108	\$2,268,987	\$2,048	\$2,048	91.7%	107.3%	90.5%	109.7%
Sep-25	1,224					0	-4.2	1,104	\$2,283,545	\$2,069	\$2,069	91.5%	107.6%	90.2%	110.4%
Oct-25	1,224					0	-4.1	1,100	\$2,298,198	\$2,090	\$2,090	91.4%	108.0%	89.8%	111.1%
Nov-25	1,224					0	-4.1	1,096	\$2,312,944	\$2,111	\$2,111	91.2%	108.3%	89.5%	111.8%
Dec-25	1,224					0	-4.1	1,091	\$2,327,784	\$2,133	\$2,133	91.0%	108.7%	89.2%	112.6%
Total	14,688	0	\$0	0	0	3	-50.3	13,372	\$26,972,786	\$2,017		91.0%	108.7%		
Graphs	FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,164,348 compares to RNP (VMS) of \$95,291. Current: VMS Cash & Investments of \$2,205,835 compares to VMS NRP plus UNP of \$4,297,384. SPVs: Additional SPV leasing should focus on the 6 unleased VASH vouchers, 12 unleased FUP vouchers, and 2 unleased NED vouchers. PBVs: Currently, the PHA reports 139 leased PBVs, for a leased PBV rate of 97%. Additional leasing should focus on the 4 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

October 2024

1. **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	19	28	1	
Young Disabled	3	8	0	
Family	11	0	7	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Total referrals this month	33	36	8	77

2. **Activities this month:**

- Bryant Manor Technology Program continues with Elder Services
- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Brady Towers, Capen Court, and Waterworks Flu and Covid vaccine clinics
- Application submission to renew FSS funding
- Public Safety Survey Data review and planning
- Candy Giveaway Event at Mystic
- Musical concerts from Around Here at Mystic, Brady Towers, and Bryant Manor
- Mystic Tenant Association Kick Off with Mass Union of Public Housing Tenants
- Art Event at Brady Towers with an Art Therapist, sponsored by a grant the Council on Aging received
- Received 140 pairs of new Puma sneakers for the lowest income families here at Mystic care of the Somerville District Court, Mystic Learning Center and the Somerville Police Department's Community Affairs Unit!

3. **Anticipated Activities in November:**

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Tenant Association Nomination Kick off Meet with Mass Union of Public Housing Tenants
- Coffee Hours with Building Management and other SHA Staff at Highland, Ciampa, and Brady Towers
- Coffee Hours with the Somerville Office of Immigrant Affairs at Mystic, 125 Jaques, and Capen Court
- Bryant Manor Technology Program continues with Elder Services
- Cambridge Health Alliance Coffee Hour with Bryant Manor
- Distribute the Puma sneakers to the lowest income families here at Mystic and set meetings to discuss resources and programs that may be of additional assistance to their families.

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

- K family expecting to closed on their home on November 6, 2024. Their entry was picked first for this affordable lottery re-sale unit in Somerville. Received \$5,000 Closing Cost Assistance from City of Somerville and will be enrolled in Section 8 for HO.
- An interim escrow disbursement to purchase a more reliable used care for MD ensured she could maintain her employment and get to and from work safely and without worry.
- AP, a new enrollee and a Fostering Youth to Independence Voucher holder, began escrowing over \$300 each month!
- YM graduated with an escrow balance of \$11,950.51. He plans to keep these funds as savings for a down payment and to save for higher education for his very smart oldest daughter.
- Two SSP participants, NT and MJ, are gearing for graduation next month, having met the escrow cap of \$15,000.00 and completing each of their goals!

*Resident Services Report
October 2024*

*The K Family and their FSS and Homeownership Coordinator exclaiming,
"We bought a House!" on the K's closing day!:*

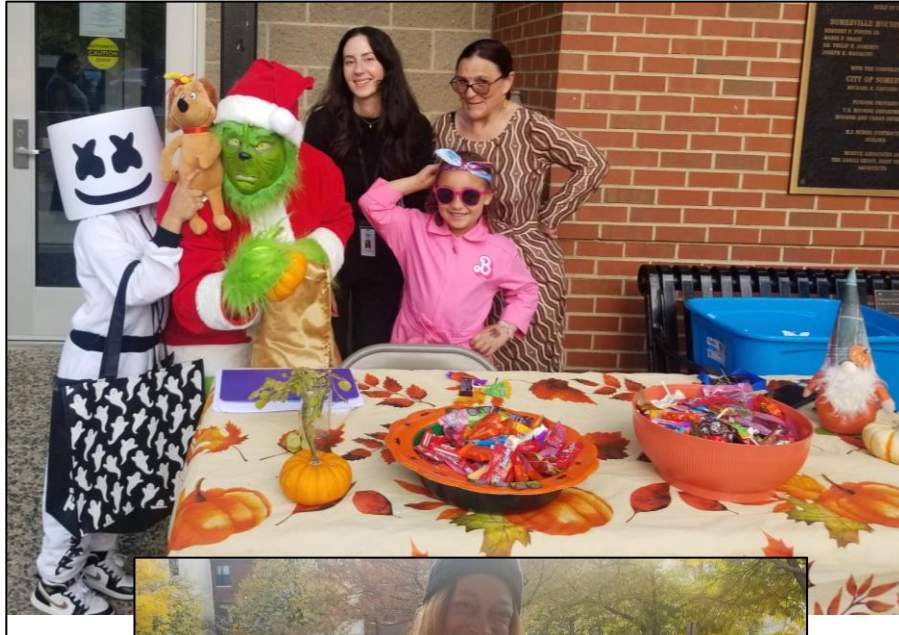


*Photos of a paint event at Brady Towers, in collaboration with an Art therapist, Erica Curcio.
Our lovely friends at the Council on Aging funded this activity thru a grant they received:*



*Resident Services Report
October 2024*

Some photos of Resident Services, Building Management, and the Grinch (Mystic Activity Center Computer Lab Staffer, Reyna Santana) from the Candy Giveaway at Mystic on Halloween:



*Resident Services Report
October 2024*

Somerville District Court, Puma, the Community Affairs Unit with Somerville Police Department and the Mystic Learning Center celebrating the Puma Donation of 140 pairs of sneakers benefitting SHA's lowest income families living in Mystic River and View:



**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total	
CRIMES AGAINST PERSON																
AGGRAVATED ASSAULT									1						1	
PROPERTY CRIMES																
VANDALISM						1				2					3	
PUBLIC ORDER																
DISTURBANCE APT/NOISE						1			2	3					6	
DISTURBANCE HALLWAY					1				1	1					3	
DISTURBANCE OUTSIDE									1						1	
ADMINISTRATIVE																
INVESTIGATION										1	2				3	
SICK PERSON	4	1	3	1	3	1	1	1	2	2	2		2		22	
SUDDEN DEATH		1													1	
CHECK CONDITION	1	3		1					1	1					7	
CITIZEN CONTACT	5	6	8	6	7	2	1	3	2	1	5		2	25	73	
MEETING										3				2	5	
EVICTON										1					1	
LOCKOUT	3	2				1		1	3	2	1				13	
MAINTENANCE PROBLEM		1													1	
ASSIST NO ARREST									2	7					9	
SUMMONS/RO SERVICE	1			2					2					1	6	
OFFICER WANTED		2	3	1	1	1			7	10	2				27	
MV VIOLATIONS		1					1		2	3				3	10	
PARKING VIOLATIONS										1					1	
FIRE INVESTIGATION										1					1	
DIRECTED PATROL		26	22	23	20	80	55	21	24	32	19	24	23	26	39	434
Grand Total	1	42	39	37	29	92	62	22	29	58	58	36	23	30	70	628

**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	1	0	0	0	0	0	0	0	0	0	1	
ARMED ROBBERY	A301	0	0	0	0	0	0	0	0	0	0	0	1	
AGGRAVATED ASSAULT	A400	0	0	0	0	0	0	0	0	0	1	0	1	
THREATS	A647	0	2	0	0	0	0	0	0	0	0	0	2	
ASSAULT AND BATTERY	A802	1	0	0	3	0	0	0	1	1	3	1	10	
PROPERTY CRIMES														
VANDALISM	B401	0	0	0	1	0	0	1	0	0	3	0	6	
B&E (UNKNOWN TIME)	B510	0	0	0	0	0	0	0	0	0	0	0	1	
B&E DAY	B531	0	0	0	0	0	0	0	0	1	0	0	1	
B&E NIGHT	B532	0	0	0	1	0	1	0	0	0	0	1	3	
LARCENY OVER \$250	B600	0	0	0	1	0	0	1	0	0	0	0	2	
TRESPASSING	B610	0	0	0	0	0	0	0	0	0	0	0	1	
LARCENY UNDER \$250	B620	0	0	0	0	0	0	0	1	1	0	1	3	
LARCENY BICYCLE/SCOOTER	B621	0	0	2	0	0	0	0	0	0	0	0	2	
ARSON INVESTIGATION	B901	0	0	0	0	0	0	0	0	1	0	0	1	
PUBLIC ORDER														
RESTRAINING ORDER VIOL	C140	0	0	0	1	0	0	0	0	0	0	0	1	
OTHER LIQUOR LAW	C202	1	0	0	0	0	0	0	0	0	0	0	1	
DISTURBANCE APT/NOISE	C405	5	6	4	3	1	2	1	1	8	9	6	55	
DISTURBANCE HALLWAY	C406	3	1	3	11	2	3	2	0	3	10	5	45	
DISTURBANCE OUTSIDE	C407	2	1	1	1	4	2	4	4	3	5	1	29	
FIREARMS OTHER	C503	0	0	0	0	0	0	0	0	0	1	0	1	
OTHER M/V	C740	0	0	1	0	0	0	0	1	0	1	0	3	
ADMINISTRATIVE														
INVESTIGATION	D001	5	2	3	10	9	9	15	10	9	16	13	115	
SICK PERSON	D006	17	14	26	21	16	19	15	24	17	46	15	251	
SUDDEN DEATH	D007	0	0	0	1	1	1	1	0	0	1	0	5	
CHECK CONDITION	D009	7	7	6	3	4	5	10	13	7	10	11	88	
CITIZEN CONTACT	D021	13	13	9	18	9	14	21	26	30	68	15	244	
SHA NOTICE SERVICE	D025	0	0	0	2	1	0	1	2	0	0	0	6	
MEETING	D026	0	0	0	0	1	0	0	0	0	3	1	5	
EVICTON	D027	0	1	0	0	0	0	0	0	0	1	0	2	
LOCKOUT	D030	4	4	5	4	8	5	9	6	9	20	6	88	
MAINTENANCE PROBLEM	D035	0	0	0	0	1	1	0	1	1	2	1	7	
E911 HANGUP	D037	2	0	1	0	1	3	4	1	0	1	0	18	
BURGLAR ALARM	D040	0	0	0	0	0	0	0	1	0	0	0	1	
MV PROPERTY DAMAGE ACCIDENT	D106	0	0	1	0	0	1	2	0	0	0	1	7	
ASSIST NO ARREST	D109	0	4	1	4	1	2	9	4	3	17	3	51	
ASSIST ARREST	D125	0	1	1	2	0	0	0	1	1	0	2	8	
WARRANT ARREST	D130	0	0	0	2	0	0	0	0	0	0	0	2	
SUMMONS/RO SERVICE	D135	5	2	0	1	17	5	8	2	1	9	2	57	
OFFICER WANTED	D137	24	12	22	20	23	14	24	25	25	48	25	285	
ANIMAL COMPLAINT	D405	0	0	0	0	0	0	1	0	0	0	0	1	
LOST PROPERTY REPORTED	D406	0	0	3	2	0	1	1	0	1	1	0	11	
MISSING PERSON	D501	4	0	1	0	1	0	0	2	2	0	0	10	
MV VIOLATIONS	D800	3	9	1	8	3	5	3	5	7	12	1	57	
PARKING VIOLATIONS	D810	7	2	0	4	1	2	0	0	2	1	2	21	
FIRE INVESTIGATION	D902	0	0	1	0	0	1	1	2	0	3	1	9	
COURT	D999	0	0	0	0	0	1	0	0	0	0	0	1	
FIELD INTERVIEW	E022	0	0	0	0	0	0	0	0	0	0	1	1	
		0	0	0	0	0	0	0	0	0	0	0	0	
DIRECTED PATROL	F045	435	408	455	370	440	372	389	421	370	745	381	431	
Grand Total		538	490	547	494	544	472	524	556	503	1037	496	543	6744

WORK ORDERS ISSUED FOR:

Oct-24

REQUESTED BY MANAGEMENT: 840

REQUESTED BY TENANTS: 892

TOTAL WORK ORDERS ISSUED: 1732

DEVELOPMENT	***		***	ISSUED	TENANT	MANAGEMENT
	COMPLETED		INCOMPLETE			
	REQUESTED BEFORE OCTOBER	REQUESTED IN OCTOBER				
031-1 Mystic Federal	372	106	90	462	60	402
031-9 Federal Elderly	349	103	11	360	30	330
200-2 Mystic State	249	96	97	346	310	36
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	79	44	9	88	78	10
667-3 Properzi Manor	187	62	9	196	173	23
667-4 Bryant Manor	99	52	3	102	84	18
667-6 Ciampa Manor	66	28	2	68	62	6
400-C Monmouth, Broadway	4	2	2	6	3	3
689-2 Hagan Manor	35	13	0	35	29	6
705-1 Sycamore, Fountain Ave	10	6	0	10	0	0
TOTAL	1506	539	226	1732	892	840

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

Somerville Housing Authority						
Modernization Contract Log						
Active Jobs November 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 Architecture
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