Somerville Housing Authority
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EXECUTIVE DIRECTOR'S REPORT

March 27, 2025

Somerville Housing Authority
Balance Sheet
January 2025

Program: 400-c Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	275,898.70	1,509,465.92
1113.000 Cash - SSP Escrow	5,295.04	203,540.39
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	2,500.00	24,659.00
1122.201 Shelter Rents A/R	(10,950.00)	9,900.00
1122.202 Shelter Rents A/R	(94.00)	17,805.00
1122.667 Shelter Rents A/R	211.00	4,429.00
1122.705 Shelter Rents A/R	(100.00)	2,394.00
1122.900 Tenant Repayment Agreements	314.00	1,844.00
1122.901 Fraud Recovery	25,223.00	60,941.54
TOTAL ACCOUNTS RECEIVABLE	**17,104.00**	**121,972.54**
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1129.950 LT A/R Note Capen	0.00	6,500,000.00
1129.951 LT A/R INT Capen	0.00	3,015,108.43
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	514.70	637,261.35
1210.000 Prepaid Insurance	(20,107.64)	193,660.21
1210.100 Prepaid Other	(1,590.15)	17,491.65
1210.200 Prepaid Retirement	(24,085.53)	44,716.48
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	**253,029.12**	**39,694,792.89**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	(8.00)
2111.100 AP Tenants	0.00	(2.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P LEAP Escrow	5,295.04	185,843.80
2119.000 A/P Revolving Fund	710,382.16	(867,783.52)
2135.000 Accreud Comp Abs	0.00	142,312.00
2137.000 Accrued Pilot	1,469.75	14,695.75
2240.000 Prepaid Rents	2,500.00	24,659.00
2290.000 Land Lease	0.00	1,587,000.00
2293.200 Deferred Inflows Pension	0.00	30,113.21
2293.300 Deferred Inflows - GASB75	0.00	829,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,875,775.00
2339.200 LT Payable Pension	0.00	3,770,573.18
TOTAL LIABILITIES	**719,646.95**	**9,593,718.63**

Somerville Housing Authority
Balance Sheet
January 2025

Program: 400-c **Project: Consolidated**

LIABILITIES AND SURPLUS		
SURPLUS		
2700.000 Changes To Surplus	0.00	(1,228,499.23)
2700.000 Changes To Surplus (Current Year)	(466,617.83)	738,781.36
2700.000 Changes To Surplus (Unclosed 2024)	0.00	803.91
2802.000 Invest in Capital Assets	0.00	25,323,520.79
2805.000 Restricted N/A Capen	0.00	9,671,606.49
2806.000 Unrestricted Net Assets	0.00	2,153,736.91
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 GASB68/Pension	0.00	(2,314,042.97)
TOTAL SURPLUS	**(466,617.83)**	**30,101,074.26**
TOTAL LIABILITIES AND SURPLUS	**253,029.12**	**39,694,792.89**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

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	288,660.70	0.00	1,402,663.04	0.00	0.00	1,402,663.04
3110.202 Shelter Rents 200-2	0.00	0.00	0.00	1,120,930.75	0.00	0.00	1,120,930.75
3110.667 Shelter Rents 667-2	0.00	0.00	0.00	218,300.00	0.00	0.00	218,300.00
3110.705 Shelter Rents 705	0.00	0.00	0.00	17,449.00	0.00	0.00	17,449.00
3610.000 Interest Inc	0.00	514.70	0.00	4,956.93	0.00	0.00	4,956.93
3690.000 Other Operating Recpts	0.00	1,264.72	0.00	10,923.63	0.00	0.00	10,923.63
3801.000 Operating Subsidy	0.00	0.00	0.00	2,454,490.20	0.00	0.00	2,454,490.20
3804.000 SSP Fofeiture	0.00	0.00	0.00	18,241.67	0.00	0.00	18,241.67
TOTAL INCOME	**0.00**	**290,440.12**	**0.00**	**5,247,955.22**	**0.00**	**0.00**	**5,247,955.22**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	48,265.35	0.00	433,484.41	0.00	0.00	(433,484.41)
4130.000 Legal	0.00	3,922.43	0.00	43,162.29	0.00	0.00	(43,162.29)
4140.000 Members Comp	0.00	9,097.00	0.00	32,837.45	0.00	0.00	(32,837.45)
4150.000 Travel	0.00	6.27	0.00	2,391.86	0.00	0.00	(2,391.86)
4170.000 Accounting	0.00	1,501.87	0.00	12,324.54	0.00	0.00	(12,324.54)
4171.000 Auditing	0.00	0.00	0.00	4,200.00	0.00	0.00	(4,200.00)
4190.000 Sundry Admin Costs	0.00	5,467.63	0.00	72,732.40	0.00	0.00	(72,732.40)
4190.007 Comp & Maint Supp	0.00	11,743.02	0.00	20,687.23	0.00	0.00	(20,687.23)
4191.000 TELEPHONE/INTERNET/CEL	0.00	3,297.94	0.00	27,962.83	0.00	0.00	(27,962.83)
4192.000 COPIER/COMPUTER COSS	0.00	5,940.60	0.00	23,719.87	0.00	0.00	(23,719.87)
4193.000 OFFICE SUPPLIES	0.00	25.59	0.00	9,853.09	0.00	0.00	(9,853.09)
4194.000 POSTAGE	0.00	703.74	0.00	4,171.15	0.00	0.00	(4,171.15)
4195.110 LEAP-Asset Bldg Director	0.00	4,250.00	0.00	17,000.00	0.00	0.00	(17,000.00)
4195.140 LEAP-Financial Coach	0.00	3,250.00	0.00	13,000.00	0.00	0.00	(13,000.00)
4195.360 LEAP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**97,471.44**	**0.00**	**717,558.06**	**0.00**	**0.00**	**(717,558.06)**
UTILITIES							
4310.201 Water - 200-1	0.00	56,502.98	0.00	196,249.01	0.00	0.00	(196,249.01)
4310.202 Water - 200-2	0.00	114,825.59	0.00	518,463.00	0.00	0.00	(518,463.00)
4310.667 Water 667	0.00	20,916.65	0.00	91,897.31	0.00	0.00	(91,897.31)
4310.705 Water 705	0.00	1,732.63	0.00	6,900.31	0.00	0.00	(6,900.31)
4320.200 Electricity 200	0.00	129.91	0.00	129.91	0.00	0.00	(129.91)
4320.201 Elect 200-1	0.00	20,367.87	0.00	94,909.49	0.00	0.00	(94,909.49)
4320.202 Elect 200-2	0.00	14,622.89	0.00	56,465.93	0.00	0.00	(56,465.93)
4320.667 Electricity 667	0.00	2,288.27	0.00	6,636.14	0.00	0.00	(6,636.14)
4330.201 Gas 200-1	0.00	26,778.86	0.00	84,012.92	0.00	0.00	(84,012.92)
4330.405 Gas 705	0.00	1,635.17	0.00	1,817.83	0.00	0.00	(1,817.83)
4330.667 Gas 667	0.00	10,160.36	0.00	37,421.34	0.00	0.00	(37,421.34)
4330.705 Gas 705-C	0.00	0.00	0.00	296.16	0.00	0.00	(296.16)
4330.751 Gas 705-1	0.00	0.00	0.00	1,084.80	0.00	0.00	(1,084.80)
4330.752 Gas 705-2	0.00	0.00	0.00	1,326.65	0.00	0.00	(1,326.65)
TOTAL UTILITIES	**0.00**	**269,961.18**	**0.00**	**1,097,610.80**	**0.00**	**0.00**	**(1,097,610.80)**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	130,152.80	0.00	1,067,749.88	0.00	0.00	(1,067,749.88)
4420.000 Maintenance Materials	0.00	46,196.60	0.00	332,953.36	0.00	0.00	(332,953.36)
4430.000 Contract Costs	0.00	0.00	0.00	1,200.00	0.00	0.00	(1,200.00)
4430.010 Rubbish	0.00	22,117.76	0.00	122,731.59	0.00	0.00	(122,731.59)
4430.020 Heating & Cooling	0.00	409.00	0.00	409.00	0.00	0.00	(409.00)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	9,075.00	0.00	40,102.71	0.00	0.00	(40,102.71)

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.070 Electrical	0.00	12,041.79	0.00	100,552.93	0.00	0.00	(100,552.93)
4430.080 Plumbing	0.00	8,202.00	0.00	53,287.27	0.00	0.00	(53,287.27)
4430.090 Extermination	0.00	5,313.06	0.00	15,391.99	0.00	0.00	(15,391.99)
4430.110 Routine Contract Costs	0.00	15,314.87	0.00	127,489.60	0.00	0.00	(127,489.60)
TOTAL MAINTENANCE EXPENSE	**0.00**	**248,822.88**	**0.00**	**1,869,930.22**	**0.00**	**0.00**	**(1,869,930.22)**
4511.000 Property Insurance	0.00	12,396.04	0.00	130,462.90	0.00	0.00	(130,462.90)
4512.000 Liability Insurance	0.00	665.32	0.00	11,727.33	0.00	0.00	(11,727.33)
4513.000 Worker's Compensation Insur	0.00	1,481.49	0.00	46,698.79	0.00	0.00	(46,698.79)
4514.000 Insurance (Other)	0.00	2,378.00	0.00	26,240.32	0.00	0.00	(26,240.32)
4520.000 Pilot	0.00	1,469.75	0.00	14,695.75	0.00	0.00	(14,695.75)
4540.000 Employee Benefits	0.00	69.43	0.00	185.81	0.00	0.00	(185.81)
4540.001 Emp Bebes-Pension	0.00	24,085.53	0.00	244,309.84	0.00	0.00	(244,309.84)
4540.002 Emp Benes-Grp Ins	0.00	93,252.76	0.00	274,458.18	0.00	0.00	(274,458.18)
4540.003 Emp Benes-Unemploy	0.00	338.41	0.00	493.69	0.00	0.00	(493.69)
4540.004 Emp Benes-Med	0.00	645.51	0.00	5,156.97	0.00	0.00	(5,156.97)
4540.005 Emp Benes - Fica	0.00	2,734.57	0.00	22,990.46	0.00	0.00	(22,990.46)
4540.006 Emp Benes-Dental\Ltd	0.00	1,285.64	0.00	12,874.65	0.00	0.00	(12,874.65)
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	7,619.30	0.00	0.00	(7,619.30)
4611.100 Kitchen Appliances	0.00	0.00	0.00	26,160.79	0.00	0.00	(26,160.79)
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**	**757,057.95**	**0.00**	**4,509,173.86**	**0.00**	**0.00**	**(4,509,173.86)**
SURPLUS	**0.00**	**(466,617.83)**	**0.00**	**738,781.36**	**0.00**	**0.00**	**738,781.36**

Somerville Housing Authority
Balance Sheet
January 2025

Program: Public Housing Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	360,488.00	5,564,493.29
1113.000 Homeownership Escrow	7,625.83	156,932.79
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	5,996.05	118,085.98
1122.001 TAR Prepaid Rents	637.85	37,148.01
1122.100 A/R Balance from Visual	0.00	(875.00)
TOTAL 1122.000 A/R TENANTS	**6,633.90**	**154,358.99**
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	**6,633.90**	**152,468.99**
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	**0.00**	**62,705.97**
TOTAL ACCOUNTS RECEIVABLE	**6,633.90**	**215,174.96**
1122.900 Tenant Repayment Agreements	0.00	1,870.00
1122.901 Fraud Recovery	20,143.00	20,544.00
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	2,114.12	2,207,328.34
1162.110 Middlesex Federal Savings - AMP 1 - CD - 1 yr - 53	0.00	111,693.58
1162.220 East Cambridge Savings Bank CD	0.00	109,746.18
1210.000 Prepaid Insurance	(26,594.17)	94,695.63
1210.100 Prepaid Other	(1,661.19)	18,273.17
1210.200 Prepaid Retirement	(16,981.49)	29,097.10
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	19,456.67	3,932,204.20
1402.313 Buildings 31-3	0.00	5,162,937.34
1402.317 Buildings 31-7	0.00	3,056,990.43
1402.319 Buildings 31-9	0.00	198,036.20
1404.000 Admin Equipment	0.00	507,941.67
1404.312 Admin Equip 31-2	23,604.78	135,655.32
1406.000 Accumulated Depr	0.00	(39,582,144.32)
1408.000 WIP - HP Ramp	0.00	640.92
TOTAL FIXED ASSETS	**43,061.45**	**8,978,902.01**
TOTAL ASSETS	**394,829.45**	**19,029,622.60**

Somerville Housing Authority
Balance Sheet
January 2025

Program: Public Housing   Project: Consolidated

LIABILITIES AND SURPLUS		
LIABILITIES		
A/P TENANTS		
AP TENANTS OTHER		
2111.002 A/P Tenants	0.00	(275.00)
TOTAL AP TENANTS OTHER	**0.00**	**(275.00)**
TOTAL A/P TENANTS	**0.00**	**(275.00)**
2114.000 A/P Homeownership Escrow	7,625.83	147,678.74
2119.000 A/P Revolving Fund	634,018.37	3,084,925.16
2134.000 Accrued Utilities	0.00	6,481.68
2135.000 Accrued Comp Abs	0.00	110,047.00
2240.000 Prepaid Rents	637.85	37,148.01
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	**642,282.05**	**9,683,021.04**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(227,060.88)
2700.000 Net Income - Deficit (Current Year)	(247,452.60)	500,978.08
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	**(247,452.60)**	**9,346,601.56**
TOTAL LIABILITIES AND SURPLUS	**394,829.45**	**19,029,622.60**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	370,699.00	0.00	3,452,147.00	0.00	4,097,088.00	(644,941.00)
3190.000 Antenna Income	0.00	25,803.36	0.00	308,540.63	0.00	416,460.00	(107,919.37)
3610.000 Interest Income	0.00	2,114.12	0.00	31,081.96	0.00	18,800.00	12,281.96
3690.000 Other Operating Recpts	0.00	3,253.03	0.00	23,188.47	0.00	0.00	23,188.47
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 Inccome	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 Mgmt 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 Mgmt Fee Safety	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	202,337.00	0.00	2,578,359.50	0.00	0.00	2,578,359.50
TOTAL INCOME	**0.00**	**604,206.51**	**0.00**	**6,393,535.63**	**0.00**	**7,249,209.00**	**(855,673.37)**
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	40,889.66	0.00	352,743.88	0.00	1,540,259.00	1,187,515.12
4130.000 Legal	0.00	6,133.80	0.00	56,134.79	0.00	31,500.00	(24,634.79)
4140.000 Staff Training	0.00	1,162.82	0.00	2,191.75	0.00	0.00	(2,191.75)
4150.000 Travel	0.00	930.13	0.00	2,335.98	0.00	25,139.00	22,803.02
4170.000 Accounting	0.00	3,059.18	0.00	37,920.36	0.00	25,500.00	(12,420.36)
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	5,697.96	0.00	91,104.94	0.00	344,018.00	252,913.06
TOTAL GENERAL	0.00	**57,873.55**	0.00	**542,431.70**	0.00	**1,984,416.00**	**1,441,984.30**
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	58,400.00	0.00	70,080.00	11,680.00
4190.300 Property Mgmt Fee	0.00	55,113.30	0.00	552,775.80	0.00	677,603.00	124,827.20
4190.310 Bookkeeping Fee	0.00	4,275.00	0.00	42,877.50	0.00	52,560.00	9,682.50
4190.400 Fee For Svc Exp	0.00	62,940.03	0.00	637,594.80	0.00	725,000.00	87,405.20
TOTAL MANAGEMENT FEES	0.00	**128,168.33**	0.00	**1,291,648.10**	0.00	**1,525,243.00**	**233,594.90**
TOTAL ADMINISTRATIVE COST	**0.00**	**186,041.88**	**0.00**	**1,834,079.80**	**0.00**	**3,509,659.00**	**1,675,579.20**
4191.000 Telephone/Internet/Cells	0.00	4,864.14	0.00	37,802.95	0.00	0.00	(37,802.95)
4192.000 Copier/Computer Costs	0.00	6,206.60	0.00	24,726.31	0.00	0.00	(24,726.31)
4193.000 Office Supplies	0.00	26.86	0.00	10,341.56	0.00	0.00	(10,341.56)
4194.000 Postage	0.00	735.26	0.00	4,364.15	0.00	0.00	(4,364.15)
4230.000 Tenant Svc	0.00	0.00	0.00	50,661.66	0.00	285,000.00	234,338.34
UTILITIES							
4310.000 Water	0.00	91,838.85	0.00	390,998.75	0.00	986,051.00	595,052.25
4310.312 Water 31-2	0.00	7,072.10	0.00	37,262.13	0.00	0.00	(37,262.13)

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4310.313 Water 31-3	0.00	13,769.16	0.00	87,519.12	0.00	0.00	(87,519.12)
4310.317 Water 31-7	0.00	17,771.11	0.00	85,872.54	0.00	0.00	(85,872.54)
4310.673 Water 667-3	0.00	22,321.95	0.00	116,373.05	0.00	0.00	(116,373.05)
4310.676 Water 667-6	0.00	6,135.13	0.00	31,656.64	0.00	0.00	(31,656.64)
4320.000 Electricity	0.00	17,300.77	0.00	49,493.91	0.00	510,486.00	460,992.09
4320.312 Elect - 31-2	0.00	5,560.25	0.00	31,722.00	0.00	0.00	(31,722.00)
4320.313 Elect 31-3	0.00	7,197.25	0.00	33,859.69	0.00	0.00	(33,859.69)
4320.317 Elect 31-7	0.00	21,580.07	0.00	81,520.94	0.00	0.00	(81,520.94)
4320.673 Electric 667-3	0.00	15,585.51	0.00	43,625.50	0.00	0.00	(43,625.50)
4320.676 Electric 667-6	0.00	1,192.83	0.00	27,144.95	0.00	0.00	(27,144.95)
4330.000 Gas	0.00	7,818.08	0.00	125,123.42	0.00	422,015.00	296,891.58
4330.312 Gas - 31-2	0.00	3,475.85	0.00	9,326.66	0.00	0.00	(9,326.66)
4330.313 Gas - 31-3	0.00	7,520.01	0.00	19,644.27	0.00	0.00	(19,644.27)
4330.317 Gas - 31-7	0.00	1,734.17	0.00	8,609.89	0.00	0.00	(8,609.89)
4330.673 Gas 667-3	0.00	11,266.38	0.00	27,398.40	0.00	0.00	(27,398.40)
4330.676 Gas 667-6	0.00	1,339.13	0.00	4,747.11	0.00	0.00	(4,747.11)
TOTAL UTILITIES	**0.00**	**260,478.60**	**0.00**	**1,211,898.97**	**0.00**	**1,918,552.00**	**706,653.03**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	94,743.95	0.00	796,660.77	0.00	1,928,086.00	1,131,425.23
4420.000 Maintenance Supplies	0.00	26,685.81	0.00	270,803.41	0.00	465,000.00	194,196.59
TOTAL GENERAL	0.00	**121,429.76**	0.00	**1,067,464.18**	0.00	**2,393,086.00**	**1,325,621.82**
CONTRACT COSTS							
4430.000 Contract Costs	0.00	950.00	0.00	2,314.72	0.00	785,000.00	782,685.28
4430.006 Plumbing	0.00	1,487.44	0.00	2,239.44	0.00	0.00	(2,239.44)
4430.010 Rubbish	0.00	23,097.08	0.00	128,169.58	0.00	0.00	(128,169.58)
4430.020 Heating & Cooling	0.00	0.00	0.00	1,656.00	0.00	0.00	(1,656.00)
4430.040 Elevators	0.00	7,054.90	0.00	64,177.96	0.00	0.00	(64,177.96)
4430.050 Landscaping	0.00	9,550.00	0.00	37,884.72	0.00	0.00	(37,884.72)
4430.070 Electrical	0.00	27,724.88	0.00	129,021.74	0.00	0.00	(129,021.74)
4430.080 Plumbing	0.00	11,026.00	0.00	80,271.86	0.00	0.00	(80,271.86)
4430.090 Extermination	0.00	12,112.90	0.00	46,278.83	0.00	0.00	(46,278.83)
4430.110 Routine Contract Cost	0.00	24,931.50	0.00	182,713.48	0.00	0.00	(182,713.48)
TOTAL CONTRACT COSTS	0.00	**117,934.70**	0.00	**674,728.33**	0.00	**785,000.00**	**110,271.67**
TOTAL MAINTENANCE	**0.00**	**239,364.46**	**0.00**	**1,742,192.51**	**0.00**	**3,178,086.00**	**1,435,893.49**
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	162,260.44	0.00	0.00	(162,260.44)
4512.000 Liability Insurance	0.00	4,519.68	0.00	40,835.39	0.00	0.00	(40,835.39)
4513.000 Worker's Comp Insurance	0.00	876.72	0.00	34,646.61	0.00	0.00	(34,646.61)
4514.000 Insurance (Other)	0.00	2,484.25	0.00	27,409.83	0.00	0.00	(27,409.83)
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	86,310.06	0.00	397,406.58	0.00	1,246,182.00	848,775.42
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	46,000.00	46,000.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	205,898.84	0.00	105,000.00	(100,898.84)
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	57,350.82	0.00	0.00	(57,350.82)
7520.000 Replace Equipment	0.00	0.00	0.00	61,592.00	0.00	9,000.00	(52,592.00)
7540.000 Betterments & Additions	0.00	86,513.18	0.00	242,953.58	0.00	315,000.00	72,046.42
7590.000 Property Contra	0.00	(43,061.45)	0.00	(253,864.45)	0.00	0.00	253,864.45

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
TOTAL EXPENSES	0.00	851,659.11	0.00	5,892,557.55	0.00	11,393,957.00	5,501,399.45
SURPLUS	0.00	(247,452.60)	0.00	500,978.08	0.00	(4,144,748.00)	4,645,726.08

Somerville Housing Authority
Balance Sheet
January 2025

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	113,603.94	1,563,381.93
1114.000 FSS Escrow Funds	14,465.13	422,725.28
1125.000 Accts Receivble - Hud	0.00	246,648.00
1129.001 A/R Mobility	4,857.77	46,513.40
1129.100 A/R SRO	7,276.00	191,579.00
1129.200 A/R Mainstream	0.00	2,452,500.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	355.70	371,389.71
1210.000 Prepaid Insurance	(3,573.51)	20,097.64
1210.100 Prepaid Other	(3,741.09)	41,151.93
1210.200 Prepaid Retirement	(12,577.19)	24,706.04
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	**120,666.75**	**6,404,694.31**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	11,204.13	376,249.53
2114.000 A/P FSS - Funds in Escrow	0.00	(78,370.47)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	(8,818.60)	(580.18)
2116.100 A/P Landlords Offset	2,535.09	86,990.37
TOTAL 2116.000 A/P LANDLORDS	**(6,283.51)**	**86,410.19**
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	225,432.92	(545,497.80)
2119.100 A/P Section 8	0.00	2,452,500.72
2135.000 Accrued Comp Balances	0.00	21,112.00
2290.000 Deferred Subsidy	0.00	2,295,507.00
2293.200 Deferred Inflows Pension	0.00	9,421.95
2293.300 Deferred Inflows - GASB75	0.00	415,771.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,959,891.00
2339.200 L/T Payable - Pension	0.00	1,785,944.20
TOTAL LIABILITIES	**230,353.54**	**8,778,939.32**
SURPLUS		
2700.000 SURPLUS	0.00	(199,049.94)
2700.000 SURPLUS (Current Year)	(109,686.79)	(2,333,863.75)
2700.000 SURPLUS (Unclosed 2023)	0.00	(5,199.00)
2700.000 SURPLUS (Unclosed 2024)	0.00	(6,364.00)
2802.000 Inv Cap Ass- Net Of Debt	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Assets	0.00	3,346,275.00
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 OPEB/GASB 75	0.00	(2,146,564.00)

Somerville Housing Authority
Balance Sheet
January 2025
Program: Section 8 Voucher Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Pension/GASB68	0.00	(1,150,581.72)
TOTAL SURPLUS	**(109,686.79)**	**(2,374,245.01)**
TOTAL LIABILITIES AND SURPLUS	**120,666.75**	**6,404,694.31**
PROOF	**0.00**	**0.00**

Somerville Housing Authority
Operating Statement
Ten Months Ending 01/31/2025
Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,514.34	0.00	25,486.69	0.00	32,500.00	(7,013.31)
3300.000 Fraud Income - PHA	0.00	854.58	0.00	6,134.19	0.00	0.00	6,134.19
3301.000 Fraud Income - HUD	0.00	854.58	0.00	6,134.19	0.00	0.00	6,134.19
3400.000 Admin Fee Income	0.00	148,622.00	0.00	1,524,771.00	0.00	1,762,200.00	(237,429.00)
3400.100 Mainstream Admin Fee Incom	0.00	0.00	0.00	70,988.00	0.00	0.00	70,988.00
3610.000 Interest Income	0.00	290.25	0.00	2,376.50	0.00	1,800.00	576.50
3611.000 restricted Interest Income	0.00	65.45	0.00	1,138.19	0.00	0.00	1,138.19
3690.000 Other Income	0.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00
3802.000 Hap Grant Income	0.00	2,346,454.00	0.00	20,432,726.00	0.00	0.00	20,432,726.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	763.48	0.00	0.00	763.48
TOTAL INCOME	**0.00**	**2,499,655.20**	**0.00**	**22,072,518.24**	**0.00**	**1,796,500.00**	**20,276,018.24**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	100,704.83	0.00	864,116.87	0.00	834,075.00	(30,041.87)
4130.000 Legal	0.00	1,079.82	0.00	13,949.17	0.00	30,000.00	16,050.83
4140.000 Staff Training	0.00	217.18	0.00	4,286.68	0.00	0.00	(4,286.68)
4150.000 Travel	0.00	1,160.31	0.00	3,240.34	0.00	19,840.00	16,599.66
4160.000 Mobility Admin Exp	0.00	925.32	0.00	7,614.64	0.00	10,000.00	2,385.36
4170.000 Accounting	0.00	1,713.37	0.00	23,297.19	0.00	15,000.00	(8,297.19)
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	43,036.00	0.00	194,796.02	0.00	502,140.00	307,343.98
4191.000 Telephone/Internet/Cells	0.00	3,434.29	0.00	32,978.65	0.00	0.00	(32,978.65)
4192.000 Copier/Computer Costs	0.00	13,837.86	0.00	53,663.07	0.00	0.00	(53,663.07)
4193.000 Office Supplies	0.00	59.62	0.00	22,951.62	0.00	0.00	(22,951.62)
4194.000 Postage	0.00	1,639.27	0.00	9,716.17	0.00	0.00	(9,716.17)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	68,642.00	68,642.00
4512.000 Liability Insurance	0.00	1,334.02	0.00	12,366.49	0.00	0.00	(12,366.49)
4513.000 Worker's Comp Insurance	0.00	402.99	0.00	26,335.77	0.00	0.00	(26,335.77)
4540.000 Employee Benefits	0.00	65,523.15	0.00	296,024.74	0.00	362,533.00	66,508.26
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**	**235,068.03**	**0.00**	**1,565,337.42**	**0.00**	**1,881,230.00**	**315,892.58**
HAP EXPENSES							
4715.000 Haps	0.00	1,845,056.51	0.00	16,310,549.33	0.00	0.00	(16,310,549.33)
4715.005 PORT OUT HAPS	0.00	16,178.00	0.00	143,714.00	0.00	0.00	(143,714.00)
4715.010 MAINSTREAM HAPS	0.00	(2,095.97)	0.00	1,363,645.00	0.00	0.00	(1,363,645.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	26,607.00	0.00	259,519.00	0.00	0.00	(259,519.00)
4715.050 FSS HAPS PAYMENTS	0.00	11,453.00	0.00	164,756.00	0.00	0.00	(164,756.00)
4715.060 DHAP HAPS	0.00	362,852.00	0.00	3,565,993.27	0.00	0.00	(3,565,993.27)
4715.070 FAMILY UNIFICATION HAPS	0.00	114,223.42	0.00	1,032,867.97	0.00	0.00	(1,032,867.97)
TOTAL HAP EXPENSES	**0.00**	**2,374,273.96**	**0.00**	**22,841,044.57**	**0.00**	**0.00**	**(22,841,044.57)**
TOTAL EXPENSES	**0.00**	**2,609,341.99**	**0.00**	**24,406,381.99**	**0.00**	**1,881,230.00**	**(22,525,151.99)**
SURPLUS	**0.00**	**(109,686.79)**	**0.00**	**(2,333,863.75)**	**0.00**	**(84,730.00)**	**(2,249,133.75)**

Somerville Housing Authority
Balance Sheet
January 2025

Program: 667-7 Clarendon Hill Towers Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-7 Checking - 3154	0.00	111,958.84
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Eastern - 667-7 Savings - 1807	197.85	206,576.31
1210.000 Prepaid Insurance	(977.05)	8,665.44
1210.100 Prepaid Other	(116.39)	1,280.28
1210.200 Prepaid Retirement	(350.13)	(1,374.43)
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	**(1,245.72)**	**1,955,261.74**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Vendors	0.00	74,714.00
2118.000 A/P-DHCD Subsidy Overpayment	0.00	(74,773.00)
2119.000 A/P Revolving Fund	5,466.18	241,769.84
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	**5,466.18**	**463,346.11**
SURPLUS		
2700.000 Total Income - Deficit	0.00	(41,226.46)
2700.000 Total Income - Deficit (Current Year)	(6,711.90)	26,972.90
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	**(6,711.90)**	**1,491,915.63**
TOTAL LIABILITIES AND SURPLUS	**(1,245.72)**	**1,955,261.74**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: 667-7 Clarendon Hill Towers Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents	0.00	0.00	0.00	45,433.00	0.00	201,976.00	(156,543.00)
3610.000 Interest Income	0.00	197.85	0.00	1,954.97	0.00	1,800.00	154.97
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**	**197.85**	**0.00**	**231,085.34**	**0.00**	**766,076.00**	**(534,990.66)**
EXPENSES							
4110.000 Admin Salaries	0.00	2,891.91	0.00	23,435.14	0.00	96,242.00	72,806.86
4130.000 Legal	0.00	8.20	0.00	59.96	0.00	0.00	(59.96)
4150.000 Travel	0.00	0.16	0.00	79.19	0.00	154.00	74.81
4170.000 Accounting	0.00	443.71	0.00	6,994.20	0.00	2,400.00	(4,594.20)
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	352.39	0.00	2,249.42	0.00	8,092.00	5,842.58
4191.000 Telephone/Internet/Cells	0.00	105.28	0.00	1,010.57	0.00	0.00	(1,010.57)
4192.000 Copier/Computer Costs	0.00	434.76	0.00	1,699.99	0.00	0.00	(1,699.99)
4193.000 Office Supplies	0.00	1.86	0.00	720.89	0.00	0.00	(720.89)
4194.000 Postage	0.00	51.50	0.00	305.27	0.00	0.00	(305.27)
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	909.19	0.00	12,555.44	0.00	0.00	(12,555.44)
4512.000 Liability Insurance	0.00	0.00	0.00	65.68	0.00	0.00	(65.68)
4513.000 Worker's Compensation Insur	0.00	(70.70)	0.00	2,439.39	0.00	0.00	(2,439.39)
4540.000 Employee Benefits	0.00	1,781.49	0.00	10,173.30	0.00	10,986.00	812.70
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**	**6,909.75**	**0.00**	**204,112.44**	**0.00**	**727,343.00**	**523,230.56**
SURPLUS	**0.00**	**(6,711.90)**	**0.00**	**26,972.90**	**0.00**	**38,733.00**	**(11,760.10)**

Somerville Housing Authority
Balance Sheet
January 2025

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

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	3,913.00	56,124.56
1128.100 AR - Electrical Claim	0.00	28,198.75
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	14.52	15,163.33
1210.000 Prepaid Insurance	(361.95)	3,606.27
1210.200 Prepaid Retirement	(36.86)	125.32
1300.000 Deferred Outflows	0.00	26,014.64
1302.000 Deferred Outflows - GASB75	0.00	5,420.66
FIXED ASSETS		
1401.000 Land	0.00	46,410.00
1402.000 Buildings	0.00	435,479.42
1404.000 Admin Equipment	0.00	259.96
1406.000 Accumulated Depriciation	0.00	(325,745.35)
TOTAL FIXED ASSETS	**0.00**	**156,404.03**
TOTAL ASSETS	**3,528.71**	**293,757.56**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	1,605.15	122,780.09
TOTAL ACCOUNTS PAYABLE	**1,605.15**	**122,780.09**
2135.000 Accrued Comp Balances	0.00	383.00
2137.000 Accrued PILOT	154.17	1,541.70
2293.200 Deferred Inflows Pension	0.00	176.06
2293.300 Deferred Inflows - GASB75	0.00	11,435.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	50,211.00
2339.200 L/T Payable - Pension	0.00	56,553.55
TOTAL LIABILITIES	**1,759.32**	**243,080.40**
SURPLUS		
2700.000 Changes To Surplus	0.00	5,666.73
2700.000 Changes To Surplus (Current Year)	1,769.39	2,417.61
2802.000 Invest in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Assets	0.00	(21,145.24)
2806.100 GASB45/OPEB URNA	0.00	(54,327.00)
2806.200 GASB 68/Pension	0.00	(38,338.97)
TOTAL SURPLUS	**1,769.39**	**50,677.16**
TOTAL LIABILITIES AND SURPLUS	**3,528.71**	**293,757.56**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

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

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents □□□□	0.00	3,913.00	0.00	39,130.00	0.00	43,200.00	(4,070.00)
3610.000 Interest Income	0.00	14.52	0.00	143.49	0.00	80.00	63.49
TOTAL INCOME	**0.00**	**3,927.52**	**0.00**	**39,273.49**	**0.00**	**43,280.00**	**(4,006.51)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	109.55	0.00	904.09	0.00	1,099.00	194.91
4130.000 Legal	0.00	35.73	0.00	491.74	0.00	120.00	(371.74)
4150.000 Travel	0.00	0.00	0.00	3.76	0.00	0.00	(3.76)
4190.000 Sundry Admin Costs	0.00	3.85	0.00	583.29	0.00	1,500.00	916.71
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**149.13**	**0.00**	**1,982.88**	**0.00**	**2,719.00**	**736.12**
UTILITIES							
4310.000 Water 689-C	0.00	0.00	0.00	(166.00)	0.00	13,296.00	13,462.00
4320.000 Electric 689-C	0.00	93.03	0.00	158.78	0.00	625.00	466.22
4330.000 Gas 689-C	0.00	83.72	0.00	201.20	0.00	2,098.00	1,896.80
TOTAL UTILITIES	**0.00**	**176.75**	**0.00**	**193.98**	**0.00**	**16,019.00**	**15,825.02**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	232.00	0.00	1,421.72	0.00	2,245.00	823.28
4420.000 Maintenance Materials	0.00	33.09	0.00	12,766.34	0.00	1,500.00	(11,266.34)
4430.010 Rubbish	0.00	630.41	0.00	3,498.12	0.00	0.00	(3,498.12)
4430.040 Elevator	0.00	0.00	0.00	229.79	0.00	0.00	(229.79)
4430.050 Landscaping Services	0.00	50.00	0.00	2,656.00	0.00	0.00	(2,656.00)
4430.070 Electrical	0.00	178.50	0.00	2,668.00	0.00	0.00	(2,668.00)
4430.080 Plumbing	0.00	0.00	0.00	2,038.00	0.00	0.00	(2,038.00)
4430.110 Routine Contract Costs	0.00	8.64	0.00	8.64	0.00	7,800.00	7,791.36
TOTAL MAINTENANCE EXPENSE	**0.00**	**1,132.64**	**0.00**	**25,286.61**	**0.00**	**11,545.00**	**(13,741.61)**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	6,958.00	6,958.00
4511.000 Property Insurance	0.00	354.81	0.00	6,994.74	0.00	0.00	(6,994.74)
4513.000 Worker's Comp Insurance	0.00	3.36	0.00	54.10	0.00	0.00	(54.10)
4514.000 Insurance (Other)	0.00	0.00	0.00	1.75	0.00	0.00	(1.75)
4520.000 Pilot	0.00	154.17	0.00	1,541.70	0.00	1,850.00	308.30
4540.000 Employee Benefits	0.00	187.27	0.00	800.12	0.00	1,158.00	357.88
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	**0.00**	**2,158.13**	**0.00**	**36,855.88**	**0.00**	**41,249.00**	**4,393.12**
SURPLUS	**0.00**	**1,769.39**	**0.00**	**2,417.61**	**0.00**	**2,031.00**	**386.61**

Somerville Housing Authority
Balance Sheet
January 2025

Program: Affordable Housing **Project: Consolidated**

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Affordable Housing Cash Acct - 9572	(106,919.33)	1,518,580.09
1129.100 A/R Due from Water Works Predevelopment	80,153.04	833,287.02
1129.300 A/R Water Sponsor Loan	0.00	400,942.03
1129.400 A/R Waterworks Garage	577.08	1,997,213.15
1404.000 Oth Equip-Admin/Maint	0.00	49,950.00
1406.000 Accum Depn	0.00	(4,995.00)
TOTAL ASSETS	**(26,189.21)**	**4,794,977.29**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P Expense	(26,766.29)	80,153.04
2119.000 A/P Revolving Fund	34,888.60	1,785,946.17
TOTAL LIABILITIES	**8,122.31**	**1,866,099.21**
SURPLUS		
2700.000 Net Income (Deficit) Current Year (Current Year)	(34,311.52)	(295,099.23)
2802.000 Invest in Capital Assets	0.00	44,955.00
2805.100 Restricted Net Assets Water Predevelop loan	0.00	579,984.15
2805.300 Restricted Net Assets Water Sponsor Loan	0.00	400,942.03
2805.400 Restricted Reserve Garage	0.00	1,296,109.52
2806.000 Unrestricted Net Assets	0.00	901,986.61
TOTAL SURPLUS	**(34,311.52)**	**2,928,878.08**
TOTAL LIABILITIES AND SURPLUS	**(26,189.21)**	**4,794,977.29**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Affordable Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
EXPENSES							
4110.000 Admin Salaries	0.00	14,311.52	0.00	90,180.58	0.00	0.00	(90,180.58)
4150.000 Travel	0.00	0.00	0.00	2,011.15	0.00	0.00	(2,011.15)
4190.000 Sundry Admin Expense	0.00	0.00	0.00	2,907.50	0.00	0.00	(2,907.50)
4190.019 Management Fee	0.00	20,000.00	0.00	200,000.00	0.00	0.00	(200,000.00)
TOTAL EXPENSES	**0.00**	**34,311.52**	**0.00**	**295,099.23**	**0.00**	**0.00**	**(295,099.23)**
SURPLUS	**0.00**	**(34,311.52)**	**0.00**	**(295,099.23)**	**0.00**	**0.00**	**(295,099.23)**

Somerville Housing Authority
Balance Sheet
January 2025

Program: Bryant Multifamily   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	61,310.00	5,905,029.13
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	195.00	62,192.00
1122.000 A/R Tenants	(379.00)	18.00
1122.001 TAR Prepaid Rents	43.00	1,454.00
1122.901 Fraud Recovery	(23.00)	0.00
TOTAL ACCOUNTS RECEIVABLE	**(164.00)**	**63,664.00**
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	2,553.52	2,666,107.43
1160.200 Eastern Bank - 667-4 - CD - 1 yr - 5281	0.00	100,266.55
1160.300 Eastern Bank - 667-4 - CD - 1 yr - 6442	0.00	100,251.13
1160.400 TD Bank - 667-4 - CD - 9 mths - 0000	0.00	107,855.49
TOTAL INVESTMENTS	**2,553.52**	**2,974,480.60**
1210.000 Prepaid Insurance	(3,241.36)	29,456.32
1210.100 Prepaid Other	(380.91)	4,190.01
1210.200 Prepaid Retirement	(10,199.95)	17,714.10
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	36,647.00	6,569,857.20
1404.000 Admin Equip	48,692.36	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,030,694.90)
1408.000 Work in Process (WIP)	16,214.12	263,955.45
TOTAL FIXED ASSETS	**101,553.48**	**3,241,785.44**
TOTAL ASSETS	**151,430.78**	**13,081,556.75**
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	146,436.50	(915,584.92)
2135.000 Acccrued Comp Abs	0.00	51,699.00
2240.000 Prepaid Rents	43.00	1,454.00
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	**146,479.50**	**2,494,198.39**
SURPLUS		
2700.000 Net Income-Deficit	0.00	57,102.38
2700.000 Net Income-Deficit (Current Year)	4,951.28	1,664,320.27
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
January 2025

Program: Bryant Multifamily   Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 GASB 68/Pension	0.00	(884,730.00)
TOTAL SURPLUS	**4,951.28**	**10,587,358.36**
TOTAL LIABILITIES AND SURPLUS	**151,430.78**	**13,081,556.75**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	58,767.00	0.00	570,765.00	0.00	665,712.00	(94,947.00)
3115.000 Shelter Rents-Sec 8	0.00	258,642.00	0.00	2,568,465.00	0.00	3,032,688.00	(464,223.00)
3610.000 Interest Income	0.00	2,553.52	0.00	29,374.30	0.00	17,000.00	12,374.30
3690.000 Other Operating Recpts	0.00	1,470.26	0.00	8,066.90	0.00	7,500.00	566.90
TOTAL INCOME	**0.00**	**321,432.78**	**0.00**	**3,176,671.20**	**0.00**	**3,722,900.00**	**(546,228.80)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	40,316.62	0.00	336,049.12	0.00	411,371.00	75,321.88
4130.000 Legal	0.00	703.03	0.00	3,130.97	0.00	10,000.00	6,869.03
4150.000 Travel	0.00	0.53	0.00	1,001.86	0.00	1,625.00	623.14
4170.000 Accounting	0.00	1,506.49	0.00	13,430.48	0.00	9,000.00	(4,430.48)
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	1,285.98	0.00	21,223.24	0.00	50,324.00	29,100.76
4191.000 Telephone/Internet/Cells	0.00	678.93	0.00	6,752.92	0.00	0.00	(6,752.92)
4192.000 Copier/Computer Costs	0.00	1,422.98	0.00	5,460.29	0.00	0.00	(5,460.29)
4193.000 Office Supplies	0.00	6.12	0.00	2,359.93	0.00	0.00	(2,359.93)
4194.000 Postage	0.00	168.57	0.00	999.14	0.00	0.00	(999.14)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**46,089.25**	**0.00**	**390,407.95**	**0.00**	**486,320.00**	**95,912.05**
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	34,348.38	0.00	108,553.30	0.00	110,506.00	1,952.70
4320.000 Electricity	0.00	23,033.27	0.00	105,120.40	0.00	187,241.00	82,120.60
4330.000 Gas	0.00	11,875.61	0.00	56,351.64	0.00	85,887.00	29,535.36
TOTAL UTILITIES	**0.00**	**69,257.26**	**0.00**	**270,025.34**	**0.00**	**383,634.00**	**113,608.66**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	42,673.16	0.00	277,530.95	0.00	432,663.00	155,132.05
4420.000 Maintenance Materials	0.00	13,481.39	0.00	51,990.34	0.00	300,000.00	248,009.66
4430.010 Rubbish	0.00	9,840.35	0.00	52,435.08	0.00	0.00	(52,435.08)
4430.020 Heating & Cooling	0.00	0.00	0.00	3,248.32	0.00	0.00	(3,248.32)
4430.040 Elevator	0.00	267.00	0.00	8,059.24	0.00	0.00	(8,059.24)
4430.050 Landscaping	0.00	200.00	0.00	1,800.00	0.00	0.00	(1,800.00)
4430.070 Electrical	0.00	7,979.50	0.00	21,424.29	0.00	0.00	(21,424.29)
4430.080 Plumbing	0.00	2,390.00	0.00	10,708.61	0.00	0.00	(10,708.61)
4430.090 Extermination	0.00	940.17	0.00	2,346.52	0.00	0.00	(2,346.52)
4430.110 Routine Contract Costs	0.00	1,982.08	0.00	50,120.96	0.00	588,000.00	537,879.04
TOTAL MAINTENANCE EXPENSE	**0.00**	**79,753.65**	**0.00**	**479,664.31**	**0.00**	**1,320,663.00**	**840,998.69**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	63,783.00	63,783.00
4512.000 Liability Insurance	0.00	0.00	0.00	214.92	0.00	0.00	(214.92)
4513.000 Worker's Compensation Insur	0.00	581.32	0.00	20,248.99	0.00	0.00	(20,248.99)
4514.000 Insurance (Other)	0.00	1,264.40	0.00	6,983.61	0.00	0.00	(6,983.61)
4540.000 Employee Benefits	0.00	51,841.06	0.00	238,462.67	0.00	320,035.00	81,572.33
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	62,137.88	0.00	85,901.73	0.00	135,000.00	49,098.27
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	14,080.73	0.00	0.00	(14,080.73)
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	85,339.36	0.00	139,147.36	0.00	1,353,000.00	1,213,852.64
7541.000 Unit Rehab	0.00	21,770.80	0.00	269,512.13	0.00	0.00	(269,512.13)
7545.000 Property Contra	0.00	(101,553.48)	0.00	(403,102.81)	0.00	0.00	403,102.81

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Bryant Multifamily   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
TOTAL EXPENSES	0.00	316,481.50	0.00	1,512,350.93	0.00	4,134,435.00	2,622,084.07
SURPLUS	0.00	4,951.28	0.00	1,664,320.27	0.00	(411,535.00)	2,075,855.27

Somerville Housing Authority
Balance Sheet
January 2025

Program: Hagan Multifamily Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	14,807.00	486,237.01
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	1,598.00	6,704.00
1122.000 A/R Tenants	(157.00)	(325.00)
1122.001 TAR Prepaid Rents	148.00	209.00
TOTAL ACCOUNTS RECEIVABLE	**1,589.00**	**6,588.00**
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.95	5,163.93
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	**4.95**	**109,042.00**
1210.000 Prepaid Insurance	(914.42)	8,758.99
1210.100 Prepaid Other	(68.02)	748.21
1210.200 Prepaid Retirement	(1,446.61)	4,166.86
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	6,324.54	14,506.29
1406.000 Accum Depr	0.00	(1,540,347.13)
TOTAL FIXED ASSETS	**6,324.54**	**548,468.74**
TOTAL ASSETS	**20,296.44**	**1,227,614.96**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(27,364.24)	(397,730.45)
TOTAL ACCOUNTS PAYABLE	**(27,364.24)**	**(397,730.45)**
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	148.00	209.00
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	**(27,216.24)**	**(149,868.72)**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(7,665.49)
2700.000 Net Income - Deficit (Current Year)	47,512.68	405,113.75
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
January 2025

Program: Hagan Multifamily **Project: Consolidated**

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 GASB 68/Pension	0.00	(79,893.27)
TOTAL SURPLUS	**47,512.68**	**1,377,483.68**
TOTAL LIABILITIES AND SURPLUS	**20,296.44**	**1,227,614.96**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	14,116.00	0.00	129,659.00	0.00	166,320.00	(36,661.00)
3115.000 Shelter Rents-Sec 8	0.00	73,018.00	0.00	496,288.00	0.00	514,200.00	(17,912.00)
3610.000 Interest Income	0.00	4.95	0.00	48.86	0.00	1,000.00	(951.14)
3690.000 Other Income	0.00	524.38	0.00	4,043.74	0.00	4,000.00	43.74
TOTAL INCOME	**0.00**	**87,663.33**	**0.00**	**630,039.60**	**0.00**	**685,520.00**	**(55,480.40)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,512.21	0.00	31,194.54	0.00	39,273.00	8,078.46
4130.000 Legal	0.00	58.55	0.00	209.16	0.00	1,000.00	790.84
4150.000 Travel	0.00	0.09	0.00	99.50	0.00	291.00	191.50
4170.000 Accounting	0.00	106.10	0.00	642.60	0.00	1,200.00	557.40
4190.000 Sundry Admin Costs	0.00	211.71	0.00	2,713.95	0.00	9,925.00	7,211.05
4191.000 Telephone/Internet/Cells	0.00	395.84	0.00	3,599.33	0.00	0.00	(3,599.33)
4192.000 Copier/Computer Costs	0.00	254.06	0.00	974.80	0.00	0.00	(974.80)
4193.000 Office Supplies	0.00	1.07	0.00	421.10	0.00	0.00	(421.10)
4194.000 Postage	0.00	30.09	0.00	178.38	0.00	0.00	(178.38)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**4,569.72**	**0.00**	**40,033.36**	**0.00**	**51,689.00**	**11,655.64**
UTILITIES							
4310.000 Water	0.00	5,144.06	0.00	21,159.26	0.00	30,060.00	8,900.74
4320.000 Electricity	0.00	4,681.56	0.00	20,417.17	0.00	36,317.00	15,899.83
4330.000 Gas	0.00	3,536.30	0.00	8,878.30	0.00	16,359.00	7,480.70
TOTAL UTILITIES	**0.00**	**13,361.92**	**0.00**	**50,454.73**	**0.00**	**82,736.00**	**32,281.27**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,373.91	0.00	44,250.08	0.00	79,726.00	35,475.92
4420.000 Maintenance Materials	0.00	2,629.49	0.00	19,950.13	0.00	40,000.00	20,049.87
4430.010 Rubbish	0.00	948.04	0.00	5,260.75	0.00	0.00	(5,260.75)
4430.020 Heating & Cooling	0.00	0.00	0.00	548.00	0.00	0.00	(548.00)
4430.040 Elevators	0.00	525.00	0.00	7,120.64	0.00	0.00	(7,120.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	0.00	0.00	4,048.50	0.00	0.00	(4,048.50)
4430.080 Plumbing	0.00	4,295.00	0.00	5,704.93	0.00	0.00	(5,704.93)
4430.090 Extermination	0.00	152.44	0.00	261.73	0.00	0.00	(261.73)
4430.110 Routine Contract Costs	0.00	158.39	0.00	9,803.42	0.00	205,000.00	195,196.58
TOTAL MAINTENANCE EXPENSE	**0.00**	**14,082.27**	**0.00**	**97,206.18**	**0.00**	**324,726.00**	**227,519.82**
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	532.21	0.00	1,064.39	0.00	0.00	(1,064.39)
4512.000 Liability Insurance	0.00	0.00	0.00	38.36	0.00	0.00	(38.36)
4513.000 Worker's Comp Insurance	0.00	151.90	0.00	2,159.21	0.00	0.00	(2,159.21)
4514.000 Insurance (Other)	0.00	101.83	0.00	1,123.48	0.00	0.00	(1,123.48)
4540.000 Employee Benefits	0.00	7,350.80	0.00	32,161.14	0.00	45,390.00	13,228.86
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	6,324.54	0.00	6,324.54	0.00	135,000.00	128,675.46
7545.000 Property Contra	0.00	(6,324.54)	0.00	(6,324.54)	0.00	0.00	6,324.54
TOTAL EXPENSES	**0.00**	**40,150.65**	**0.00**	**224,925.85**	**0.00**	**690,446.00**	**465,520.15**
SURPLUS	**0.00**	**47,512.68**	**0.00**	**405,113.75**	**0.00**	**(4,926.00)**	**410,039.75**

Somerville Housing Authority
Balance Sheet
January 2025

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	240.70	251,325.88
1210.000 Prepaid Ins	(7,229.39)	40,570.34
1210.200 Prepaid Retirement	(22,795.56)	43,632.46
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	**(29,784.25)**	**5,166,216.16**
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	100.00	100.00
2119.000 A/P Revolving Fund	91,029.80	(365,379.01)
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	**91,129.80**	**8,160,795.95**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(709,015.99)
2700.000 Net Income - Deficit (Current Year)	(120,914.05)	(178,983.23)
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)
2806.200 GASB 68/Pension	0.00	(2,651,166.10)
TOTAL SURPLUS	**(120,914.05)**	**(2,994,579.79)**
TOTAL LIABILITIES AND SURPLUS	**(29,784.25)**	**5,166,216.16**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Ten Months Ending 01/31/2025

Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	240.70	0.00	2,378.42	0.00	0.00	2,378.42
3690.000 Other Income	0.00	0.00	0.00	1,950.00	0.00	0.00	1,950.00
3690.100 Toy Drive Income	0.00	0.00	0.00	1,180.00	0.00	0.00	1,180.00
3691.000 PILOT Income	0.00	0.00	0.00	1,516.00	0.00	0.00	1,516.00
3707.100 Management Fee Income	0.00	55,113.30	0.00	552,775.80	0.00	0.00	552,775.80
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	58,400.00	0.00	0.00	58,400.00
3707.300 Bookkeeping Fee Inccome	0.00	4,275.00	0.00	42,877.50	0.00	0.00	42,877.50
3707.450 Fee for Services	0.00	62,940.03	0.00	637,594.80	0.00	0.00	637,594.80
3707.500 Mgmt Fees Capen	0.00	14,349.58	0.00	142,929.81	0.00	0.00	142,929.81
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	200,000.00	0.00	0.00	200,000.00
3707.510 MGMT Fees Waterworks	0.00	3,931.41	0.00	41,352.45	0.00	0.00	41,352.45
3707.520 Fee for Services Capen	0.00	0.00	0.00	3,440.50	0.00	0.00	3,440.50
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	13,980.00	0.00	0.00	13,980.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	159,986.44	0.00	0.00	159,986.44
3707.670 Mgmt Fee Safety	0.00	10,000.00	0.00	100,000.00	0.00	0.00	100,000.00
3707.680 DHCD RSC Grant	0.00	0.00	0.00	15,000.00	0.00	0.00	15,000.00
TOTAL INCOME	**0.00**	**194,086.94**	**0.00**	**1,975,361.72**	**0.00**	**0.00**	**1,975,361.72**
EXPENSES							
4110.000 Admin Salaries	0.00	86,157.80	0.00	700,872.07	0.00	0.00	(700,872.07)
4130.000 Legal	0.00	0.00	0.00	1,054.00	0.00	0.00	(1,054.00)
4140.000 Staff Training	0.00	0.00	0.00	2,010.00	0.00	0.00	(2,010.00)
4170.000 Accounting	0.00	13.81	0.00	3,307.75	0.00	0.00	(3,307.75)
4190.000 Sundry Admin Costs	0.00	645.84	0.00	16,877.29	0.00	0.00	(16,877.29)
4190.300 Mgmt Fee	0.00	10,000.00	0.00	100,000.00	0.00	0.00	(100,000.00)
4191.000 Telephone/Internet/Cell	0.00	3,116.44	0.00	4,787.51	0.00	0.00	(4,787.51)
4192.000 Copier/Computer Costs	0.00	410.00	0.00	431.89	0.00	0.00	(431.89)
4193.000 Office Supplies	0.00	28.50	0.00	1,466.44	0.00	0.00	(1,466.44)
4320.000 Electricity	0.00	1,490.40	0.00	7,053.53	0.00	0.00	(7,053.53)
4410.000 Maint Labor	0.00	89,484.53	0.00	694,814.78	0.00	0.00	(694,814.78)
4420.000 Maintenance Supplies	0.00	75.98	0.00	6,546.77	0.00	0.00	(6,546.77)
4430.000 Contract Costs	0.00	1,661.54	0.00	1,661.54	0.00	0.00	(1,661.54)
4430.070 Electrical	0.00	744.34	0.00	2,667.34	0.00	0.00	(2,667.34)
4430.110 Routine Contract Costs	0.00	0.00	0.00	2,100.60	0.00	0.00	(2,100.60)
4460.000 Public Safety Detail	0.00	0.00	0.00	252.00	0.00	0.00	(252.00)
4511.000 Property Insurance	0.00	2,014.47	0.00	20,123.26	0.00	0.00	(20,123.26)
4512.000 Liability Insurance	0.00	796.67	0.00	7,966.69	0.00	0.00	(7,966.69)
4513.000 Worker's Comp Insurance	0.00	1,425.45	0.00	43,958.63	0.00	0.00	(43,958.63)
4540.000 Employee Benefits	0.00	115,855.22	0.00	533,482.86	0.00	0.00	(533,482.86)
4590.100 Christmas Toy Drive	0.00	1,080.00	0.00	2,910.00	0.00	0.00	(2,910.00)
TOTAL EXPENSES	**0.00**	**315,000.99**	**0.00**	**2,154,344.95**	**0.00**	**0.00**	**(2,154,344.95)**
SURPLUS	**0.00**	**(120,914.05)**	**0.00**	**(178,983.23)**	**0.00**	**0.00**	**(178,983.23)**

TENANT SELECTION REPORT - February 2025 PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	**Applications Processed**	**LOCAL PRIORITY**	**Total Applications**	**LOCAL PRIORITY**
State Family	5	1	52540	1568
Federal Family	36	13	1916	493
State Elderly	2	0	14101	418
Federal Elderly	31	15	967	282
S8NC (Hagan Manor)	9	7	626	186
S8NC (Bryant)	8	7	404	52
Total Public Housing	91	43	70554	2999
Section 8	16	7	1,969	1,969
SRO	0	0	251	56
DHAP	0	0	1003	117
Mainstream	1	1	504615	6605
FYI	0	0	7	0
VASH	0	0	2	0
Walnut Street	2	0	165	19
Linden Street	18	13	855	144
Merriam Street	1	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	207	10
YMCA	1	0	230	33
Waterworks	13	10	602	235
Waterworks II	15	11	272	102
Capen Court	16	10	1130	492
Total Leased Housing	83	52	511311	9784
	174	95	581865	12783

VACANCY REPORT - FEBRUARY 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	127	7	134	5%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	106	4	110	4%
	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	231	7	238	3%
	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, 2) Project: TBV - All Other Voucher, Voucher ACC #300, NED (200), Voucher ACC #400 +26,
3) Effective Date: 3/20/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	107	107	5
PBV - Capen Court	64	0	0	0	0	61	61	3
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	2	2	1
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	24	24	1
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	3	3	0
TBV - All Other Voucher	797	0	1	3	9	707	720	77
TBV - Family Unification Program	50	1	0	0	0	48	49	1
TBV - FUP/FYI	23	3	0	0	0	14	17	6
TBV - Homeownership	16	0	0	0	0	16	16	0
TBV - NED	200	1	1	0	0	192	194	6
TBV - VASH	10	2	0	0	0	8	10	0
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	**1387**	**7**	**2**	**3**	**9**	**1264**	**1285**	**105**

End of Report

SHA

Resident Services Report

February 2025

- ***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	14	**14**	**3**	[redacted]
Young Disabled	2	4	1	[redacted]
Family	4	*0*	*1*	[redacted]
Applicant	0	*0*	*0*	[redacted]
Section 8 Assistance	1	*0*	*0*	[redacted]
Work Order Follow up	2	*14*	*2*	[redacted]
Total referrals this month	**23**	**28**	**7**	**58**

Activities this month:

- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Bryant Manor Technology Program continued with Elder Services*
- *Received the Credit Builders Alliance (CBA) grant! $5000 grant to support our on-going credit-building efforts and Women's Money Matters Financial Literacy classes for residents. These classes offer a stipend, dinner, free childcare, and interpretation.*
- *Coffee Hour with Ciampa Manor*
- *Around Hear Musical Concert at Mystic*
- *Know Your Rights Training for Staff and Residents* ***by the City's Office of Immigrant Affairs***
- *Homeownership Presentation to a Statewide coordinator Group organized by Janine- inviting a homeownership counselor, One Mortgage representative, and lender.*
- *Partnership with the City's Office of Workforce Development began with the start of a Digital Navigator onsite at the Mystic Activity Center!*
- *Intergenerational Arts and Crafts Event at Brady with the Mystic Learning Center*
- *New ROSS Coordinator started within the Resident Services Department on 2/26!*

Anticipated Activities in March:

- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Bryant Manor Technology Program continues with Elder Services*
- *Bingo with Cambridge Health Alliance at Bryant Manor*
- *Grand Reopening of the Computer Lab to introduce new Digital Navigation Program*
- *Outreach for Community Craft Night at Mystic*
- *Mass Senior Action Council Coffee Hours at Brady, Bryant, and Capen Court*
- *Work with Mass Union of Public Housing Tenants as they help form the Capen Tenant Association anew*
- *Work on and publish the Public Safety Survey*
- *Work on and publish the Provider Grant Bid*
- *Apply for EOHLC SSP Grant Renewal*
- *Review partnership with Somerville Cambridge Elder Services for Capen, Waterworks, & Waterworks II*
- *Market Mystic's ROSS Program anew, with new ROSS Coordinator, Yi-Lan Tseo!*

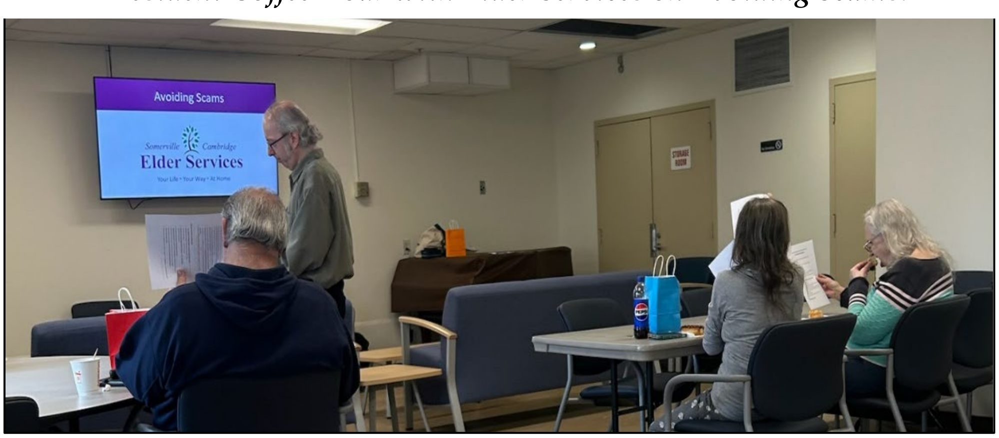
Resident Services Report

February 2025

Intergenerational Art/Pizza Event at Brady with Mystic Learning Center:

Flyer for Community Craft Night at Mystic:

Resident Coffee Hour with Elder Services on Avoiding Scams:



PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON													
AGGRAVATED ASSAULT	0	0	0	0	0	0	0	0	0	1	0	0	1
THREATS	1	3	0	0	0	0	0	0	0	0	1	0	5
ASSAULT AND BATTERY	1	0	0	3	0	0	0	1	1	0	1	0	7
PROPERTY CRIMES													
VANDALISM	1	0	0	1	0	0	1	0	0	3	1	0	7
B&E (UNKNOWN TIME)	1	0	0	0	0	0	0	0	0	0	1	0	2
B&E DAY	0	0	0	0	0	0	0	0	1	0	1	0	2
B&E NIGHT	0	0	0	1	0	1	0	0	0	0	0	0	2
LARCENY OVER $250	0	0	0	1	0	0	1	0	0	0	0	0	2
TRESPASSING	0	0	0	0	0	0	0	0	0	0	1	0	1
LARCENY UNDER $250	0	0	0	0	0	0	0	1	1	0	0	0	2
LARCENY BICYCLE/SCOOTER	0	0	2	0	0	0	0	0	0	0	0	0	2
ARSON INVESTIGATION	0	0	0	0	0	0	0	0	1	0	0	0	1
PUBLIC ORDER													
RESTRAINING ORDER VIOL	0	0	0	1	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	6	4	4	3	1	2	1	1	8	6	3	5	44
DISTURBANCE HALLWAY	0	0	3	11	2	3	2	0	3	4	5	3	36
DISTURBANCE OUTSIDE	4	1	1	1	4	2	4	4	3	1	2	0	27
OTHER M/V	1	0	1	0	0	0	0	1	0	0	0	0	3
ADMINISTRATION													
INVESTIGATION	8	8	3	10	9	9	15	10	9	3	14	15	113
SICK PERSON	20	14	26	21	16	19	15	24	17	22	14	17	225
SUDDEN DEATH	0	1	0	1	1	1	1	0	0	1	0	0	6
CHECK CONDITION	12	10	6	3	4	5	10	13	7	7	7	5	89
CIVIL INVESTIGATION	0	0	0	0	0	0	0	0	0	0	1	0	1
cCITIZEN CONTACT	0	1	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	34	30	9	18	9	14	21	26	30	48	25	29	293
SHA NOTICE SERVICE	0	0	0	2	1	0	1	2	0	0	0	0	6
MEETING	0	1	0	0	1	0	0	0	0	3	5	4	14
EVICTION	0	1	0	0	0	0	0	0	0	1	2	0	4
LOCKOUT	5	3	5	4	8	5	9	6	9	13	8	5	80
MAINTENANCE PROBLEM	1	0	0	0	1	1	0	1	1	1	1	0	7
E911 HANGUP	1	1	1	0	1	3	4	1	0	0	1	1	14
BURGLAR ALARM	0	0	0	0	0	0	0	1	0	0	0	0	1
MV PERSONAL INJURY ACCIDENT	1	0	0	0	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	1	0	0	1	2	0	0	0	0	0	6
ASSIST NO ARREST	7	3	1	4	1	2	9	4	3	9	23	12	78
ASSIST ARREST	0	0	1	2	0	0	0	1	1	0	2	0	7
WARRANT ARREST	0	0	0	2	0	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE	2	0	0	1	17	5	8	2	1	5	10	3	54
OFFICER WANTED	21	13	22	20	23	14	24	25	25	27	17	29	260
ANIMAL COMPLAINT	0	0	0	0	0	0	1	0	0	0	0	0	1
LOST PROPERTY REPORTED	0	0	3	2	0	1	1	0	1	0	0	0	8
MISSING PERSON	0	0	1	0	1	0	0	2	2	0	0	0	6
MV VIOLATIONS	2	9	1	8	3	5	3	5	7	7	8	15	73
PARKING VIOLATIONS	0	1	0	4	1	2	0	0	2	1	1	6	18
FIRE INVESTIGATION	1	0	1	0	0	1	1	2	0	1	0	0	7
COURT	0	0	0	0	0	1	0	0	0	0	0	0	1
DIRECTED PATROL	470	484	455	370	440	372	389	421	370	395	429	487	5082
Grand Total	**602**	**589**	**547**	**494**	**544**	**472**	**524**	**556**	**503**	**559**	**585**	**637**	**6612**

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
CRMES AGAINST PERSON																	
THREATS	A647				1		1										2
PUBLIC ORDER																	
DISTURBANCE APT/NOISE	C405										2		2				4
DISTURBANCE OUTSIDE	C407													1			1
ADMINISTRATION																	
INVESTIGATION	D001					1					1	6					8
SICK PERSON	D006		1		4	1		1		1	1	1	4				14
SUDDEN DEATH	D007														1		1
CHECK CONDITION	D009			2		1		2		1			3				9
cCITIZEN CONTACT	D021												1				1
CITIZEN CONTACT	D021		7	2	8	5			1				3	1	2	5	34
MEETING	D026					1											1
EVICTION	D027												1				1
LOCKOUT	D030				1						1	1					3
E911 HANGUP	D037														1		1
MV PROPERTY DAMAGE ACCIDENT	D106			1													1
ASSIST NO ARREST	D109						1					2					3
OFFICER WANTED	D137		1	1		1	1				2	7				1	14
MV VIOLATIONS	D800						2				4					2	8
PARKING VIOLATIONS	D810		1														1
DIRECTED PATROL	F045	3	27	23	31	21	89	58	22	24	42	38	33	21	27	56	515
Grand Total		**3**	**37**	**29**	**45**	**31**	**94**	**61**	**23**	**26**	**53**	**55**	**47**	**23**	**31**	**64**	**622**

WORK ORDERS ISSUED FOR: **Feb-25**

REQUESTED BY MANAGEMENT: 168

REQUESTED BY TENANTS: 1256

TOTAL WORK ORDERS ISSUED: 1424

DEV.	COMPLETED ****		INCOMPLETE ****	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE FEBRUARY	REQUESTED IN FEBRUARY				
031-1 Mystic Federal	323	107	2	325	303	22
031-9 Federal Elderly	219	98	1	220	187	33
200-1 Clarendon	93	22	3	96	90	6
200-2 Mystic State	353	101	1	354	298	56
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	69	11	1	70	64	6
667-3 Properzi Manor	107	81	0	107	91	16
667-4 Bryant Manor	123	42	1	124	113	11
667-6 Ciampa Manor	75	28	1	76	70	6
400-C Monmouth, Broadway	0	0	0	0	0	0
689-2 Hagan Manor	41	16	0	41	32	9
705-1 Sycamore, Fountain Ave	11	5	0	11	8	3
TOTAL	1414	511	10	1424	1256	168

***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 March 2025					
Development Description	**Status**	**Funding Source**	**Contract Type**	**Contract Award By Board/ Amount**	**Contractor/A/E**
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	$286,483.00	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	$717,187.00	DiMella Shaffer Architects
Bryant Manor Panel Board Replacement	Construction	Bryant Reserve	Design	$15,848.00	Nangle Engineering Inc
Properzi Elevatior Modernization	Construction	Federal Cap Fund 2023	Design	$121,310.00	NV5
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Design	$20,000.00	Reverse Archicture
Properzi Manor Elevator Modernization	Construction	Federal Cap Fund 2023	Construction	$1,471,234.00	New England Builders & Contractors
Electrical Service Contract 1	Construction	Force Account	Construction	$85 Per Hour	Adilson Electric
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Construction	$63,800.00	Northeast Construction Inc
Mystic River River Site Improvement Phase	Construction	State Cap Fund 2023	Construction	$405,000.00	R. Federico Company LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Design	State Capital Fund 2023	Design	$33,880.00	GCG Associates
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	$219,750.00	TM Construction Management
Bryant Manor Unit Modernization	Design	Bryant Reserves	Design	$42,500.00	Reverse Archicture
Mystic View Roof Replacement4	Design	Federal Cap Fund 2024	Design	$34,098.00	EHA Design
Weston Manor Window Replacement 2	Design	Federal Cap Fund 2024	Design	$36,000.00	Socotec
Mystic Devlopment Window Replacement	Design	Grant Funding	Design	$94,132.51	EHA Design