Somerville Housing Authority
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EXECUTIVE DIRECTOR'S REPORT

April 17, 2025

Somerville Housing Authority
Balance Sheet
February 2025

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

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	(893,082.46)	616,383.46
1113.000 Cash - SSP Escrow	(11,130.97)	192,409.42
ACCOUNTS RECEIVABLE		
1122.001 TAR Prepaid Rents	(12,282.00)	12,377.00
1122.200 Tenant A/R -200	7.00	7.00
1122.201 Shelter Rents A/R	15,569.00	25,529.00
1122.202 Shelter Rents A/R	(4,575.00)	13,230.00
1122.667 Shelter Rents A/R	10.00	4,439.00
1122.705 Shelter Rents A/R	(1,072.00)	1,322.00
1122.900 Tenant Repayment Agreements	(314.00)	1,530.00
1122.901 Fraud Recovery	(2,267.00)	58,674.54
TOTAL ACCOUNTS RECEIVABLE	**(4,924.00)**	**117,108.54**
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	497.89	637,759.24
1210.000 Prepaid Insurance	(20,107.58)	173,552.63
1210.100 Prepaid Other	(1,590.17)	15,901.48
1210.200 Prepaid Retirement	51,625.63	96,342.11
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	**(878,711.66)**	**38,816,141.23**
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	(11,130.97)	174,712.83
2119.000 A/P Revolving Fund	(824,154.48)	(1,661,371.44)
2135.000 Accreud Comp Abs	0.00	142,312.00
2137.000 Accrued Pilot	1,469.75	16,165.50
2240.000 Prepaid Rents	(12,282.00)	12,377.00
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

Somerville Housing Authority
Balance Sheet
February 2025

Program: 400-c   Project: Consolidated

LIABILITIES AND SURPLUS		
LIABILITIES		
2339.200 LT Payable Pension	0.00	3,770,573.18
TOTAL LIABILITIES	**(846,097.70)**	**8,778,187.49**
SURPLUS		
2700.000 Changes To Surplus	0.00	(1,228,499.23)
2700.000 Changes To Surplus (Current Year)	(32,613.96)	675,660.84
2700.000 Changes To Surplus (Unclosed 2024)	0.00	803.91
2802.000 Invest in Capital Assets	0.00	25,323,520.79
2805.000 Restricted N/A Capen	0.00	9,671,606.49
2806.000 Unrestricted Net Assets	0.00	2,153,736.91
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 GASB68/Pension	0.00	(2,314,042.97)
TOTAL SURPLUS	**(32,613.96)**	**30,037,953.74**
TOTAL LIABILITIES AND SURPLUS	**(878,711.66)**	**38,816,141.23**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	249,219.49	0.00	1,651,882.53	0.00	0.00	1,651,882.53
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	497.89	0.00	5,454.82	0.00	0.00	5,454.82
3690.000 Other Operating Recpts	0.00	858.59	0.00	11,782.22	0.00	0.00	11,782.22
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**	**250,575.97**	**0.00**	**5,498,531.19**	**0.00**	**0.00**	**5,498,531.19**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	36,010.73	0.00	469,495.14	0.00	0.00	(469,495.14)
4130.000 Legal	0.00	9,793.13	0.00	52,955.42	0.00	0.00	(52,955.42)
4140.000 Members Comp	0.00	0.00	0.00	32,837.45	0.00	0.00	(32,837.45)
4150.000 Travel	0.00	234.21	0.00	2,626.07	0.00	0.00	(2,626.07)
4170.000 Accounting	0.00	1,738.00	0.00	14,062.54	0.00	0.00	(14,062.54)
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	5,934.80	0.00	78,607.20	0.00	0.00	(78,607.20)
4190.007 Comp & Maint Supp	0.00	2,438.62	0.00	23,125.85	0.00	0.00	(23,125.85)
4191.000 TELEPHONE/INTERNET/CEL	0.00	3,708.74	0.00	31,671.57	0.00	0.00	(31,671.57)
4192.000 COPIER/COMPUTER COSS	0.00	4,853.96	0.00	31,147.70	0.00	0.00	(31,147.70)
4193.000 OFFICE SUPPLIES	0.00	881.65	0.00	11,048.39	0.00	0.00	(11,048.39)
4194.000 POSTAGE	0.00	1,279.12	0.00	5,450.27	0.00	0.00	(5,450.27)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	17,000.00	0.00	0.00	(17,000.00)
4195.140 LEAP-Financial Coach	0.00	0.00	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**	**66,872.96**	**0.00**	**787,258.54**	**0.00**	**0.00**	**(787,258.54)**
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	196,249.01	0.00	0.00	(196,249.01)
4310.202 Water - 200-2	0.00	0.00	0.00	518,463.00	0.00	0.00	(518,463.00)
4310.667 Water 667	0.00	0.00	0.00	91,897.31	0.00	0.00	(91,897.31)
4310.705 Water 705	0.00	0.00	0.00	6,900.31	0.00	0.00	(6,900.31)
4320.200 Electricity 200	0.00	0.00	0.00	129.91	0.00	0.00	(129.91)
4320.201 Elect 200-1	0.00	17,724.74	0.00	112,634.23	0.00	0.00	(112,634.23)
4320.202 Elect 200-2	0.00	7,334.55	0.00	63,800.48	0.00	0.00	(63,800.48)
4320.667 Electricity 667	0.00	1,304.14	0.00	7,940.28	0.00	0.00	(7,940.28)
4330.201 Gas 200-1	0.00	1,441.05	0.00	93,676.83	0.00	0.00	(93,676.83)
4330.405 Gas 705	0.00	0.00	0.00	2,364.35	0.00	0.00	(2,364.35)
4330.667 Gas 667	0.00	0.00	0.00	42,806.63	0.00	0.00	(42,806.63)
4330.672 Gas 667-2	0.00	0.00	0.00	3,826.25	0.00	0.00	(3,826.25)
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	1,801.30	0.00	0.00	(1,801.30)
4330.752 Gas 705-2	0.00	0.00	0.00	1,968.61	0.00	0.00	(1,968.61)
TOTAL UTILITIES	**0.00**	**27,804.48**	**0.00**	**1,144,754.66**	**0.00**	**0.00**	**(1,144,754.66)**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	112,140.12	0.00	1,179,890.00	0.00	0.00	(1,179,890.00)
4420.000 Maintenance Materials	0.00	50,040.91	0.00	391,333.93	0.00	0.00	(391,333.93)
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	8,487.88	0.00	131,219.47	0.00	0.00	(131,219.47)
4430.020 Heating & Cooling	0.00	2,357.00	0.00	2,766.00	0.00	0.00	(2,766.00)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.050 Landscaping	0.00	0.00	0.00	40,102.71	0.00	0.00	(40,102.71)
4430.070 Electrical	0.00	0.00	0.00	100,552.93	0.00	0.00	(100,552.93)
4430.080 Plumbing	0.00	2,382.00	0.00	55,669.27	0.00	0.00	(55,669.27)
4430.090 Extermination	0.00	4,450.00	0.00	19,841.99	0.00	0.00	(19,841.99)
4430.110 Routine Contract Costs	0.00	31,946.41	0.00	159,436.01	0.00	0.00	(159,436.01)
TOTAL MAINTENANCE EXPENSE	**0.00**	**211,804.32**	**0.00**	**2,090,074.20**	**0.00**	**0.00**	**(2,090,074.20)**
4511.000 Property Insurance	0.00	12,396.04	0.00	142,858.94	0.00	0.00	(142,858.94)
4512.000 Liability Insurance	0.00	665.32	0.00	12,392.65	0.00	0.00	(12,392.65)
4513.000 Worker's Compensation Insur	0.00	4,668.22	0.00	51,367.01	0.00	0.00	(51,367.01)
4514.000 Insurance (Other)	0.00	2,378.00	0.00	28,618.32	0.00	0.00	(28,618.32)
4520.000 Pilot	0.00	1,469.75	0.00	16,165.50	0.00	0.00	(16,165.50)
4540.000 Employee Benefits	0.00	0.00	0.00	185.81	0.00	0.00	(185.81)
4540.001 Emp Bebes-Pension	0.00	(51,625.63)	0.00	192,684.21	0.00	0.00	(192,684.21)
4540.002 Emp Benes-Grp Ins	0.00	1,370.69	0.00	275,828.87	0.00	0.00	(275,828.87)
4540.003 Emp Benes-Unemploy	0.00	179.50	0.00	673.19	0.00	0.00	(673.19)
4540.004 Emp Benes-Med	0.00	482.22	0.00	5,639.19	0.00	0.00	(5,639.19)
4540.005 Emp Benes - Fica	0.00	2,230.65	0.00	25,221.11	0.00	0.00	(25,221.11)
4540.006 Emp Benes-Dental\Ltd	0.00	2,493.41	0.00	15,368.06	0.00	0.00	(15,368.06)
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**	**283,189.93**	**0.00**	**4,822,870.35**	**0.00**	**0.00**	**(4,822,870.35)**
SURPLUS	**0.00**	**(32,613.96)**	**0.00**	**675,660.84**	**0.00**	**0.00**	**675,660.84**

Somerville Housing Authority
Balance Sheet
February 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	191.39	206,767.70
1210.000 Prepaid Insurance	(977.02)	7,688.42
1210.100 Prepaid Other	(116.34)	1,163.94
1210.200 Prepaid Retirement	2,774.99	1,400.56
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	**1,873.02**	**1,957,134.76**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Vendors	130,215.00	204,929.00
2118.000 A/P-DHCD Subsidy Overpayment	0.00	(74,773.00)
2119.000 A/P Revolving Fund	3,440.80	245,247.76
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	**133,655.80**	**597,039.03**
SURPLUS		
2700.000 Total Income - Deficit	0.00	(41,226.46)
2700.000 Total Income - Deficit (Current Year)	(131,782.78)	(104,847.00)
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	**(131,782.78)**	**1,360,095.73**
TOTAL LIABILITIES AND SURPLUS	**1,873.02**	**1,957,134.76**
PROOF	**0.00**	**0.00**

Printed by: Arnaldo Velazquez

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	120,825.00	0.00	166,258.00	0.00	201,976.00	(35,718.00)
3610.000 Interest Income	0.00	191.39	0.00	2,146.36	0.00	1,800.00	346.36
3690.000 Other Income	0.00	23,460.00	0.00	37,861.00	0.00	3,000.00	34,861.00
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**	**144,476.39**	**0.00**	**375,561.73**	**0.00**	**766,076.00**	**(390,514.27)**
EXPENSES							
4110.000 Admin Salaries	0.00	1,983.35	0.00	25,418.49	0.00	96,242.00	70,823.51
4130.000 Legal	0.00	13.66	0.00	73.62	0.00	0.00	(73.62)
4150.000 Travel	0.00	14.21	0.00	93.40	0.00	154.00	60.60
4170.000 Accounting	0.00	496.70	0.00	7,490.90	0.00	2,400.00	(5,090.90)
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	341.26	0.00	2,590.68	0.00	8,092.00	5,501.32
4191.000 Telephone/Internet/Cells	0.00	96.39	0.00	1,106.96	0.00	0.00	(1,106.96)
4192.000 Copier/Computer Costs	0.00	355.23	0.00	2,069.40	0.00	0.00	(2,069.40)
4193.000 Office Supplies	0.00	64.52	0.00	808.35	0.00	0.00	(808.35)
4194.000 Postage	0.00	93.62	0.00	398.89	0.00	0.00	(398.89)
4430.000 SHA Share Property Mgmt Ex	0.00	274,500.00	0.00	416,824.00	0.00	585,000.00	168,176.00
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	13,464.63	0.00	0.00	(13,464.63)
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	67.83	0.00	2,507.22	0.00	0.00	(2,507.22)
4540.000 Employee Benefits	0.00	(2,676.79)	0.00	7,496.51	0.00	10,986.00	3,489.49
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**	**276,259.17**	**0.00**	**480,408.73**	**0.00**	**727,343.00**	**246,934.27**
SURPLUS	**0.00**	**(131,782.78)**	**0.00**	**(104,847.00)**	**0.00**	**38,733.00**	**(143,580.00)**

Somerville Housing Authority
Balance Sheet
March 2025

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

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	3,913.00	63,950.56
1128.100 AR - Electrical Claim	0.00	28,198.75
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	0.00	15,177.38
1210.000 Prepaid Insurance	0.00	3,244.34
1210.200 Prepaid Retirement	0.00	147.39
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	**3,913.00**	**301,257.75**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	277.73	123,815.25
TOTAL ACCOUNTS PAYABLE	**277.73**	**123,815.25**
2135.000 Accrued Comp Balances	0.00	383.00
2137.000 Accrued PILOT	0.00	1,695.87
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	**277.73**	**244,269.73**
SURPLUS		
2700.000 Changes To Surplus	0.00	5,666.73
2700.000 Changes To Surplus (Current Year)	3,635.27	8,728.47
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	**3,635.27**	**56,988.02**
TOTAL LIABILITIES AND SURPLUS	**3,913.00**	**301,257.75**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Twelve Months Ending 03/31/2025

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	46,956.00	0.00	43,200.00	3,756.00
3610.000 Interest Income		0.00	0.00	0.00	157.54	0.00	80.00	77.54
TOTAL INCOME		**0.00**	**3,913.00**	**0.00**	**47,113.54**	**0.00**	**43,280.00**	**3,833.54**
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	0.00	0.00	989.33	0.00	1,099.00	109.67
4130.000 Legal		0.00	0.00	0.00	507.11	0.00	120.00	(387.11)
4150.000 Travel		0.00	0.00	0.00	3.76	0.00	0.00	(3.76)
4190.000 Sundry Admin Costs		0.00	3.42	0.00	598.71	0.00	1,500.00	901.29
TOTAL ADMINISTRATIVE EXPENSE		**0.00**	**3.42**	**0.00**	**2,098.91**	**0.00**	**2,719.00**	**620.09**
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	0.00	0.00	158.78	0.00	625.00	466.22
4330.000 Gas 689-C		0.00	0.00	0.00	262.83	0.00	2,098.00	1,835.17
TOTAL UTILITIES		**0.00**	**0.00**	**0.00**	**255.61**	**0.00**	**16,019.00**	**15,763.39**
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	0.00	0.00	1,657.34	0.00	2,245.00	587.66
4420.000 Maintenance Materials		0.00	(71.78)	0.00	12,789.88	0.00	1,500.00	(11,289.88)
4430.010 Rubbish		0.00	336.99	0.00	4,077.05	0.00	0.00	(4,077.05)
4430.040 Elevator		0.00	0.00	0.00	229.79	0.00	0.00	(229.79)
4430.050 Landscaping Services		0.00	0.00	0.00	2,656.00	0.00	0.00	(2,656.00)
4430.070 Electrical		0.00	0.00	0.00	2,668.00	0.00	0.00	(2,668.00)
4430.080 Plumbing		0.00	6.18	0.00	2,044.18	0.00	0.00	(2,044.18)
4430.110 Routine Contract Costs		0.00	0.00	0.00	8.64	0.00	7,800.00	7,791.36
TOTAL MAINTENANCE EXPENSE		**0.00**	**271.39**	**0.00**	**26,130.88**	**0.00**	**11,545.00**	**(14,585.88)**
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	0.00	0.00	7,349.53	0.00	0.00	(7,349.53)
4513.000 Worker's Comp Insurance		0.00	0.00	0.00	61.24	0.00	0.00	(61.24)
4514.000 Insurance (Other)		0.00	0.00	0.00	1.75	0.00	0.00	(1.75)
4520.000 Pilot		0.00	0.00	0.00	1,695.87	0.00	1,850.00	154.13
4540.000 Employee Benefits		0.00	2.92	0.00	791.28	0.00	1,158.00	366.72
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**	**277.73**	**0.00**	**38,385.07**	**0.00**	**41,249.00**	**2,863.93**
SURPLUS		**0.00**	**3,635.27**	**0.00**	**8,728.47**	**0.00**	**2,031.00**	**6,697.47**

Somerville Housing Authority
Balance Sheet
February 2025

Program: Bryant Multifamily   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	76,559.88	5,981,589.01
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	0.00	62,192.00
1122.000 A/R Tenants	452.00	470.00
1122.001 TAR Prepaid Rents	(44.00)	1,410.00
TOTAL ACCOUNTS RECEIVABLE	**408.00**	**64,072.00**
1128.100 State Insurance Claims Receivable	0.00	6,044.87
1129.100 AR - Insurance Claim	(16,322.88)	(9,353.05)
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	2,470.13	2,668,577.56
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	**2,470.13**	**2,976,950.73**
1210.000 Prepaid Insurance	(3,241.36)	26,214.96
1210.100 Prepaid Other	(380.94)	3,809.07
1210.200 Prepaid Retirement	23,085.74	40,799.84
1300.000 Deferred Outflows	0.00	636,886.01
1302.000 Deferred Outflows - GASB75	0.00	146,831.57
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	10,915.00	6,580,772.20
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,030,694.90)
1408.000 Work in Process (WIP)	6,295.84	270,251.29
TOTAL FIXED ASSETS	**17,210.84**	**3,258,996.28**
TOTAL ASSETS	**99,789.41**	**13,187,841.29**
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(125,612.64)	(1,026,079.81)
2135.000 Acccrued Comp Abs	0.00	51,699.00
2240.000 Prepaid Rents	(44.00)	1,410.00
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	**(125,656.64)**	**2,383,659.50**
SURPLUS		
2700.000 Net Income-Deficit	0.00	57,102.38
2700.000 Net Income-Deficit (Current Year)	225,446.05	1,884,109.83
2700.000 Net Income-Deficit (Unclosed 2022)	0.00	(2,966.13)
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
February 2025

Program: Bryant Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 GASB 68/Pension	0.00	(884,730.00)
TOTAL SURPLUS	**225,446.05**	**10,804,181.79**
TOTAL LIABILITIES AND SURPLUS	**99,789.41**	**13,187,841.29**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	59,324.00	0.00	630,089.00	0.00	665,712.00	(35,623.00)
3115.000 Shelter Rents-Sec 8	0.00	262,185.00	0.00	2,830,650.00	0.00	3,032,688.00	(202,038.00)
3610.000 Interest Income	0.00	2,470.13	0.00	31,844.43	0.00	17,000.00	14,844.43
3690.000 Other Operating Recpts	0.00	1,334.44	0.00	9,401.34	0.00	7,500.00	1,901.34
TOTAL INCOME	**0.00**	**325,313.57**	**0.00**	**3,501,984.77**	**0.00**	**3,722,900.00**	**(220,915.23)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	33,764.75	0.00	369,813.87	0.00	411,371.00	41,557.13
4130.000 Legal	0.00	754.55	0.00	3,885.52	0.00	10,000.00	6,114.48
4150.000 Travel	0.00	71.27	0.00	1,073.13	0.00	1,625.00	551.87
4170.000 Accounting	0.00	1,738.00	0.00	15,168.48	0.00	9,000.00	(6,168.48)
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	1,218.33	0.00	22,441.57	0.00	50,324.00	27,882.43
4191.000 Telephone/Internet/Cells	0.00	1,176.06	0.00	7,928.98	0.00	0.00	(7,928.98)
4192.000 Copier/Computer Costs	0.00	1,162.71	0.00	6,669.44	0.00	0.00	(6,669.44)
4193.000 Office Supplies	0.00	211.18	0.00	2,646.23	0.00	0.00	(2,646.23)
4194.000 Postage	0.00	306.40	0.00	1,305.54	0.00	0.00	(1,305.54)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**40,403.25**	**0.00**	**430,932.76**	**0.00**	**486,320.00**	**55,387.24**
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	108,553.30	0.00	110,506.00	1,952.70
4320.000 Electricity	0.00	23.78	0.00	105,144.18	0.00	187,241.00	82,096.82
4330.000 Gas	0.00	0.00	0.00	61,094.26	0.00	85,887.00	24,792.74
TOTAL UTILITIES	**0.00**	**23.78**	**0.00**	**274,791.74**	**0.00**	**383,634.00**	**108,842.26**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	35,671.49	0.00	313,202.44	0.00	432,663.00	119,460.56
4420.000 Maintenance Materials	0.00	10,074.66	0.00	62,857.31	0.00	300,000.00	237,142.69
4430.010 Rubbish	0.00	2,033.00	0.00	54,468.08	0.00	0.00	(54,468.08)
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	900.00	0.00	8,959.24	0.00	0.00	(8,959.24)
4430.050 Landscaping	0.00	0.00	0.00	1,800.00	0.00	0.00	(1,800.00)
4430.070 Electrical	0.00	600.00	0.00	22,024.29	0.00	0.00	(22,024.29)
4430.080 Plumbing	0.00	1,298.00	0.00	12,006.61	0.00	0.00	(12,006.61)
4430.090 Extermination	0.00	3,455.00	0.00	5,801.52	0.00	0.00	(5,801.52)
4430.110 Routine Contract Costs	0.00	10,784.49	0.00	60,905.45	0.00	588,000.00	527,094.55
TOTAL MAINTENANCE EXPENSE	**0.00**	**64,816.64**	**0.00**	**545,273.26**	**0.00**	**1,320,663.00**	**775,389.74**
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	1,976.96	0.00	22,225.95	0.00	0.00	(22,225.95)
4514.000 Insurance (Other)	0.00	1,264.40	0.00	8,248.01	0.00	0.00	(8,248.01)
4540.000 Employee Benefits	0.00	(20,224.47)	0.00	218,238.20	0.00	320,035.00	101,796.80
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	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	10,915.00	0.00	150,062.36	0.00	1,353,000.00	1,202,937.64
7541.000 Unit Rehab	0.00	17,902.80	0.00	287,414.93	0.00	0.00	(287,414.93)
7545.000 Property Contra	0.00	(17,210.84)	0.00	(420,313.65)	0.00	0.00	420,313.65

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
TOTAL EXPENSES	0.00	99,867.52	0.00	1,617,874.94	0.00	4,134,435.00	2,516,560.06
SURPLUS	0.00	225,446.05	0.00	1,884,109.83	0.00	(411,535.00)	2,295,644.83

Somerville Housing Authority
Balance Sheet
February 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	232.85	251,558.73
1210.000 Prepaid Ins	(7,229.45)	33,340.89
1210.200 Prepaid Retirement	47,549.80	91,182.26
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	**40,553.20**	**5,206,769.36**
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	90.00	190.00
2119.000 A/P Revolving Fund	8,706.87	(356,575.00)
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	**8,796.87**	**8,169,689.96**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(709,015.99)
2700.000 Net Income - Deficit (Current Year)	31,756.33	(147,324.04)
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	**31,756.33**	**(2,962,920.60)**
TOTAL LIABILITIES AND SURPLUS	**40,553.20**	**5,206,769.36**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	232.85	0.00	2,611.27	0.00	0.00	2,611.27
3690.000 Other Income	0.00	150.00	0.00	2,100.00	0.00	0.00	2,100.00
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	232.00	0.00	1,748.00	0.00	0.00	1,748.00
3707.100 Management Fee Income	0.00	55,209.90	0.00	607,985.70	0.00	0.00	607,985.70
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	64,240.00	0.00	0.00	64,240.00
3707.300 Bookkeeping Fee Inccome	0.00	4,282.50	0.00	47,160.00	0.00	0.00	47,160.00
3707.450 Fee for Services	0.00	59,808.34	0.00	697,403.14	0.00	0.00	697,403.14
3707.500 Mgmt Fees Capen	0.00	14,593.22	0.00	157,523.03	0.00	0.00	157,523.03
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	220,000.00	0.00	0.00	220,000.00
3707.510 MGMT Fees Waterworks	0.00	4,043.23	0.00	45,395.68	0.00	0.00	45,395.68
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	15,378.00	0.00	0.00	15,378.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	175,985.36	0.00	0.00	175,985.36
3707.670 Mgmt Fee Safety	0.00	10,000.00	0.00	110,000.00	0.00	0.00	110,000.00
3707.680 DHCD RSC Grant	0.00	0.00	0.00	15,000.00	0.00	0.00	15,000.00
TOTAL INCOME	**0.00**	**191,788.96**	**0.00**	**2,167,150.68**	**0.00**	**0.00**	**2,167,150.68**
EXPENSES							
4110.000 Admin Salaries	0.00	69,148.76	0.00	770,020.83	0.00	0.00	(770,020.83)
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	0.00	0.00	3,307.75	0.00	0.00	(3,307.75)
4190.000 Sundry Admin Costs	0.00	75.83	0.00	16,953.12	0.00	0.00	(16,953.12)
4190.300 Mgmt Fee	0.00	10,000.00	0.00	110,000.00	0.00	0.00	(110,000.00)
4191.000 Telephone/Internet/Cell	0.00	0.00	0.00	4,787.51	0.00	0.00	(4,787.51)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	431.89	0.00	0.00	(431.89)
4193.000 Office Supplies	0.00	1,016.52	0.00	2,482.96	0.00	0.00	(2,482.96)
4320.000 Electricity	0.00	1,929.04	0.00	8,982.57	0.00	0.00	(8,982.57)
4410.000 Maint Labor	0.00	82,219.90	0.00	777,034.68	0.00	0.00	(777,034.68)
4420.000 Maintenance Supplies	0.00	537.85	0.00	7,181.76	0.00	0.00	(7,181.76)
4430.000 Contract Costs	0.00	7,200.00	0.00	8,861.54	0.00	0.00	(8,861.54)
4430.070 Electrical	0.00	2,527.00	0.00	5,194.34	0.00	0.00	(5,194.34)
4430.110 Routine Contract Costs	0.00	19,303.50	0.00	21,404.10	0.00	0.00	(21,404.10)
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	22,137.73	0.00	0.00	(22,137.73)
4512.000 Liability Insurance	0.00	796.68	0.00	8,763.37	0.00	0.00	(8,763.37)
4513.000 Worker's Comp Insurance	0.00	4,418.30	0.00	48,376.93	0.00	0.00	(48,376.93)
4540.000 Employee Benefits	0.00	(41,155.22)	0.00	492,327.64	0.00	0.00	(492,327.64)
4590.100 Christmas Toy Drive	0.00	0.00	0.00	2,910.00	0.00	0.00	(2,910.00)
TOTAL EXPENSES	**0.00**	**160,032.63**	**0.00**	**2,314,474.72**	**0.00**	**0.00**	**(2,314,474.72)**
SURPLUS	**0.00**	**31,756.33**	**0.00**	**(147,324.04)**	**0.00**	**0.00**	**(147,324.04)**

Somerville Housing Authority
Balance Sheet
February 2025

Program: Hagan Multifamily   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	13,332.00	499,569.01
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	(476.00)	6,228.00
1122.000 A/R Tenants	128.00	(197.00)
1122.001 TAR Prepaid Rents	(128.00)	81.00
TOTAL ACCOUNTS RECEIVABLE	**(476.00)**	**6,112.00**
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.78	5,168.71
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	**4.78**	**109,046.78**
1210.000 Prepaid Insurance	(914.44)	7,844.55
1210.100 Prepaid Other	(68.02)	680.19
1210.200 Prepaid Retirement	1,619.53	5,786.39
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	14,506.29
1406.000 Accum Depr	0.00	(1,540,347.13)
TOTAL FIXED ASSETS	**0.00**	**548,468.74**
TOTAL ASSETS	**13,497.85**	**1,241,112.81**
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(28,577.64)	(423,908.26)
TOTAL ACCOUNTS PAYABLE	**(28,577.64)**	**(423,908.26)**
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	(128.00)	81.00
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	**(28,705.64)**	**(176,174.53)**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(7,665.49)
2700.000 Net Income - Deficit (Current Year)	42,203.49	444,917.41
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
February 2025

Program: Hagan Multifamily **Project: Consolidated**

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 GASB 68/Pension	0.00	(79,893.27)
TOTAL SURPLUS	**42,203.49**	**1,417,287.34**
TOTAL LIABILITIES AND SURPLUS	**13,497.85**	**1,241,112.81**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	13,092.00	0.00	142,751.00	0.00	166,320.00	(23,569.00)
3115.000 Shelter Rents-Sec 8	0.00	47,369.00	0.00	543,657.00	0.00	514,200.00	29,457.00
3610.000 Interest Income	0.00	4.78	0.00	53.64	0.00	1,000.00	(946.36)
3690.000 Other Income	0.00	278.60	0.00	4,322.34	0.00	4,000.00	322.34
TOTAL INCOME	**0.00**	**60,744.38**	**0.00**	**690,783.98**	**0.00**	**685,520.00**	**5,263.98**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,569.75	0.00	33,764.29	0.00	39,273.00	5,508.71
4130.000 Legal	0.00	31.11	0.00	240.27	0.00	1,000.00	759.73
4150.000 Travel	0.00	12.72	0.00	112.22	0.00	291.00	178.78
4170.000 Accounting	0.00	123.93	0.00	766.53	0.00	1,200.00	433.47
4190.000 Sundry Admin Costs	0.00	612.92	0.00	3,326.87	0.00	9,925.00	6,598.13
4191.000 Telephone/Internet/Cells	0.00	451.71	0.00	4,051.04	0.00	0.00	(4,051.04)
4192.000 Copier/Computer Costs	0.00	207.58	0.00	1,190.66	0.00	0.00	(1,190.66)
4193.000 Office Supplies	0.00	37.70	0.00	472.21	0.00	0.00	(472.21)
4194.000 Postage	0.00	54.70	0.00	233.08	0.00	0.00	(233.08)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**4,102.12**	**0.00**	**44,157.17**	**0.00**	**51,689.00**	**7,531.83**
UTILITIES							
4310.000 Water	0.00	0.00	0.00	21,159.26	0.00	30,060.00	8,900.74
4320.000 Electricity	0.00	2,829.20	0.00	23,246.37	0.00	36,317.00	13,070.63
4330.000 Gas	0.00	0.00	0.00	9,769.86	0.00	16,359.00	6,589.14
TOTAL UTILITIES	**0.00**	**2,829.20**	**0.00**	**54,175.49**	**0.00**	**82,736.00**	**28,560.51**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,271.59	0.00	49,521.67	0.00	79,726.00	30,204.33
4420.000 Maintenance Materials	0.00	430.63	0.00	20,635.34	0.00	40,000.00	19,364.66
4430.000 SHA Share Property Mgmt Ex	0.00	267.00	0.00	267.00	0.00	0.00	(267.00)
4430.010 Rubbish	0.00	363.82	0.00	5,624.57	0.00	0.00	(5,624.57)
4430.020 Heating & Cooling	0.00	0.00	0.00	548.00	0.00	0.00	(548.00)
4430.040 Elevators	0.00	400.00	0.00	7,520.64	0.00	0.00	(7,520.64)
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	4,084.00	0.00	11,020.93	0.00	0.00	(11,020.93)
4430.090 Extermination	0.00	30.00	0.00	291.73	0.00	0.00	(291.73)
4430.110 Routine Contract Costs	0.00	1,061.85	0.00	10,865.27	0.00	205,000.00	194,134.73
TOTAL MAINTENANCE EXPENSE	**0.00**	**11,908.89**	**0.00**	**110,601.65**	**0.00**	**324,726.00**	**214,124.35**
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	1,596.60	0.00	0.00	(1,596.60)
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	280.40	0.00	2,439.61	0.00	0.00	(2,439.61)
4514.000 Insurance (Other)	0.00	101.83	0.00	1,225.31	0.00	0.00	(1,225.31)
4540.000 Employee Benefits	0.00	(1,213.76)	0.00	30,947.38	0.00	45,390.00	14,442.62
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	6,324.54	0.00	135,000.00	128,675.46
7545.000 Property Contra	0.00	0.00	0.00	(6,324.54)	0.00	0.00	6,324.54
TOTAL EXPENSES	**0.00**	**18,540.89**	**0.00**	**245,866.57**	**0.00**	**690,446.00**	**444,579.43**
SURPLUS	**0.00**	**42,203.49**	**0.00**	**444,917.41**	**0.00**	**(4,926.00)**	**449,843.41**

Somerville Housing Authority
Balance Sheet
February 2025

Program: Public Housing   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	(497,350.94)	5,067,142.35
1113.000 Homeownership Escrow	8,803.96	165,736.75
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	(21,415.50)	96,670.48
1122.001 TAR Prepaid Rents	(2,351.00)	34,797.01
1122.100 A/R Balance from Visual	0.00	(875.00)
TOTAL 1122.000 A/R TENANTS	**(23,766.50)**	**130,592.49**
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	**(23,766.50)**	**128,702.49**
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	**(23,766.50)**	**191,408.46**
1122.900 Tenant Repayment Agreements	4,404.00	6,274.00
1122.901 Fraud Recovery	(259.00)	20,285.00
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	2,045.07	2,209,373.41
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	(26,593.80)	68,101.83
1210.100 Prepaid Other	(1,661.16)	16,612.01
1210.200 Prepaid Retirement	38,828.90	67,926.00
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	3,932,204.20
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	0.00	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	**0.00**	**8,978,902.01**
TOTAL ASSETS	**(495,549.47)**	**18,534,073.13**

Somerville Housing Authority
Balance Sheet
February 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	5,369.84	153,048.58
2119.000 A/P Revolving Fund	(606,701.04)	2,491,535.79
2134.000 Accrued Utilities	0.00	6,481.68
2135.000 Accrued Comp Abs	0.00	110,047.00
2240.000 Prepaid Rents	(2,351.00)	34,797.01
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	**(603,682.20)**	**9,092,650.51**
SURPLUS		
2700.000 Net Income - Deficit	0.00	(227,060.88)
2700.000 Net Income - Deficit (Current Year)	108,132.73	595,799.14
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	**108,132.73**	**9,441,422.62**
TOTAL LIABILITIES AND SURPLUS	**(495,549.47)**	**18,534,073.13**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	340,072.00	0.00	3,792,219.00	0.00	4,097,088.00	(304,869.00)
3190.000 Antenna Income	0.00	31,549.21	0.00	340,089.84	0.00	416,460.00	(76,370.16)
3610.000 Interest Income	0.00	2,045.07	0.00	33,127.03	0.00	18,800.00	14,327.03
3690.000 Other Operating Recpts	0.00	(378.15)	0.00	22,810.32	0.00	0.00	22,810.32
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	3,434.12	0.00	3,652.19	0.00	0.00	3,652.19
3800.000 Hud Subsidy	0.00	202,339.00	0.00	2,780,698.50	0.00	0.00	2,780,698.50
TOTAL INCOME	**0.00**	**579,061.25**	**0.00**	**6,972,596.88**	**0.00**	**7,249,209.00**	**(276,612.12)**
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	29,172.59	0.00	381,916.47	0.00	1,540,259.00	1,158,342.53
4130.000 Legal	0.00	12,193.81	0.00	68,328.60	0.00	31,500.00	(36,828.60)
4140.000 Staff Training	0.00	0.00	0.00	2,191.75	0.00	0.00	(2,191.75)
4150.000 Travel	0.00	1,212.42	0.00	3,548.40	0.00	25,139.00	21,590.60
4170.000 Accounting	0.00	3,476.00	0.00	41,396.36	0.00	25,500.00	(15,896.36)
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	7,317.35	0.00	98,422.29	0.00	344,018.00	245,595.71
TOTAL GENERAL	0.00	**53,372.17**	0.00	**595,803.87**	0.00	**1,984,416.00**	**1,388,612.13**
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	64,240.00	0.00	70,080.00	5,840.00
4190.300 Property Mgmt Fee	0.00	55,209.90	0.00	607,985.70	0.00	677,603.00	69,617.30
4190.310 Bookkeeping Fee	0.00	4,282.50	0.00	47,160.00	0.00	52,560.00	5,400.00
4190.400 Fee For Svc Exp	0.00	59,808.34	0.00	697,403.14	0.00	725,000.00	27,596.86
TOTAL MANAGEMENT FEES	0.00	**125,140.74**	0.00	**1,416,788.84**	0.00	**1,525,243.00**	**108,454.16**
TOTAL ADMINISTRATIVE COST	**0.00**	**178,512.91**	**0.00**	**2,012,592.71**	**0.00**	**3,509,659.00**	**1,497,066.29**
4191.000 Telephone/Internet/Cells	0.00	5,708.70	0.00	43,511.65	0.00	0.00	(43,511.65)
4192.000 Copier/Computer Costs	0.00	5,071.32	0.00	30,000.26	0.00	0.00	(30,000.26)
4193.000 Office Supplies	0.00	1,937.68	0.00	12,607.02	0.00	0.00	(12,607.02)
4194.000 Postage	0.00	1,336.34	0.00	5,700.49	0.00	0.00	(5,700.49)
4230.000 Tenant Svc	0.00	20,528.91	0.00	71,190.57	0.00	285,000.00	213,809.43
UTILITIES							
4310.000 Water	0.00	0.00	0.00	390,998.75	0.00	986,051.00	595,052.25
4310.312 Water 31-2	0.00	0.00	0.00	37,262.13	0.00	0.00	(37,262.13)

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	0.00	0.00	87,519.12	0.00	0.00	(87,519.12)
4310.317 Water 31-7	0.00	0.00	0.00	85,872.54	0.00	0.00	(85,872.54)
4310.673 Water 667-3	0.00	0.00	0.00	116,373.05	0.00	0.00	(116,373.05)
4310.676 Water 667-6	0.00	0.00	0.00	31,656.64	0.00	0.00	(31,656.64)
4320.000 Electricity	0.00	2,014.14	0.00	51,508.05	0.00	510,486.00	458,977.95
4320.312 Elect - 31-2	0.00	3,692.93	0.00	35,414.93	0.00	0.00	(35,414.93)
4320.313 Elect 31-3	0.00	4,732.18	0.00	38,591.87	0.00	0.00	(38,591.87)
4320.317 Elect 31-7	0.00	17,417.22	0.00	98,938.16	0.00	0.00	(98,938.16)
4320.673 Electric 667-3	0.00	8,120.45	0.00	51,745.95	0.00	0.00	(51,745.95)
4320.676 Electric 667-6	0.00	0.00	0.00	27,144.95	0.00	0.00	(27,144.95)
4330.000 Gas	0.00	0.00	0.00	125,123.42	0.00	422,015.00	296,891.58
4330.312 Gas - 31-2	0.00	0.00	0.00	11,109.90	0.00	0.00	(11,109.90)
4330.313 Gas - 31-3	0.00	0.00	0.00	23,436.68	0.00	0.00	(23,436.68)
4330.317 Gas - 31-7	0.00	0.00	0.00	9,055.33	0.00	0.00	(9,055.33)
4330.673 Gas 667-3	0.00	0.00	0.00	27,398.40	0.00	0.00	(27,398.40)
4330.676 Gas 667-6	0.00	0.00	0.00	7,235.36	0.00	0.00	(7,235.36)
TOTAL UTILITIES	**0.00**	**35,976.92**	**0.00**	**1,256,385.23**	**0.00**	**1,918,552.00**	**662,166.77**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	81,395.28	0.00	878,056.05	0.00	1,928,086.00	1,050,029.95
4420.000 Maintenance Supplies	0.00	51,430.45	0.00	326,115.78	0.00	465,000.00	138,884.22
TOTAL GENERAL	0.00	**132,825.73**	0.00	**1,204,171.83**	0.00	**2,393,086.00**	**1,188,914.17**
CONTRACT COSTS							
4430.000 Contract Costs	0.00	275.00	0.00	2,589.72	0.00	785,000.00	782,410.28
4430.006 Plumbing	0.00	0.00	0.00	2,239.44	0.00	0.00	(2,239.44)
4430.010 Rubbish	0.00	8,863.70	0.00	137,033.28	0.00	0.00	(137,033.28)
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	4,802.75	0.00	68,980.71	0.00	0.00	(68,980.71)
4430.050 Landscaping	0.00	0.00	0.00	37,884.72	0.00	0.00	(37,884.72)
4430.070 Electrical	0.00	5,013.75	0.00	134,035.49	0.00	0.00	(134,035.49)
4430.080 Plumbing	0.00	29,600.00	0.00	110,261.86	0.00	0.00	(110,261.86)
4430.090 Extermination	0.00	10,915.00	0.00	57,193.83	0.00	0.00	(57,193.83)
4430.110 Routine Contract Cost	0.00	37,031.28	0.00	219,744.76	0.00	0.00	(219,744.76)
TOTAL CONTRACT COSTS	0.00	**96,501.48**	0.00	**771,619.81**	0.00	**785,000.00**	**13,380.19**
TOTAL MAINTENANCE	**0.00**	**229,327.21**	**0.00**	**1,975,791.64**	**0.00**	**3,178,086.00**	**1,202,294.36**
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	178,559.31	0.00	0.00	(178,559.31)
4512.000 Liability Insurance	0.00	4,519.68	0.00	45,355.07	0.00	0.00	(45,355.07)
4513.000 Worker's Comp Insurance	0.00	3,291.00	0.00	37,937.61	0.00	0.00	(37,937.61)
4514.000 Insurance (Other)	0.00	2,484.25	0.00	29,894.08	0.00	0.00	(29,894.08)
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	(34,065.27)	0.00	363,341.31	0.00	1,246,182.00	882,840.69
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	0.00	0.00	242,953.58	0.00	315,000.00	72,046.42
7590.000 Property Contra	0.00	0.00	0.00	(253,864.45)	0.00	0.00	253,864.45

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
TOTAL EXPENSES	0.00	470,928.52	0.00	6,376,797.74	0.00	11,393,957.00	5,017,159.26
SURPLUS	0.00	108,132.73	0.00	595,799.14	0.00	(4,144,748.00)	4,740,547.14

Somerville Housing Authority
Balance Sheet
February 2025

Program: Section 8 Voucher **Project: Consolidated**

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	199,123.73	1,776,207.66
1114.000 FSS Escrow Funds	6,648.62	429,373.90
1125.000 Accts Receivble - Hud	0.00	246,648.00
1129.001 A/R Mobility	6,876.21	53,389.61
1129.100 A/R SRO	10,402.00	201,981.00
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	344.09	371,733.80
1210.000 Prepaid Insurance	(3,573.56)	16,524.08
1210.100 Prepaid Other	(3,741.06)	37,410.87
1210.200 Prepaid Retirement	25,602.71	50,308.75
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	**241,682.74**	**6,660,079.05**
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	6,144.31	382,393.84
2114.000 A/P FSS - Funds in Escrow	(2,780.22)	(81,150.69)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	(8,604.88)	(1,742.06)
2116.100 A/P Landlords Offset	(30,606.73)	56,383.64
TOTAL 2116.000 A/P LANDLORDS	**(39,211.61)**	**54,641.58**
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	128,390.29	(415,925.31)
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	**92,542.77**	**8,880,107.29**
SURPLUS		
2700.000 SURPLUS	0.00	(199,049.94)
2700.000 SURPLUS (Current Year)	149,139.97	(2,179,646.98)
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
February 2025

Program: Section 8 Voucher   Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Pension/GASB68	0.00	(1,150,581.72)
TOTAL SURPLUS	**149,139.97**	**(2,220,028.24)**
TOTAL LIABILITIES AND SURPLUS	**241,682.74**	**6,660,079.05**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

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	2,418.59	0.00	27,905.28	0.00	32,500.00	(4,594.72)
3300.000 Fraud Income - PHA	0.00	1,014.14	0.00	7,148.33	0.00	0.00	7,148.33
3301.000 Fraud Income - HUD	0.00	1,014.14	0.00	7,148.33	0.00	0.00	7,148.33
3400.000 Admin Fee Income	0.00	148,058.00	0.00	1,672,829.00	0.00	1,762,200.00	(89,371.00)
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	280.78	0.00	2,657.28	0.00	1,800.00	857.28
3611.000 restricted Interest Income	0.00	63.31	0.00	1,201.50	0.00	0.00	1,201.50
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	2,452,523.00	0.00	22,885,249.00	0.00	0.00	22,885,249.00
3804.000 FSS Forfeitures Revenue after	0.00	5,638.53	0.00	6,402.01	0.00	0.00	6,402.01
TOTAL INCOME	**0.00**	**2,611,010.49**	**0.00**	**24,683,528.73**	**0.00**	**1,796,500.00**	**22,887,028.73**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	80,663.34	0.00	944,780.21	0.00	834,075.00	(110,705.21)
4130.000 Legal	0.00	2,570.94	0.00	16,520.11	0.00	30,000.00	13,479.89
4140.000 Staff Training	0.00	0.00	0.00	4,286.68	0.00	0.00	(4,286.68)
4150.000 Travel	0.00	1,461.91	0.00	4,702.25	0.00	19,840.00	15,137.75
4160.000 Mobility Admin Exp	0.00	811.92	0.00	8,426.56	0.00	10,000.00	1,573.44
4170.000 Accounting	0.00	1,936.50	0.00	25,233.69	0.00	15,000.00	(10,233.69)
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	11,379.82	0.00	206,175.84	0.00	502,140.00	295,964.16
4191.000 Telephone/Internet/Cells	0.00	3,068.50	0.00	36,047.15	0.00	0.00	(36,047.15)
4192.000 Copier/Computer Costs	0.00	11,306.67	0.00	65,421.33	0.00	0.00	(65,421.33)
4193.000 Office Supplies	0.00	2,053.71	0.00	25,735.94	0.00	0.00	(25,735.94)
4194.000 Postage	0.00	2,979.54	0.00	12,695.71	0.00	0.00	(12,695.71)
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	13,700.51	0.00	0.00	(13,700.51)
4513.000 Worker's Comp Insurance	0.00	2,239.54	0.00	28,575.31	0.00	0.00	(28,575.31)
4540.000 Employee Benefits	0.00	(22,074.29)	0.00	273,950.45	0.00	362,533.00	88,582.55
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**	**99,732.12**	**0.00**	**1,666,251.74**	**0.00**	**1,881,230.00**	**214,978.26**
HAP EXPENSES							
4715.000 Haps	0.00	1,832,709.43	0.00	18,137,421.76	0.00	0.00	(18,137,421.76)
4715.005 PORT OUT HAPS	0.00	16,266.00	0.00	159,980.00	0.00	0.00	(159,980.00)
4715.010 MAINSTREAM HAPS	0.00	419.00	0.00	1,364,064.00	0.00	0.00	(1,364,064.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	26,494.00	0.00	286,013.00	0.00	0.00	(286,013.00)
4715.050 FSS HAPS PAYMENTS	0.00	15,110.00	0.00	179,866.00	0.00	0.00	(179,866.00)
4715.060 DHAP HAPS	0.00	364,499.39	0.00	3,930,333.66	0.00	0.00	(3,930,333.66)
4715.070 FAMILY UNIFICATION HAPS	0.00	106,640.58	0.00	1,139,245.55	0.00	0.00	(1,139,245.55)
TOTAL HAP EXPENSES	**0.00**	**2,362,138.40**	**0.00**	**25,196,923.97**	**0.00**	**0.00**	**(25,196,923.97)**
TOTAL EXPENSES	**0.00**	**2,461,870.52**	**0.00**	**26,863,175.71**	**0.00**	**1,881,230.00**	**(24,981,945.71)**
SURPLUS	**0.00**	**149,139.97**	**0.00**	**(2,179,646.98)**	**0.00**	**(84,730.00)**	**(2,094,916.98)**

Somerville Housing Authority
Balance Sheet
February 2025

Program: State Mod **Project: Consolidated**

	Period Amount	Balance
ASSETS		
1410.003 Other Administrative Costs	34,550.31	238,081.12
1480.000 Hard Cost - Construction Contracts	185,945.00	378,781.97
1480.001 Roofs	0.00	4,500.00
1480.003 Site Work	0.00	8,570.00
TOTAL ASSETS	**220,495.31**	**629,933.09**
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving	218,695.31	94,445.18
TOTAL LIABILITIES	**218,695.31**	**94,445.18**
SURPLUS		
2700.000 Income and Expense Clearing (Current Year)	1,800.00	535,487.91
TOTAL SURPLUS	**1,800.00**	**535,487.91**
TOTAL LIABILITIES AND SURPLUS	**220,495.31**	**629,933.09**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: State Mod   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	1,800.00	0.00	535,487.91	0.00	0.00	535,487.91
TOTAL INCOME	**0.00**	**1,800.00**	**0.00**	**535,487.91**	**0.00**	**0.00**	**535,487.91**
EXPENSES							
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
SURPLUS	**0.00**	**1,800.00**	**0.00**	**535,487.91**	**0.00**	**0.00**	**535,487.91**

Somerville Housing Authority

Balance Sheet

February 2025

Program: SRO   Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - SRO Checking - 3001	0.00	158,267.05
1155.000 Revolving Fund Advance	0.00	1,000.00
1160.000 Investments	4.44	4,793.98
1210.200 Prepaid Retirement	263.45	479.14
1300.000 Deferred Outflows	0.00	8,845.26
1302.000 Deferred Outflows - GASB75	0.00	1,835.28
1403.000 Furn-Fixtures-Equip	0.00	160.23
1405.000 Accum Depn - Furn & Equip	0.00	(160.23)
TOTAL ASSETS	**267.89**	**175,220.71**
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	(9,990.98)	(191,286.07)
2119.100 A/P Section 8	10,402.00	201,981.00
2135.000 Accrued Comp Abs	0.00	294.00
2293.200 Deferred Inflow Pension	0.00	89.74
2293.300 Deferred Inflows - GASB75	0.00	4,551.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	21,615.00
2339.200 L/T Payable - Pension	0.00	19,308.40
2720.000 Admin Fee Contra	(1,637.79)	(19,504.59)
TOTAL LIABILITIES	**(1,226.77)**	**37,048.48**
SURPLUS		
2700.000 Revenue-Exp Close Out	0.00	1,030.54
2700.000 Revenue-Exp Close Out (Current Year)	1,494.66	30,469.36
2805.000 Restricted Net Assets HAP	0.00	2,447.77
2806.000 Unrestricted Net Assets	0.00	140,521.91
2806.100 GASB 45/OPEB URNA	0.00	(23,688.00)
2806.200 GASB 68/Pension	0.00	(12,609.35)
TOTAL SURPLUS	**1,494.66**	**138,172.23**
TOTAL LIABILITIES AND SURPLUS	**267.89**	**175,220.71**
PROOF	**0.00**	**0.00**

Somerville Housing Authority

Operating Statement

Eleven Months Ending 02/28/2025

Program: SRO Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	1,637.79	0.00	19,504.59	0.00	23,226.00	(3,721.41)
3610.000 Interest Income	0.00	4.44	0.00	49.77	0.00	0.00	49.77
3802.000 Hap Grant Income	0.00	11,182.00	0.00	123,013.00	0.00	0.00	123,013.00
TOTAL INCOME	**0.00**	**12,824.23**	**0.00**	**142,567.36**	**0.00**	**23,226.00**	**119,341.36**
EXPENSES							
4110.000 Admin Salaries	0.00	759.37	0.00	8,828.02	0.00	10,468.00	1,639.98
4130.000 Legal	0.00	4.35	0.00	23.35	0.00	80.00	56.65
4150.000 Travel	0.00	4.47	0.00	35.50	0.00	227.00	191.50
4170.000 Accounting	0.00	123.92	0.00	2,425.53	0.00	600.00	(1,825.53)
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4190.000 Sundry Admin Cost	0.00	234.76	0.00	2,249.36	0.00	4,095.00	1,845.64
4191.000 Telephone/Internet/Cell	0.00	30.61	0.00	351.69	0.00	0.00	(351.69)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	10,457.00	10,457.00
4512.000 Liability Insurance	0.00	0.00	0.00	20.88	0.00	0.00	(20.88)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	262.21	0.00	0.00	(262.21)
4540.000 Employee Benefits	0.00	(229.91)	0.00	2,562.46	0.00	3,758.00	1,195.54
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	6,500.00	6,500.00
4715.000 Haps	0.00	10,402.00	0.00	95,339.00	0.00	0.00	(95,339.00)
TOTAL EXPENSES	**0.00**	**11,329.57**	**0.00**	**112,098.00**	**0.00**	**36,685.00**	**(75,413.00)**
SURPLUS	**0.00**	**1,494.66**	**0.00**	**30,469.36**	**0.00**	**(13,459.00)**	**43,928.36**

TENANT SELECTION REPORT - March 2025 PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	**Applications Processed**	**LOCAL PRIORITY**	**Total Applications**	**LOCAL PRIORITY**
State Family	6	2	53524	1603
Federal Family	20	8	1928	500
State Elderly	7	1	14319	439
Federal Elderly	14	8	967	276
S8NC (Hagan Manor)	11	8	637	194
S8NC (Bryant)	12	8	406	52
Total Public Housing	70	35	71781	3064
Section 8	10	5	1,981	1,981
SRO	0	0	284	56
DHAP	0	0	1003	117
Mainstream	0	0	505520	6605
FYI	1	0	3	0
VASH	0	0	2	0
Walnut Street	4	0	217	19
Linden Street	14	5	1005	144
Merriam Street	0	0	0	0
North Charles	0	0	2	2
Just At Start	0	0	207	10
YMCA	4	0	285	33
Waterworks	22	10	662	235
Waterworks II	18	10	327	102
Capen Court	21	10	1276	492
Total Leased Housing	94	40	512774	9796
	164	75	584555	12860

VACANCY REPORT - MARCH 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	84	0	84	0%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	107	3	110	3%
	Weston Manor	76	4	80	5%
FEDERAL FAMILY	Mystic View	209	6	215	3%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	98	2	100	2%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	231	7	238	3%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%

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

MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 4/17/2025

Re: Section 8 Voucher Utilization & Spending Projection Reports as of April 2025

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of April 2025. SHA is working with the HUD Shortfall Prevention Team, and has begun recieving Set Aside Funding to cover projected funding shortfall. While working with the Shortfall Prevention Team, SHA is required to stop issuing new HCV Vouchers, although we are still able to fill PBV units and issue VA Supportive Housing and Foster Youth to Independance Vouchers, which we have been doing. SHA is also still working on lease-up for the Waterworks II and Clarendon Hill projects, and is working with the Shortfall Prevention Teamp to ensure we receive funding for those vouchers as well. SHA plans to have Waterworks II leased before the end of the month following construction completion.

Somerville Housing Authority
Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 4/9/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	1	0	104	105	7
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	8	8	0
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	11	11	1
Port In Billing	0	0	0	0	0	3	3	0
TBV - All Other Voucher	797	0	1	3	9	705	718	79
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	0	1	1	190	193	7
TBV - VASH	10	2	0	0	0	8	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	10	10	1
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	**1387**	**7**	**1**	**5**	**10**	**1258**	**1281**	**109**

End of Report

HCV Leasing and Spending Projection

PHA Name	Somerville Housing Authority	PHA Number	MA031

Utilization Report: *HCV Utilization Report November 2024*

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ACC/Funding Information

ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)
Beginning ACC Vouchers	1,210	1,232	1,232
Funding Components	**Current Year (2024)**	**Year 2 (2025)**	**Year 3 (2026)**
Initial BA Funding (net offset)	$23,360,757	$24,664,716	$26,246,195
Offset of HAP Reserves	$0		
Set Aside Funding	$299,339		
New ACC Units Funding	$209,208	$163,618	$0
Total ABA Funding Provided	$23,869,304	$24,828,334	$26,246,195
PHA Income	$9,710	$1,869	
Total Cash-Supported Prior Year-End Reserves	$726,024	$1,903	$0
Total Funding			
Total Funding Available	$24,605,038	$24,832,106	$26,246,195

Funding Proration Levels

HAP	
Year 2 (2025) Rebenchmark	100.3%
Year 3 (2026) Rebenchmark	100.0%
Administrative Fees	
Year 1 (2024)	91.0%
Year 2 (2025)	93.1%

Program Projection Variables

Success Rate	75%	Annual Turnover Rate	5.4%
			EOP Rate as of 04/02/2025 (65 TB.PB EOPs): 5.70%
Time from Issuance to HAP Effective Date (Current: 3.06 months)			
% leased in 30 days	0%		**2025 Final PHA-Specific Inflation Factor**
% leased in 30 to 60 days	50%		0.3%
% leased in 60 to 90 days	19%		
% leased in 90 to 120 days	6%		**2nd Offset**
% leased in 120 to 150 days	25%		$0

Leasing and Spending Outcomes: Current and Following Year Projections

	2024	*2025*
UML % of ACC (UMA)	94.1%	91.7%
HAP Exp as % of All Funds	100.0%	105.7%
HAP Exp as % of Eligibility only	103.1%	105.7%
End of Year Results		
Projected 12/31 Total HAP Reserves	$1,903	-$1,414,089
HAP Reserves as % of ABA (Start: 3.0%)	*0.0%*	*-5.7%*

End of Year 3 Results (2026)

$43,639	0.2%	Projected Total HAP Reserves ========= Reserves % BA

HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check

HUD-established CYE HHR	$860,375		HUD-established CYE HHR
HUD-Calculated Restricted Net Position	($134,351)	$2,164,348	PHA-Held Cash 12/31/2023 (VMS)
HUD-Reconciled	*$726,024*	*$3,024,723*	*HUD-Reconciled (Cash Capped)*
Lower of H17/I17 (May Override)	$726,024		Lower of H17/I17 (May Override)

HUD-Reconciled RNP v PHA-Reported RNP

HUD v. PHA difference: $0.00 or 0% of Eligibility	($134,351)	<--EOY VMS RNP ============== HUD-estimated RNP-->	($134,351)	Excess Cash Revised

Administrative Fees Analysis

See Detail

<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)		2024	2025
		Admin Fees Earned (PY: $1,979,848)	$1,869,348	$1,882,707
$152.40	$142.23	Expense	$956,680	$1,156,330
		Expense %	51.2%	61.4%

MA031 has a cost per UML of $89.46 compared to its Earnings/UML & Size peer group of $93.78 (a difference of -4.8%) and its state peer group (of all PHAs in the state) of $122.69 (a difference of -37.1%).

Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2024 Calendar Year-End (CYE) UNP of ($102,232) (or -5.5% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of $810,437 (or 43% of CY 2025 Earned Admin Fees).

HCV Leasing and Spending Projection

2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	1,210	1,163	$1,953,876					1,163	$1,953,876	$1,680		96.1%	98.2%	96.1%	98.2%
Feb-24	1,212	1,159	$1,977,574					1,159	$1,977,574	$1,706		95.9%	98.8%	95.6%	99.4%
Mar-24	1,212	1,159	$2,005,332					1,159	$2,005,332	$1,730		95.8%	99.5%	95.6%	100.8%
Apr-24	1,212	1,157	$2,015,673					1,157	$2,015,673	$1,742		95.7%	99.9%	95.5%	101.3%
May-24	1,214	1,149	$2,041,119					1,149	$2,041,119	$1,776		95.5%	100.5%	94.6%	102.6%
Jun-24	1,224	1,147	$2,039,260					1,147	$2,039,260	$1,778		95.2%	100.8%	93.7%	102.5%
Jul-24	1,224	1,148	$2,049,548					1,148	$2,049,548	$1,785		95.0%	101.1%	93.8%	103.0%
Aug-24	1,224	1,146	$2,079,053					1,146	$2,079,053	$1,814		94.8%	101.6%	93.6%	104.5%
Sep-24	1,229	1,146	$2,098,772					1,146	$2,098,772	$1,831		94.6%	102.0%	93.2%	105.5%
Oct-24	1,229	1,140	$2,113,271					1,140	$2,113,271	$1,854		94.5%	102.4%	92.8%	106.2%
Nov-24	1,229	1,132	$2,109,962					1,132	$2,109,962	$1,864		94.2%	102.8%	92.1%	106.1%
Dec-24	1,229	1,133	$2,119,695					1,133	$2,119,695	$1,871		94.1%	103.1%	92.2%	106.6%
Total	*14,648*	*13,779*	*$24,603,135*	*0*	*0*	*0*	*0.0*	*13,779*	*$24,603,135*	*$1,786*		*94.1%*	*103.1%*		
2025															
Jan-25	1,232	1,130	$2,174,181					1,130	$2,174,181	$1,924		91.7%	105.1%	91.7%	105.1%
Feb-25	1,232	1,132	$2,190,192					1,132	$2,190,192	$1,935		91.8%	105.5%	91.9%	105.9%
Mar-25	1,232	1,128	$2,140,727					1,128	$2,140,727	$1,898		91.7%	104.8%	91.6%	103.5%
Apr-25	1,232	1,125	$2,143,553	7				1,125	$2,143,553	$1,905		91.6%	104.5%	91.3%	103.6%
May-25	1,232	**0**	**$0**	0	5	0	-5.0	1,125	$2,153,561	$1,914	$1,914	91.6%	104.4%	91.3%	104.1%
Jun-25	1,232	**0**	**$0**	0		3	-5.0	1,123	$2,159,047	$1,923	$1,923	91.5%	104.4%	91.1%	104.4%
Jul-25	1,232	**0**	**$0**	0		1	-5.0	1,119	$2,161,414	$1,932	$1,932	91.4%	104.4%	90.8%	104.5%
Aug-25	1,232	**0**	**$0**	0		0	-5.0	1,114	$2,162,465	$1,941	$1,941	91.3%	104.4%	90.4%	104.5%
Sep-25	1,232	**0**	**$0**	0	38	1	-5.0	1,148	$2,239,581	$1,950	$1,950	91.5%	104.9%	93.2%	108.2%
Oct-25	1,232	**0**	**$0**	0		0	-5.1	1,143	$2,240,036	$1,960	$1,960	91.6%	105.2%	92.8%	108.3%
Nov-25	1,232	**0**	**$0**	0		0	-5.1	1,138	$2,240,492	$1,969	$1,969	91.7%	105.5%	92.4%	108.3%
Dec-25	1,232	**0**	**$0**	0		0	-5.1	1,133	$2,240,947	$1,978	$1,978	91.7%	105.7%	92.0%	108.3%
Total	*14,784*	*4,515*	*$8,648,653*	*7*	*43*	*5*	*-40.3*	*13,557*	*$26,246,195*	*$1,936*		*91.7%*	*105.7%*		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of $2,164,348 compares to NRP (VMS) of $-134,351. Current: VMS Cash & Investments of $877,259 compares to VMS NRP plus UNP of $5,108,781. SPVs: Additional SPV leasing should focus on the 3 unleased VASH vouchers, 22 unleased FUP vouchers, and 9 unleased NED vouchers. PBVs: Currently, the PHA reports 136 leased PBVs, for a leased PBV rate of 95%.   Additional leasing should focus on the 7 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.

Comments (Hover for VMS Comments)

Resident Services Report
March 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	YTseo	AAbreu	**Total**
Elderly	11	**14**	**0**	**2**	
Young Disabled	1	2	0	0	
Family	4	*0*	*7*	*4*	
Applicant	0	*0*	*0*	*0*	
Section 8 Assistance	0	*0*	*0*	*0*	
Work Order Follow up	2	*5*	*0*	*0*	
Total referrals this month	**18**	**21**	**7**	**6**	**52**

Activities this month:

- *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!*

Anticipated Activities in April:

- *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*
- *Ciampa Outreach Event with Council on Aging Social Worker's*
- *Intergenerational Event with Mystic Learning Center at Highland Gardens*
- *Community Picnic Outreach*
- *FSS Enrollment Outreach*
- *Public Safety Survey Outreach*

Self-Sufficiency Programming Updates-JLotti & SMontina:

- *Two contract extension requests approved---both related to unforeseen circumstances that created barriers to timely completion of goals.*
- *Ongoing preparation of participants interested in purchasing their own home:*

Resident Services Report
March 2025

- *Two participants have received bank pre-approvals and have begun the home search process. One of these participants will receive only minimal Section 8 assistance with mortgage payments and may decide to forgo using that assistance at all.*
- *Three more who have completed FTHB education and continue preparations through counseling, building personal savings, and improving credit scores.*

- *Continued enrollment of* ***Foster Youth Initiative (FYI)*** *participants. Also, we now have* ***six*** *FYI participants enrolled. Two more planned for enrollment effective 5/1/2025. One more who has expressed interest but has not yet been able to meet to begin the enrollment process.*
- ***Second year of participation*** *in the Credit Builders Alliance (CBA) cohort program for 2025: Grant monies funding current program for Section 8 FSS participants through April 21st. This year's grant will fund the in-person Women's Money Matter's Financial Education cohort to begin in June 2025 at the MAC.*
- *Meeting with Cameron Stuhl from Justine Petersen for orientation about* ***Save2Build*** *loans designed to help with credit building. CBA membership allows FSS staff to assist participants with applications. It's a $300 loan payable over one year. When all payments are complete, the participant receives $300 AND sees an increase in their credit score!*

Year to Date FSS Data Report:

FSS Management Report

Beginning Date: 4/1/2024, 3) Ending Date: 3/31/2025

Question	Answer
How many households were under Contracts of Participation?	93
How many households successfully completed their Contract of Participation/Graduated?	13
How many households involved in this program increased their income?	42
What was the average dollar increase in annual household income?	$20866.81
How many households experienced a reduction in cash welfare assistance?	5
How many households ceased receiving cash welfare assistance as a result of increased household income?	42
How many head of households receiving services under the age of 18?	0
How many head of households receiving services are ages 18 - 30?	12
How many head of households receiving services are ages 31 - 50?	53
How many head of households receiving services are ages 51 - 61?	21
How many head of households receiving services are ages 62 and over?	7
End of Report	

Resident Services Report
March 2025

Upcoming Public Concert:

APRIL CONCERT

Saturday, April 26, 2025, 2-3:30pm

530 Mystic Avenue, Somerville, MA 02145

PROGRAM

- Prelude by the Around Hear All-Ages Violin & Piano Classes
- Georg Philipp Telemann – Fantasia No. 7 in E-flat Major for Solo Violin, TWV 14:20
- Selections from "Superdoves!" a song cycle for voice & piano with lyrics by Marji Gere & music by Dan Sedgwick accompanied by cantastoria and Flappy the pigeon
- Ludwig van Beethoven – Piano Trio in B-flat Major, Op. 97, "Archduke"

PERFORMERS

Will Green, tenor

Marji Gere, violin, cantastoria & puppetry

Adrienne Taylor, cello

Dan Sedgwick, piano

Come for music, stay for PIZZA!

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
PROPERTY CRIMES	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
B&E DAY	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LARCENY UNDER $250	0	1	0	0	1	1	0	0	0	0	0	0	0	0	3
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DISTURBANCE APT/NOISE	0	1	0	2	0	0	0	0	1	0	0	0	0	0	4
DISTURBANCE HALLWAY	0	0	0	1	0	0	0	0	1	1	0	0	1	0	4
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	0	1	0	0	0	0	0	0	1	8	0	0	0	0	10
SICK PERSON	2	2	2	1	0	6	0	0	3	2	1	0	2	0	21
CHECK CONDITION	0	1	0	0	0	0	1	0	0	0	0	0	2	0	4
CITIZEN CONTACT	9	8	18	8	4	0	0	0	0	0	11	5	3	16	82
EVICTION	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
LOCKOUT	2	0	0	0	0	0	0	0	5	2	0	0	0	0	9
E911 HANGUP	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
BURGLAR ALARM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	1	3	0	0	0	2	6
OFFICER WANTED	0	3	1	2	2	1	0	0	2	1	0	0	2	0	14
SUPPLEMENTAL	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
ANIMAL COMPLAINT	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LOST PROPERTY REPORTED	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
MV VIOLATIONS	0	0	0	0	0	0	0	0	2	3	0	0	0	8	13
FIRE INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	27	17	24	20	75	59	19	26	29	17	21	23	27	42	426
Grand Total	**40**	**35**	**45**	**34**	**82**	**67**	**20**	**26**	**46**	**42**	**33**	**28**	**41**	**68**	**607**

PUBLIC SAFETY

INCIDENTS REPORTED BY DATE

	2025			2024									
	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	2	0	0	0	0	0	0	0	0	1	0	4
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	1	0	0	0	0	0	1	0	1	0	3
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	3	0	0	0	0	1	1	0	0	0	5
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	5	11	2	3	2	0	3	4	5	3	38
DISTURBANCE OUTSIDE	4	1	1	1	4	2	4	4	3	1	2	0	27
OTHER M/V	1	0	0	0	0	0	0	1	0	0	0	0	2
ADMINISTRATIVE													
INVESTIGATION	8	8	10	10	9	9	15	10	9	3	14	15	120
SICK PERSON	20	14	24	21	16	19	15	24	17	22	14	17	223
SUDDEN DEATH	0	1	0	1	1	1	1	0	0	1	0	0	6
CHECK CONDITION	12	9	4	3	4	5	10	13	7	7	7	5	86
CIVIL INVESTIGATION	0	0	0	0	0	0	0	0	0	0	1	0	1
CITIZEN CONTACT	0	1	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	34	29	66	18	9	14	21	26	30	48	25	29	349
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	1	0	0	0	0	0	0	1	2	0	5
LOCKOUT	5	3	11	4	8	5	9	6	9	13	8	5	86
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	1	0	0	0	0	1	0	0	0	0	2
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	5	4	1	2	9	4	3	9	23	12	82
ASSIST ARREST	0	0	0	2	0	0	0	1	1	0	2	0	6
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	17	20	23	14	24	25	25	27	17	29	255
SUPPLEMENTAL	0	0	3	0	0	0	0	0	0	0	0	0	3
ANIMAL COMPLAINT	0	0	1	0	0	0	1	0	0	0	0	0	2
LOST PROPERTY REPORTED	0	0	1	2	0	1	1	0	1	0	0	0	6
MISSING PERSON	0	0	0	0	1	0	0	2	2	0	0	0	5
MV VIOLATIONS	2	6	5	8	3	5	3	5	7	7	8	15	74
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	460	438	370	440	372	389	421	370	395	429	487	5041
Grand Total	**602**	**559**	**604**	**494**	**544**	**472**	**524**	**556**	**503**	**559**	**585**	**637**	**6639**

WORK ORDERS ISSUED FOR: Mar-25

REQUESTED BY MANAGEMENT: 213

REQUESTED BY TENANTS: 1153

TOTAL WORK ORDERS ISSUED: 1366

DEV.	COMPLETED ****		INCOMPLETE ****	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE MARCH	REQUESTED IN MARCH				
031-1 Mystic Federal	280	91	6	286	234	52
031-9 Federal Elderly	235	98	7	242	180	62
200-1 Clarendon	73	22	6	79	73	6
200-2 Mystic State	252	96	9	261	238	23
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	74	28	5	79	67	12
667-3 Properzi Manor	100	32	5	105	83	22
667-4 Bryant Manor	145	82	20	165	147	18
667-6 Ciampa Manor	96	31	3	99	93	6
400-C Monmouth, Broadway	4	0	1	5	3	2
689-2 Hagan Manor	29	16	0	29	23	6
705-1 Sycamore, Fountain Ave	16	4	0	16	12	4
TOTAL	1304	500	62	1366	1153	213

***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 April 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	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	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	Pre-Bid	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	Pre-Construction	Federal Cap Fund 2024	Design	$34,098.00	EHA Design
Weston Manor Window Replacement 2	Pre-Construction	Federal Cap Fund 2024	Design	$36,000.00	Socotec
Mystic Devlopment Window Replacement	Design	Grant Funding	Design	$94,132.51	EHA Design
Weston Manor Window Replacement 2	Pre-Construction	Federal Cap Fund 2024	Construction	$527,000.00	Aegean Builders
Mystic View Roof Replacement 4	Pre-Construction	Federal Cap Fund 2024	Construction	$352,500.00	Corolla Construction
Mystic River Roof Replacement 6	Design	State Cap Fund 2024	Design	$21,600.00	Socotec