

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

AUGUST 20, 2026



Somerville Housing Authority

Balance Sheet

May 2026

Program: State Mod

Project: Consolidated

	Period Amount	Balance
ASSETS		
1121.000 A/R HUD	0.00	917,927.74
1129.000 Intercompany	0.00	448,105.00
1406.000 Soft Cost - Operations	215,145.62	215,145.62
1410.001 Accounting	0.00	58,797.28
1410.002 Advertising	0.00	1,141.08
1410.003 Other Administrative Costs	1,542,695.82	2,693,942.76
1410.005 Other Funds	0.00	3,500.00
1410.010 Soft Cost Contra	720.00	2,891.41
1430.001 Architecture Engineer Basic Services	0.00	1,050.00
1480.000 Hard Cost - Construction Contracts	254,600.00	18,988,018.21
1480.001 Roofs	0.00	4,500.00
1480.003 Site Work	0.00	8,570.00
1480.005 Electrical	477.56	893.25
TOTAL ASSETS	2,013,639.00	23,344,482.35
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.001 A/P HUD	0.00	1,438,519.00
2119.000 A/P Revolving	774,289.00	505,297.73
TOTAL LIABILITIES	774,289.00	1,943,816.73
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,384,640.24
2700.000 Income and Expense Clearing (Current Year)	1,239,350.00	1,597,733.08
2802.000 Invested in Capital Assets	0.00	17,418,292.30
TOTAL SURPLUS	1,239,350.00	21,400,665.62
TOTAL LIABILITIES AND SURPLUS	2,013,639.00	23,344,482.35
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	1,239,350.00	0.00	1,597,733.08	0.00	0.00	1,597,733.08
TOTAL INCOME	0.00	1,239,350.00	0.00	1,597,733.08	0.00	0.00	1,597,733.08
EXPENSES							
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	1,239,350.00	0.00	1,597,733.08	0.00	0.00	1,597,733.08

Somerville Housing Authority

Balance Sheet

May 2026

Program: 667-7 Clarendon Hill Towers

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-7 Checking - 3154	0.00	111,958.84
1125.000 A/R - DHCD Subsidy	0.00	308,841.00
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Eastern - 667-7 Savings - 1807	171.67	209,547.26
1210.000 Prepaid Insurance	(78.00)	(231.70)
1210.200 Prepaid Retirement	(171.00)	17,887.48
1300.000 Deferred Outflows	0.00	(1,326.03)
1302.000 Deferred Outflows - GASB75	0.00	14,772.49
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	(1,233,557.35)
TOTAL ASSETS	(77.33)	2,199,520.97
LIABILITIES AND SURPLUS		
LIABILITIES		
2119.000 A/P Revolving Fund	5,396.54	(216,373.49)
2135.000 Comp Abs	0.00	18,369.00
2293.200 Deferred Inflows Pension	0.00	39,933.44
2293.300 Deferred Inflows - GASB75	0.00	16,930.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	98,927.00
2339.200 LT Payable Pension	0.00	41,767.14
TOTAL LIABILITIES	5,396.54	(446.91)
SURPLUS		
2700.000 Income and Expense Clearing	0.00	815,315.54
2700.000 Income and Expense Clearing (Current Year)	(5,473.87)	(112,516.29)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	16.70
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	97.81
2802.000 Invested in Capital Assets	0.00	1,595,293.58
2806.000 Unrestricted Net Position	0.00	38,878.25
2806.100 Unrestricted Net Position - GASB 75	0.00	(101,084.51)
2806.200 Unrestricted Net Position - GASB 68	0.00	(36,033.20)
TOTAL SURPLUS	(5,473.87)	2,199,967.88
TOTAL LIABILITIES AND SURPLUS	(77.33)	2,199,520.97
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	0.00	0.00	210,080.00	(210,080.00)
3610.000 Interest Income	0.00	171.67	0.00	349.06	0.00	2,090.00	(1,740.94)
3690.000 Other Income	0.00	0.00	0.00	(104,852.00)	0.00	3,090.00	(107,942.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	543,664.00	(543,664.00)
TOTAL INCOME	0.00	171.67	0.00	(104,502.94)	0.00	758,924.00	(863,426.94)
EXPENSES							
4110.000 Admin Salaries	0.00	0.00	0.00	1,829.19	0.00	0.00	(1,829.19)
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	272.00	272.00
4150.000 Travel	0.00	5.46	0.00	6.00	0.00	21.00	15.00
4170.000 Accounting	0.00	427.94	0.00	397.49	0.00	166.00	(231.49)
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	96.00	96.00
4190.000 Sundry Admin Costs	0.00	95.16	0.00	138.59	0.00	671,765.00	671,626.41
4191.000 Telephone/Internet/Cells	0.00	284.62	0.00	245.72	0.00	211.00	(34.72)
4192.000 Copier/Computer Costs	0.00	86.06	0.00	45.06	0.00	0.00	(45.06)
4193.000 Office Supplies	0.00	232.16	0.00	211.92	0.00	67.00	(144.92)
4194.000 Postage	0.00	0.00	0.00	0.00	0.00	48.00	48.00
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	0.00	0.00	682,500.00	682,500.00
4512.000 Liability Insurance	0.00	22.00	0.00	66.00	0.00	269.00	203.00
4513.000 Worker's Compensation Insur	0.00	40.00	0.00	120.00	0.00	480.00	360.00
4514.000 Insurance (Other)	0.00	16.00	0.00	48.00	0.00	191.00	143.00
4540.000 Employee Benefits	0.00	4,436.14	0.00	4,905.38	0.00	10,007.00	5,101.62
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	2,661.00	2,661.00
7520.000 Replacement Of Equip	0.00	0.00	0.00	0.00	0.00	372.00	372.00
TOTAL EXPENSES	0.00	5,645.54	0.00	8,013.35	0.00	1,369,126.00	1,361,112.65
SURPLUS	0.00	(5,473.87)	0.00	(112,516.29)	0.00	(610,202.00)	497,685.71

Somerville Housing Authority

Balance Sheet

May 2026

Program: 400-c

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 400-C Checking - 1879	107,550.61	413,615.67
1113.000 Cash - SSP Escrow 2506	(13,892.26)	129,496.18
ACCOUNTS RECEIVABLE		
1122.200 Tenant A/R -200	0.00	3,931.80
1122.201 Shelter Rents A/R	(1,548.60)	23,993.39
1122.900 Tenant Repayment Agreements	1,403.00	3,303.00
1122.901 Fraud Recovery	(271.00)	73,265.08
TOTAL ACCOUNTS RECEIVABLE	(416.60)	104,493.27
1123.000 Allow For Bad Debt	0.00	(91,844.08)
1125.000 Ar Dhcd - Operating Subs	0.00	3,312,207.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	446.59	644,989.96
1210.000 Prepaid Insurance	(27,691.00)	(106,401.89)
1210.200 Prepaid Retirement	(20,828.00)	275,721.28
1300.000 Deferred Outflows	0.00	62,296.22
1302.000 Deferred Outflows - GASB75	0.00	64,425.18
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	714,030.38
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(50,207,814.87)
1408.000 WIP - HP Ramp	0.00	613.54
TOTAL FIXED ASSETS	0.00	21,620,409.30
TOTAL ASSETS	45,169.34	26,642,793.43
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Expenses	0.00	28,488.35
2111.100 AP Tenants	822.19	(65,579.51)
2111.200 A/P Tenant Association-Laundry	544.00	2,449.71
2113.000 A/P SSP Escrow	2,990.36	155,230.55
2119.000 A/P Revolving Fund	(277,135.31)	378,254.42
2135.000 Accreud Comp Abs	0.00	151,699.00
2137.000 Accrued Pilot	0.00	20,627.88
2240.000 Prepaid Rents	(2,526.00)	(2,526.00)
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	563,137.59
2293.300 Deferred Inflows - GASB75	0.00	526,647.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,877,602.00
2339.200 LT Payable Pension	0.00	1,796,394.23
TOTAL LIABILITIES	(275,304.76)	8,987,365.92
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(12,423,725.87)
2700.000 Income and Expense Clearing (Current Year)	320,474.10	651,504.33
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	334.84

Somerville Housing Authority

Balance Sheet

May 2026

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,386.47)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,737.62
2802.000 Invested in Capital Assets	0.00	25,297,012.45
2806.000 Unrestricted Net Position	0.00	10,783,817.40
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,339,823.82)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)

TOTAL SURPLUS

320,474.10 **17,655,427.51**

TOTAL LIABILITIES AND SURPLUS

45,169.34 **26,642,793.43**

PROOF

0.00 **0.00**

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.200 Shelter Rents 200	0.00	(10,122.00)	0.00	(16,291.00)	0.00	2,287,631.00	(2,303,922.00)
3110.201 Shelter Rents 200-1	0.00	8,853.01	0.00	18,798.51	0.00	0.00	18,798.51
3110.202 Shelter Rents 200-2	0.00	164,537.00	0.00	338,218.32	0.00	0.00	338,218.32
3110.667 Shelter Rents 667-2	0.00	34,276.00	0.00	70,466.00	0.00	0.00	70,466.00
3110.705 Shelter Rents 705	0.00	5,819.00	0.00	8,798.00	0.00	0.00	8,798.00
3610.000 Interest Inc	0.00	446.59	0.00	908.05	0.00	5,225.00	(4,316.95)
3690.000 Other Operating Recpts	0.00	67.67	0.00	339.32	0.00	8,034.00	(7,694.68)
3801.000 Operating Subsidy	0.00	500,000.00	0.00	860,000.00	0.00	3,702,567.00	(2,842,567.00)
3804.000 SSP Fofeiture	0.00	0.00	0.00	9.20	0.00	0.00	9.20
TOTAL INCOME	0.00	703,877.27	0.00	1,281,246.40	0.00	6,003,457.00	(4,722,210.60)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	38,585.67	0.00	83,565.98	0.00	679,646.00	596,080.02
4130.000 Legal	0.00	12,964.82	0.00	12,963.94	0.00	58,002.00	45,038.06
4140.000 Members Comp	0.00	0.00	0.00	8,435.85	0.00	61,200.00	52,764.15
4150.000 Travel	0.00	1,285.50	0.00	1,288.00	0.00	6,758.00	5,470.00
4170.000 Accounting	0.00	1,497.40	0.00	1,390.40	0.00	20,147.00	18,756.60
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	17,962.00	17,962.00
4190.000 Sundry Admin Costs	0.00	(594.32)	0.00	1,256.96	0.00	275,201.00	273,944.04
4191.000 TELEPHONE/INTERNET/CEL	0.00	4,614.88	0.00	5,724.36	0.00	25,651.00	19,926.64
4192.000 COPIER/COMPUTER COSS	0.00	3,037.08	0.00	2,557.08	0.00	0.00	(2,557.08)
4193.000 OFFICE SUPPLIES	0.00	2,815.95	0.00	2,644.47	0.00	8,162.00	5,517.53
4194.000 POSTAGE	0.00	0.00	0.00	0.00	0.00	5,830.00	5,830.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	64,206.98	0.00	119,827.04	0.00	1,158,559.00	1,038,731.96
4230.000 Tenant Svc	0.00	5,612.50	0.00	5,612.50	0.00	0.00	(5,612.50)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	(956.09)	0.00	863,428.00	864,384.09
4310.202 Water - 200-2	0.00	0.00	0.00	244,769.14	0.00	0.00	(244,769.14)
4310.667 Water 667	0.00	0.00	0.00	(13,772.93)	0.00	0.00	(13,772.93)
4310.705 Water 705	0.00	0.00	0.00	3,233.10	0.00	0.00	(3,233.10)
4320.200 Electriciv 200	0.00	1,722.42	0.00	(29,626.88)	0.00	241,480.00	271,106.88
4320.201 Elect 200-1	0.00	7,118.21	0.00	26,816.37	0.00	0.00	(26,816.37)
4320.202 Elect 200-2	0.00	14,831.96	0.00	25,726.72	0.00	0.00	(25,726.72)
4320.667 Electricity 667	0.00	20.79	0.00	888.72	0.00	0.00	(888.72)
4320.705 Electric 705	0.00	0.00	0.00	(27.00)	0.00	0.00	27.00
4330.201 Gas 200-1	0.00	2,659.84	0.00	(28,653.70)	0.00	396,577.00	425,230.70
4330.202 Gas 200-2	0.00	7,360.72	0.00	(153,644.28)	0.00	0.00	153,644.28
4330.405 Gas 705	0.00	1,247.93	0.00	1,003.94	0.00	0.00	(1,003.94)
4330.667 Gas 667	0.00	2,613.26	0.00	(12,323.74)	0.00	0.00	(12,323.74)
4330.672 Gas 667-2	0.00	(964.55)	0.00	(1,231.10)	0.00	0.00	1,231.10
4330.705 Gas 705-C	0.00	504.31	0.00	319.72	0.00	0.00	(319.72)
4330.751 Gas 705-1	0.00	0.00	0.00	1,606.35	0.00	0.00	(1,606.35)
TOTAL UTILITIES	0.00	37,114.89	0.00	64,128.34	0.00	1,501,485.00	1,437,356.66
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	63,031.37	0.00	126,035.85	0.00	1,067,874.00	941,838.15
4420.000 Maintenance Materials	0.00	32,613.47	0.00	43,018.64	0.00	339,475.00	296,456.36
4430.000 Contract Costs	0.00	6,175.00	0.00	3,925.00	0.00	0.00	(3,925.00)
4430.010 Rubbish	0.00	22,020.58	0.00	23,930.48	0.00	55,486.00	31,555.52
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	56,378.00	56,378.00
4430.022 Alarms	0.00	0.00	0.00	(1,170.00)	0.00	0.00	1,170.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	15,599.00	15,599.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.040 Elevator	0.00	3,602.68	0.00	1,487.14	0.00	134,147.00	132,659.86
4430.050 Landscaping	0.00	2,125.00	0.00	2,125.00	0.00	44,567.00	42,442.00
4430.070 Electrical	0.00	8,015.45	0.00	4,729.85	0.00	49,470.00	44,740.15
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	56,155.00	56,155.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	32,088.00	32,088.00
4430.110 Routine Contract Costs	0.00	4,142.14	0.00	13,823.10	0.00	191,995.00	178,171.90
TOTAL MAINTENANCE EXPENSE	0.00	141,725.69	0.00	217,905.06	0.00	2,043,234.00	1,825,328.94
4511.000 Property Insurance	0.00	15,397.00	0.00	46,191.00	0.00	184,762.00	138,571.00
4512.000 Liability Insurance	0.00	2,721.00	0.00	8,163.00	0.00	32,646.00	24,483.00
4513.000 Worker's Compensation Insur	0.00	4,858.00	0.00	14,574.00	0.00	58,297.00	43,723.00
4514.000 Insurance (Other)	0.00	4,715.00	0.00	14,145.00	0.00	56,581.00	42,436.00
4520.000 Pilot	0.00	0.00	0.00	1,473.42	0.00	0.00	(1,473.42)
4540.000 Employee Benefits	0.00	22,834.39	0.00	63,759.16	0.00	705,378.00	641,618.84
4540.002 Emp Benes-Grp Ins	0.00	83,034.03	0.00	84,508.79	0.00	0.00	(84,508.79)
4540.004 Emp Benes-Med	0.00	0.00	0.00	391.53	0.00	0.00	(391.53)
4540.005 Emp Benes - Fica	0.00	0.00	0.00	2,479.84	0.00	0.00	(2,479.84)
4540.006 Emp Benes-Dental\Ltd	0.00	1,183.69	0.00	2,239.84	0.00	0.00	(2,239.84)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	45,753.00	45,753.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	(15,656.45)	0.00	0.00	15,656.45
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	42,189.00	42,189.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	65,339.00	65,339.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	0.00	383,403.17	0.00	629,742.07	0.00	5,936,223.00	5,306,480.93
SURPLUS	0.00	320,474.10	0.00	651,504.33	0.00	67,234.00	584,270.33

Somerville Housing Authority

Balance Sheet

May 2026

Program: 689-C (Monmouth/Broadway)

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-C Checking - 3154	4,151.00	121,588.56
1155.000 Advance To Revolving Fund	0.00	2,700.00
1160.000 Investments	12.60	15,381.38
1210.000 Prepaid Insurance	(793.00)	(5,771.89)
1210.200 Prepaid Retirement	(596.00)	(2,212.84)
1300.000 Deferred Outflows	0.00	(659.27)
1302.000 Deferred Outflows - GASB75	0.00	1,836.66
FIXED ASSETS		
1401.000 Land	0.00	46,410.00
1402.000 Buildings	0.00	435,479.42
1404.000 Admin Equipment	0.00	259.96
1406.000 Accumulated Depreciation	0.00	(361,115.03)
TOTAL FIXED ASSETS	0.00	121,034.35
1690.100 Hagan Manor Window W/P	0.00	28,198.75
TOTAL ASSETS	2,774.60	282,095.70
LIABILITIES AND SURPLUS		
LIABILITIES		
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	2,601.54	217,837.14
TOTAL ACCOUNTS PAYABLE	2,601.54	217,837.14
2135.000 Accrued Comp Balances	0.00	545.00
2137.000 Accrued PILOT	0.00	1,387.53
2293.200 Deferred Inflows Pension	0.00	6,360.44
2293.300 Deferred Inflows - GASB75	0.00	7,509.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	50,234.00
2339.200 L/T Payable - Pension	0.00	26,943.51
TOTAL LIABILITIES	2,601.54	310,816.62
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(83,547.87)
2700.000 Income and Expense Clearing (Current Year)	173.06	7,028.24
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(24.48)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	23.37
2802.000 Invested in Capital Assets	0.00	156,404.03
2806.000 Unrestricted Net Position	0.00	(15,938.24)
2806.100 Unrestricted Net Position - GASB 75	0.00	(54,327.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(38,338.97)
TOTAL SURPLUS	173.06	(28,720.92)
TOTAL LIABILITIES AND SURPLUS	2,774.60	282,095.70
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: 689-C (Monmouth/Broadway) Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	
		PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME								
3110.000 Shelter Rents	□□□□	0.00	4,151.00	0.00	8,302.00	0.00	47,426.00	(39,124.00)
3610.000 Interest Income		0.00	12.60	0.00	25.62	0.00	152.00	(126.38)
3690.000 Other Income		0.00	0.00	0.00	0.00	0.00	10,560.00	(10,560.00)
TOTAL INCOME		0.00	4,163.60	0.00	8,327.62	0.00	58,138.00	(49,810.38)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	921.00	0.00	905.00	0.00	15,319.00	14,414.00
4130.000 Legal		0.00	0.00	0.00	0.00	0.00	1,660.00	1,660.00
4150.000 Travel		0.00	0.00	0.00	0.00	0.00	193.00	193.00
4170.000 Accounting		0.00	0.00	0.00	0.00	0.00	577.00	577.00
4171.000 Auditing		0.00	0.00	0.00	0.00	0.00	514.00	514.00
4190.000 Sundry Admin Costs		0.00	(13.47)	0.00	41.09	0.00	7,877.00	7,835.91
4191.000 Telephone/Internet/Cells		0.00	0.00	0.00	0.00	0.00	734.00	734.00
4193.000 Office Supplies		0.00	0.00	0.00	0.00	0.00	234.00	234.00
4194.000 Postage		0.00	0.00	0.00	0.00	0.00	167.00	167.00
TOTAL ADMINISTRATIVE EXPENSE		0.00	907.53	0.00	946.09	0.00	27,275.00	26,328.91
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	(3,441.00)	0.00	14,526.00	17,967.00
4320.000 Electric 689-C		0.00	106.90	0.00	(354.10)	0.00	472.00	826.10
4330.000 Gas 689-C		0.00	(1,623.26)	0.00	(3,191.26)	0.00	2,490.00	5,681.26
TOTAL UTILITIES		0.00	(1,516.36)	0.00	(6,986.36)	0.00	17,488.00	24,474.36
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	1,765.36	0.00	1,908.91	0.00	30,565.00	28,656.09
4420.000 Maintenance Materials		0.00	26.85	0.00	15.19	0.00	9,717.00	9,701.81
4430.010 Rubbish		0.00	627.67	0.00	682.59	0.00	1,588.00	905.41
4430.020 Heating & Cooling		0.00	0.00	0.00	0.00	0.00	1,614.00	1,614.00
4430.030 Snow Removal		0.00	0.00	0.00	0.00	0.00	446.00	446.00
4430.040 Elevator		0.00	14.22	0.00	7.47	0.00	3,840.00	3,832.53
4430.050 Landscaping Services		0.00	50.00	0.00	50.00	0.00	1,276.00	1,226.00
4430.070 Electrical		0.00	556.06	0.00	294.66	0.00	1,416.00	1,121.34
4430.080 Plumbing		0.00	0.00	0.00	0.00	0.00	1,607.00	1,607.00
4430.090 Pest Control		0.00	0.00	0.00	0.00	0.00	918.00	918.00
4430.110 Routine Contract Costs		0.00	0.00	0.00	36.86	0.00	5,495.00	5,458.14
TOTAL MAINTENANCE EXPENSE		0.00	3,040.16	0.00	2,995.68	0.00	58,482.00	55,486.32
4511.000 Property Insurance		0.00	441.00	0.00	1,323.00	0.00	5,288.00	3,965.00
4512.000 Liability Insurance		0.00	78.00	0.00	234.00	0.00	934.00	700.00
4513.000 Worker's Comp Insurance		0.00	139.00	0.00	417.00	0.00	1,669.00	1,252.00
4514.000 Insurance (Other)		0.00	135.00	0.00	405.00	0.00	1,619.00	1,214.00
4540.000 Employee Benefits		0.00	766.21	0.00	1,964.97	0.00	20,190.00	18,225.03
4611.000 Equipment Not Capitalized		0.00	0.00	0.00	0.00	0.00	1,063.00	1,063.00
7520.000 Replacement Of Equip		0.00	0.00	0.00	0.00	0.00	1,870.00	1,870.00
TOTAL EXPENSES		0.00	3,990.54	0.00	1,299.38	0.00	135,878.00	134,578.62
SURPLUS		0.00	173.06	0.00	7,028.24	0.00	(77,740.00)	84,768.24

Somerville Housing Authority

Balance Sheet

May 2026

Program: COCC

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Mystic Activity Checking - 9342	0.00	713,020.66
1129.000 A/R Other	42,241.50	42,241.50
1129.900 A/R Interproject	88,846.00	266,538.00
1130.000 L/T Loan Capen Court	(400,000.00)	(400,000.00)
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	208.86	254,940.44
1210.000 Prepaid Ins	(15,735.00)	(14,011.21)
1210.200 Prepaid Retirement	(32,167.00)	275,478.18
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	(94,442.32)
1302.000 Deferred Outflows - GASB75	0.00	23,463.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,907,800.16)
TOTAL ASSETS	(316,605.64)	2,624,787.48
LIABILITIES AND SURPLUS		
LIABILITIES		
2117.000 Sunshine Club	112.00	1,743.76
2119.000 A/P Revolving Fund	(92,135.18)	290,190.09
2135.000 Accrued Comp Absence	0.00	144,181.00
2293.200 Deferred Inflows Pension	0.00	590,168.69
2293.300 Deferred Inflows - GASB75	0.00	439,329.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,987,899.00
2339.200 L/T Payable - Pension	0.00	2,007,788.40
TOTAL LIABILITIES	(92,023.18)	6,461,299.94
SURPLUS		
2700.000 Income and Expense Clearing	0.00	(1,991,059.90)
2700.000 Income and Expense Clearing (Current Year)	(224,582.46)	(438,292.15)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	669.81
2802.000 Invested in Capital Assets	0.00	1,699,063.23
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
2806.000 Unrestricted Net Position	0.00	2,425,488.04
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,339,741.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,651,166.10)
TOTAL SURPLUS	(224,582.46)	(3,836,512.46)
TOTAL LIABILITIES AND SURPLUS	(316,605.64)	2,624,787.48
PROOF	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	13,036.38	0.00	13,252.20	0.00	1,036.00	12,216.20
3690.000 Other Income	0.00	1,214.00	0.00	(121,291.47)	0.00	2,296,976.00	(2,418,267.47)
3707.100 Management Fee Income	0.00	78,626.00	0.00	235,878.00	0.00	943,514.00	(707,636.00)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	17,520.00	0.00	70,080.00	(52,560.00)
3707.300 Bookkeeping Fee Income	0.00	4,380.00	0.00	13,140.00	0.00	52,560.00	(39,420.00)
3707.500 Mamt Fees Capen	0.00	20,377.97	0.00	38,614.69	0.00	0.00	38,614.69
3707.510 MGMT Fees Waterworks	0.00	18,332.10	0.00	34,940.68	0.00	0.00	34,940.68
3707.550 Capen Vehicle Fees	0.00	25,657.46	0.00	27,055.46	0.00	0.00	27,055.46
3707.650 3 YR ROSS MGMT Fee	0.00	39,658.00	0.00	39,658.00	0.00	0.00	39,658.00
TOTAL INCOME	0.00	207,121.91	0.00	298,767.56	0.00	3,364,166.00	(3,065,398.44)
EXPENSES							
4110.000 Admin Salaries	0.00	166,217.10	0.00	250,994.55	0.00	2,314,390.00	2,063,395.45
4130.000 Legal	0.00	6,479.50	0.00	6,479.00	0.00	51,104.00	44,625.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	19,713.00	19,713.00
4170.000 Accounting	0.00	4,720.00	0.00	4,720.00	0.00	31,116.00	26,396.00
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,006.00	18,006.00
4190.000 Sundry Admin Costs	0.00	4,228.33	0.00	16,754.77	0.00	486,254.00	469,499.23
4191.000 Telephone/Internet/Cell	0.00	0.00	0.00	25.64	0.00	0.00	(25.64)
4193.000 Office Supplies	0.00	0.00	0.00	159.70	0.00	0.00	(159.70)
4230.000 Grant pavments	0.00	510.21	0.00	32,703.35	0.00	0.00	(32,703.35)
4310.000 Water	0.00	0.00	0.00	0.00	0.00	510.00	510.00
4320.000 Electricity	0.00	281.66	0.00	2,124.73	0.00	16,499.00	14,374.27
4410.000 Maint Labor	0.00	90,206.10	0.00	141,112.54	0.00	1,158,123.00	1,017,010.46
4420.000 Maintenance Supplies	0.00	2,364.78	0.00	3,776.26	0.00	0.00	(3,776.26)
4430.000 Contract Costs	0.00	8,875.50	0.00	35,587.00	0.00	0.00	(35,587.00)
4430.090 Extermination	0.00	(7,745.00)	0.00	(7,745.00)	0.00	0.00	7,745.00
4430.110 Routine Contract Costs	0.00	0.00	0.00	(7,500.00)	0.00	0.00	7,500.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	188,818.00	188,818.00
4512.000 Liability Insurance	0.00	4,202.00	0.00	12,606.00	0.00	0.00	(12,606.00)
4513.000 Worker's Comp Insurance	0.00	7,503.00	0.00	22,509.00	0.00	0.00	(22,509.00)
4514.000 Insurance (Other)	0.00	4,030.00	0.00	12,090.00	0.00	0.00	(12,090.00)
4540.000 Employee Benefits	0.00	139,831.19	0.00	210,662.17	0.00	1,089,410.00	878,747.83
TOTAL EXPENSES	0.00	431,704.37	0.00	737,059.71	0.00	5,373,943.00	4,636,883.29
SURPLUS	0.00	(224,582.46)	0.00	(438,292.15)	0.00	(2,009,777.00)	1,571,484.85

Somerville Housing Authority

Balance Sheet

May 2026

Program: Bryant Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 667-4 Checking - 1887	(289,326.00)	5,074,729.01
ACCOUNTS RECEIVABLE		
1121.000 A/R-Sec 8 Subsidy	6,608.00	73,710.00
1122.000 A/R Tenants	2,114.54	2,289.54
1122.662 Tenant A/R -667	0.00	2,119.97
TOTAL ACCOUNTS RECEIVABLE	8,722.54	78,119.51
1123.000 Allow For Bad Debt	0.00	(2,170.00)
1155.000 Revolving Fund Advances	0.00	55,000.00
INVESTMENTS		
1160.000 Investments	2,215.61	2,704,450.65
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	2,215.61	3,012,823.82
1210.000 Prepaid Insurance	(7,256.00)	204.84
1210.200 Prepaid Retirement	(4,739.00)	(14,217.00)
1300.000 Deferred Outflows	0.00	127,477.23
1302.000 Deferred Outflows - GASB75	0.00	30,414.57
FIXED ASSETS		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,820,242.70
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,670,300.40)
1408.000 Work in Process (WIP)	0.00	343,697.12
TOTAL FIXED ASSETS	0.00	2,932,307.11
TOTAL ASSETS	(290,382.85)	11,294,689.09
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.100 AP Tenants	(2,661.00)	(2,661.00)
2111.200 A/P Tenant Association-Laundry	676.50	2,233.50
2119.000 A/P Revolving Fund	(465,326.09)	(3,853,525.02)
2135.000 Accrued Comp Abs	0.00	91,736.00
2293.200 Deferred Inflows Pension	0.00	131,448.78
2293.300 Deferred Inflows - GASB75	0.00	216,403.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,631,434.00
2339.200 LT Payable Pension	0.00	655,108.85
TOTAL LIABILITIES	(467,310.59)	(1,127,821.89)
SURPLUS		
2700.000 Income and Expense Clearing	0.00	2,653,672.56
2700.000 Income and Expense Clearing (Current Year)	176,927.74	404,124.44
2700.000 Income and Expense Clearing (Unclosed 2022)	0.00	(2,966.13)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	54.68
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(1,154.46)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	892.18
2802.000 Invested in Capital Assets	0.00	2,838,682.63
2805.000 Restricted Net Assets	0.00	1,661,804.44

Somerville Housing Authority
Balance Sheet
May 2026

Program: Bryant Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.000 Unrestricted Net Position	0.00	7,537,196.64
2806.100 Unrestricted Net Position - GASB 75	0.00	(1,785,066.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(884,730.00)
TOTAL SURPLUS	176,927.74	12,422,510.98
TOTAL LIABILITIES AND SURPLUS	(290,382.85)	11,294,689.09
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	61,066.00	0.00	123,282.00	0.00	4,060,200.00	(3,936,918.00)
3115.000 Shelter Rents-Sec 8	0.00	299,282.00	0.00	593,226.00	0.00	0.00	593,226.00
3190.000 Antenna Income	0.00	0.00	0.00	0.00	0.00	9,270.00	(9,270.00)
3610.000 Interest Income	0.00	2,215.61	0.00	4,505.01	0.00	32,300.00	(27,794.99)
3690.000 Other Operating Recpts	0.00	(3.48)	0.00	647.18	0.00	0.00	647.18
TOTAL INCOME	0.00	362,560.13	0.00	721,660.19	0.00	4,101,770.00	(3,380,109.81)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	13,768.13	0.00	48,010.63	0.00	205,730.00	157,719.37
4130.000 Legal	0.00	2,057.42	0.00	2,056.71	0.00	13,501.00	11,444.29
4150.000 Travel	0.00	1,238.43	0.00	1,239.21	0.00	2,897.00	1,657.79
4170.000 Accounting	0.00	1,497.40	0.00	1,390.40	0.00	4,585.00	3,194.60
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	2,653.00	2,653.00
4190.000 Sundry Admin Costs	0.00	234.21	0.00	1,040.38	0.00	63,948.00	62,907.62
4191.000 Telephone/Internet/Cells	0.00	1,497.34	0.00	1,371.67	0.00	5,837.00	4,465.33
4192.000 Copier/Computer Costs	0.00	280.69	0.00	148.69	0.00	0.00	(148.69)
4193.000 Office Supplies	0.00	756.96	0.00	691.00	0.00	1,857.00	1,166.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	21,330.58	0.00	55,948.69	0.00	301,008.00	245,059.31
4230.000 Tenant Svc	0.00	3,350.00	0.00	3,350.00	0.00	0.00	(3,350.00)
UTILITIES							
4310.000 Water	0.00	0.00	0.00	57,004.44	0.00	177,033.00	120,028.56
4320.000 Electricity	0.00	25.74	0.00	53.50	0.00	186,068.00	186,014.50
4330.000 Gas	0.00	14,393.21	0.00	7,691.25	0.00	106,885.00	99,193.75
TOTAL UTILITIES	0.00	14,418.95	0.00	64,749.19	0.00	469,986.00	405,236.81
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	14,716.15	0.00	30,151.28	0.00	255,984.00	225,832.72
4420.000 Maintenance Materials	0.00	14,463.97	0.00	20,113.31	0.00	81,377.00	61,263.69
4430.010 Rubbish	0.00	5,274.35	0.00	5,731.12	0.00	13,301.00	7,569.88
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	13,514.00	13,514.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	3,739.00	3,739.00
4430.040 Elevator	0.00	1,869.12	0.00	1,092.50	0.00	32,157.00	31,064.50
4430.050 Landscaping	0.00	812.00	0.00	812.00	0.00	10,683.00	9,871.00
4430.070 Electrical	0.00	2,775.34	0.00	1,472.81	0.00	11,859.00	10,386.19
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	13,461.00	13,461.00
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	7,692.00	7,692.00
4430.110 Routine Contract Costs	0.00	37,274.32	0.00	38,563.14	0.00	46,024.00	7,460.86
TOTAL MAINTENANCE EXPENSE	0.00	77,185.25	0.00	97,936.16	0.00	489,791.00	391,854.84
4511.000 Property Insurance	0.00	4,425.00	0.00	13,275.00	0.00	53,094.00	39,819.00
4512.000 Liability Insurance	0.00	619.00	0.00	1,857.00	0.00	7,429.00	5,572.00
4513.000 Worker's Compensation Insur	0.00	1,105.00	0.00	3,315.00	0.00	13,265.00	9,950.00
4514.000 Insurance (Other)	0.00	1,107.00	0.00	3,321.00	0.00	13,282.00	9,961.00
4540.000 Employee Benefits	0.00	58,974.11	0.00	70,666.54	0.00	160,507.00	89,840.46
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	81,204.00	81,204.00
4610.000 Extraordinary Maintenance	0.00	3,117.50	0.00	3,117.17	0.00	0.00	(3,117.17)
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	16,525.00	16,525.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	15,663.00	15,663.00
TOTAL EXPENSES	0.00	185,632.39	0.00	317,535.75	0.00	1,621,754.00	1,304,218.25
SURPLUS	0.00	176,927.74	0.00	404,124.44	0.00	2,480,016.00	(2,075,891.56)

Somerville Housing Authority

Balance Sheet

May 2026

Program: Public Housing

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Public Housing Checking - 9793	(219,417.00)	4,517,104.09
1113.000 Homeownership Escrow	0.00	456.00
1113.001 Homeownership Escrow 7944	(29,642.85)	96,080.52
ACCOUNTS RECEIVABLE		
A/R TENANTS		
1122.000 A/R TENANTS		
1122.000 A/R Tenants	16,128.24	143,786.05
1122.100 A/R Balance from Visual	0.00	1,060.00
TOTAL 1122.000 A/R TENANTS	16,128.24	144,846.05
1122.313 A/R Brady Towers	0.00	(1,890.00)
TOTAL A/R TENANTS	16,128.24	142,956.05
A/R OTHER		
1123.000 Allow For Bad Debt	0.00	(90,561.00)
1129.900 A/R Interproject	(88,848.00)	(266,544.00)
TOTAL A/R OTHER	(88,848.00)	(357,105.00)
TOTAL ACCOUNTS RECEIVABLE	(72,719.76)	(214,148.95)
1122.900 Tenant Repayment Agreements	(150.00)	10,816.08
1122.901 Fraud Recovery	(1,157.00)	23,241.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	1,834.35	2,239,073.52
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	(30,508.00)	84,811.45
1210.200 Prepaid Retirement	(18,213.00)	450,470.95
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	(67,522.31)
1302.000 Deferred Outflows - GASB75	0.00	93,019.78
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	35,814,457.15
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	598,780.98
1404.312 Admin Equip 31-2	0.00	135,655.32
1406.000 Accumulated Depr	0.00	(41,610,617.97)
1408.000 WIP - HP Ramp	0.00	435,050.28
TOTAL FIXED ASSETS	0.00	8,477,868.33
TOTAL ASSETS	(369,973.26)	16,023,540.45

Somerville Housing Authority

Balance Sheet

May 2026

Program: Public Housing

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

A/P TENANTS

AP TENANTS OTHER

2111.002 A/P Tenants

0.00

534.00

TOTAL AP TENANTS OTHER

0.00

534.00

TOTAL A/P TENANTS

0.00

534.00

2111.100 AP Tenants

(206.76)

(1,453.90)

2114.000 A/P Homeownership Escrow

(29,642.85)

145,898.87

2119.000 A/P Revolving Fund

(278,380.21)

1,481,917.61

2134.000 Accrued Utilities

0.00

6,481.68

2135.000 Accrued Comp Abs

0.00

97,409.00

2137.000 Accrued Pilot

17,218.00

51,654.00

2293.200 Deferred Inflows Pension

0.00

305,792.35

2293.300 Deferred Inflows - GASB75

0.00

465,475.00

2339.100 LT A/P OPEB/GASB45 Liability

0.00

3,162,266.00

2339.200 L/T Payable - Pension

0.00

1,165,682.56

TOTAL LIABILITIES

(291,011.82)

6,881,657.17

SURPLUS

2700.000 Income and Expense Clearing

0.00

(837,639.93)

2700.000 Income and Expense Clearing (Current Year)

(78,961.44)

(211,652.51)

2700.000 Income and Expense Clearing (Unclosed 2006)

0.00

(252.85)

2700.000 Income and Expense Clearing (Unclosed 2013)

0.00

(3,905.00)

2700.000 Income and Expense Clearing (Unclosed 2024)

0.00

20,692.03

2700.000 Income and Expense Clearing (Unclosed 2025)

0.00

(2,066.50)

2700.000 Income and Expense Clearing (Unclosed 2026)

0.00

(440.06)

2802.000 Invested in Capital Assets

0.00

9,627,556.86

2806.000 Unrestricted Net Position

0.00

5,435,900.24

2806.100 Unrestricted Net Position - GASB 75

0.00

(3,401,638.00)

2806.200 Unrestricted Net Position - GASB 68

0.00

(1,484,671.00)

TOTAL SURPLUS

(78,961.44)

9,141,883.28

TOTAL LIABILITIES AND SURPLUS

(369,973.26)

16,023,540.45

PROOF

0.00

0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	368,780.50	0.00	752,837.50	0.00	4,244,787.00	(3,491,949.50)
3190.000 Antenna Income	0.00	26,832.71	0.00	53,665.42	0.00	438,780.00	(385,114.58)
3610.000 Interest Income	0.00	1,834.35	0.00	3,729.79	0.00	34,200.00	(30,470.21)
3690.000 Other Operating Rcpts	0.00	33,372.09	0.00	38,519.26	0.00	2,204,900.00	(2,166,380.74)
3707.450 Fee for Services	0.00	0.00	0.00	(600.00)	0.00	0.00	(600.00)
3800.000 Hud Subsidy	0.00	172,854.00	0.00	172,854.00	0.00	0.00	172,854.00
TOTAL INCOME	0.00	603,673.65	0.00	1,021,005.97	0.00	6,922,667.00	(5,901,661.03)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	50,625.70	0.00	77,053.59	0.00	796,740.00	719,686.41
4130.000 Legal	0.00	28,720.94	0.00	32,847.60	0.00	54,963.00	22,115.40
4150.000 Travel	0.00	1,295.11	0.00	591.37	0.00	12,324.00	11,732.63
4170.000 Accounting	0.00	2,994.79	0.00	2,780.77	0.00	17,618.00	14,837.23
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	10,196.00	10,196.00
4190.000 Sundry Admin Cost	0.00	840.68	0.00	1,806.00	0.00	178,053.00	176,247.00
TOTAL GENERAL	0.00	84,477.22	0.00	115,079.33	0.00	1,069,894.00	954,814.67
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	17,520.00	0.00	70,080.00	52,560.00
4190.300 Property Mgmt Fee	0.00	78,627.00	0.00	235,881.00	0.00	943,514.00	707,633.00
4190.310 Bookkeeping Fee	0.00	4,381.00	0.00	13,143.00	0.00	52,560.00	39,417.00
4190.320 IT Fees	0.00	0.00	0.00	0.00	0.00	67,700.00	67,700.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	(600.00)	0.00	0.00	600.00
TOTAL MANAGEMENT FEES	0.00	88,848.00	0.00	265,944.00	0.00	1,133,854.00	867,910.00
TOTAL ADMINISTRATIVE COST	0.00	173,325.22	0.00	381,023.33	0.00	2,203,748.00	1,822,724.67
4191.000 Telephone/Internet/Cells	0.00	11,534.21	0.00	15,023.35	0.00	22,431.00	7,407.65
4192.000 Copier/Computer Costs	0.00	1,224.17	0.00	648.17	0.00	0.00	(648.17)
4193.000 Office Supplies	0.00	3,301.32	0.00	3,014.83	0.00	7,138.00	4,123.17
4230.000 Tenant Svc	0.00	10,665.74	0.00	10,665.59	0.00	0.00	(10,665.59)
UTILITIES							
4310.000 Water	0.00	0.00	0.00	231,736.71	0.00	1,081,601.00	849,864.29
4310.312 Water 31-2	0.00	0.00	0.00	(35,439.00)	0.00	0.00	35,439.00
4320.000 Electricity	0.00	47,747.23	0.00	71,654.80	0.00	491,893.00	420,238.20
4330.000 Gas	0.00	105,611.48	0.00	(18,409.67)	0.00	605,091.00	623,500.67
TOTAL UTILITIES	0.00	153,358.71	0.00	249,542.84	0.00	2,178,585.00	1,929,042.16
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	73,446.87	0.00	145,792.16	0.00	1,115,632.00	969,839.84
4420.000 Maintenance Supplies	0.00	23,331.31	0.00	51,525.26	0.00	354,657.00	303,131.74
TOTAL GENERAL	0.00	96,778.18	0.00	197,317.42	0.00	1,470,289.00	1,272,971.58
CONTRACT COSTS							
4430.000 Contract Costs	0.00	37,285.25	0.00	38,807.36	0.00	179,753.00	140,945.64
4430.010 Rubbish	0.00	22,995.60	0.00	24,991.25	0.00	57,968.00	32,976.75
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	58,899.00	58,899.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	16,296.00	16,296.00
4430.040 Elevators	0.00	3,073.06	0.00	1,795.49	0.00	140,147.00	138,351.51
4430.050 Landscaping	0.00	2,800.00	0.00	2,800.00	0.00	46,560.00	43,760.00
4430.070 Electrical	0.00	12,924.97	0.00	6,631.88	0.00	51,682.00	45,050.12
4430.080 Plumbing	0.00	7,710.00	0.00	11,215.00	0.00	58,666.00	47,451.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
CONTRACT COSTS							
4430.090 Extermination	0.00	0.00	0.00	0.00	0.00	33,524.00	33,524.00
4430.110 Routine Contract Cost	0.00	3,978.06	0.00	12,114.38	0.00	20,829.00	8,714.62
TOTAL CONTRACT COSTS	0.00	90,766.94	0.00	98,355.36	0.00	664,324.00	565,968.64
TOTAL MAINTENANCE	0.00	187,545.12	0.00	295,672.78	0.00	2,134,613.00	1,838,940.22
4511.000 Property Insurance	0.00	19,283.00	0.00	57,849.00	0.00	231,397.00	173,548.00
4512.000 Liability Insurance	0.00	2,379.00	0.00	7,137.00	0.00	28,548.00	21,411.00
4513.000 Worker's Comp Insurance	0.00	4,248.00	0.00	12,744.00	0.00	50,979.00	38,235.00
4514.000 Insurance (Other)	0.00	4,598.00	0.00	13,794.00	0.00	55,170.00	41,376.00
4520.000 Pilot	0.00	17,218.00	0.00	51,654.00	0.00	206,620.00	154,966.00
4540.000 Employee Benefits	0.00	93,954.60	0.00	133,889.59	0.00	616,834.00	482,944.41
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	84,896.00	84,896.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	62,287.00	62,287.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	68,261.00	68,261.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	42,000.00	42,000.00
TOTAL EXPENSES	0.00	682,635.09	0.00	1,232,658.48	0.00	7,993,507.00	6,760,848.52
SURPLUS	0.00	(78,961.44)	0.00	(211,652.51)	0.00	(1,070,840.00)	859,187.49

Somerville Housing Authority

Balance Sheet

May 2026

Program: Hagan Multifamily

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - 689-2 Checking - 9823	12,550.00	406,461.51
ACCOUNTS RECEIVABLE		
1121.000 A/R Section 8 Subsidy	3,809.00	7,810.00
1122.000 A/R Tenants	1,459.00	2,301.00
TOTAL ACCOUNTS RECEIVABLE	5,268.00	10,111.00
1123.000 Allow For Bad Debt	0.00	(512.00)
1155.000 Advance To Revolving Fund	0.00	7,100.00
INVESTMENTS		
1160.000 Investments	4.29	5,238.19
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
TOTAL INVESTMENTS	4.29	109,116.26
1210.000 Prepaid Insurance	(1,299.00)	1,809.43
1210.200 Prepaid Retirement	(849.00)	16,980.02
1300.000 Deferred Outflows	0.00	(4,754.64)
1302.000 Deferred Outflows - GASB75	0.00	1,093.60
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	(1,583,130.71)
TOTAL FIXED ASSETS	0.00	505,685.16
TOTAL ASSETS	15,674.29	1,053,090.34
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.500 Accounts Payable Other	0.00	(79.00)
ACCOUNTS PAYABLE		
2119.000 A/P Revolving Fund	(39,814.91)	(954,798.77)
TOTAL ACCOUNTS PAYABLE	(39,814.91)	(954,798.77)
2135.000 Accrued Comp Abs	0.00	6,353.00
2293.200 Deferred Inflows Pension	0.00	20,864.73
2293.300 Deferred Inflows - GASB75	0.00	13,085.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	93,098.00
2339.200 L/T Payable - Pension	0.00	61,666.51
TOTAL LIABILITIES	(39,814.91)	(759,810.53)
SURPLUS		
2700.000 Income and Expense Clearing	0.00	776,557.60
2700.000 Income and Expense Clearing (Current Year)	55,489.20	73,397.27
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	9.76
2700.000 Income and Expense Clearing (Unclosed 2025)	0.00	(931.09)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	490.06
2802.000 Invested in Capital Assets	0.00	521,226.75
2806.000 Unrestricted Net Position	0.00	627,133.19
2806.100 Unrestricted Net Position - GASB 75	0.00	(105,089.40)

Somerville Housing Authority
Balance Sheet
May 2026

Program: Hagan Multifamily Project: Consolidated

LIABILITIES AND SURPLUS		
SURPLUS		
2806.200 Unrestricted Net Position - GASB 68	0.00	(79,893.27)
TOTAL SURPLUS	55,489.20	1,812,900.87
TOTAL LIABILITIES AND SURPLUS	15,674.29	1,053,090.34
PROOF		
	0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	13,697.00	0.00	25,868.00	0.00	748,168.00	(722,300.00)
3115.000 Shelter Rents-Sec 8	0.00	71,753.00	0.00	117,572.00	0.00	0.00	117,572.00
3610.000 Interest Income	0.00	4.29	0.00	8.72	0.00	950.00	(941.28)
3690.000 Other Income	0.00	312.00	0.00	702.47	0.00	4,635.00	(3,932.53)
TOTAL INCOME	0.00	85,766.29	0.00	144,151.19	0.00	753,753.00	(609,601.81)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	1,381.50	0.00	3,858.01	0.00	22,979.00	19,120.99
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	2,418.00	2,418.00
4150.000 Travel	0.00	3.18	0.00	3.49	0.00	519.00	515.51
4170.000 Accounting	0.00	106.77	0.00	215.94	0.00	821.00	605.06
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	475.00	475.00
4190.000 Sundry Admin Costs	0.00	51.69	0.00	193.20	0.00	11,216.00	11,022.80
4191.000 Telephone/Internet/Cells	0.00	736.02	0.00	1,492.82	0.00	1,045.00	(447.82)
4192.000 Copier/Computer Costs	0.00	50.31	0.00	50.31	0.00	0.00	(50.31)
4193.000 Office Supplies	0.00	135.76	0.00	165.41	0.00	333.00	167.59
4194.000 Postage	0.00	0.00	0.00	0.00	0.00	238.00	238.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	2,465.23	0.00	5,979.18	0.00	40,044.00	34,064.82
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,195.63	0.00	35,869.00	30,673.37
4320.000 Electricity	0.00	3,252.44	0.00	5,186.82	0.00	35,311.00	30,124.18
4330.000 Gas	0.00	1,080.63	0.00	1,129.16	0.00	21,321.00	20,191.84
TOTAL UTILITIES	0.00	4,333.07	0.00	11,511.61	0.00	92,501.00	80,989.39
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	2,648.04	0.00	8,134.66	0.00	45,848.00	37,713.34
4420.000 Maintenance Materials	0.00	8,633.39	0.00	20,631.57	0.00	14,575.00	(6,056.57)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	300.00	0.00	0.00	(300.00)
4430.010 Rubbish	0.00	943.86	0.00	1,617.39	0.00	2,382.00	764.61
4430.020 Heating & Cooling	0.00	0.00	0.00	0.00	0.00	2,421.00	2,421.00
4430.030 Snow Removal	0.00	0.00	0.00	0.00	0.00	670.00	670.00
4430.040 Elevators	0.00	1,463.15	0.00	3,483.85	0.00	5,759.00	2,275.15
4430.050 Landscaping	0.00	0.00	0.00	0.00	0.00	1,913.00	1,913.00
4430.070 Electrical	0.00	776.49	0.00	862.51	0.00	2,124.00	1,261.49
4430.080 Plumbing	0.00	0.00	0.00	0.00	0.00	2,411.00	2,411.00
4430.090 Extermination (Other)	0.00	0.00	0.00	0.00	0.00	1,378.00	1,378.00
4430.110 Routine Contract Costs	0.00	123.15	0.00	4,693.69	0.00	8,243.00	3,549.31
TOTAL MAINTENANCE EXPENSE	0.00	14,588.08	0.00	39,723.67	0.00	87,724.00	48,000.33
4511.000 Property Insurance	0.00	792.00	0.00	2,376.00	0.00	9,509.00	7,133.00
4512.000 Liability Insurance	0.00	111.00	0.00	333.00	0.00	1,330.00	997.00
4513.000 Worker's Comp Insurance	0.00	198.00	0.00	594.00	0.00	2,376.00	1,782.00
4514.000 Insurance (Other)	0.00	198.00	0.00	594.00	0.00	2,379.00	1,785.00
4540.000 Employee Benefits	0.00	5,931.71	0.00	7,982.46	0.00	28,748.00	20,765.54
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	14,963.00	14,963.00
4610.000 Extraordinary Maintenance	0.00	1,660.00	0.00	1,660.00	0.00	0.00	(1,660.00)
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,094.00	15,094.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	2,805.00	2,805.00
TOTAL EXPENSES	0.00	30,277.09	0.00	70,753.92	0.00	297,473.00	226,719.08
SURPLUS	0.00	55,489.20	0.00	73,397.27	0.00	456,280.00	(382,882.73)

Somerville Housing Authority

Balance Sheet

May 2026

Program: Revolving Fund

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Revolving Fund Checking - 1895	89,143.58	470,536.31
1113.000 Petty Cash	0.00	1,250.00
1114.000 Eastern - Pet Policy Savings - 7297	0.00	2,765.03
ACCOUNTS RECEIVABLE		
1129.000 A/R Other	0.00	(113.00)
1129.100 A/R Public Housing (COCC)	42,312.13	1,688,264.03
1129.101 A/R AMP 1	0.00	(1,409,602.47)
1129.102 A/R AMP 2	0.00	3,007,803.99
1129.400 A/R 400-c State Consolidated Projects	(277,135.31)	320,544.26
1129.421 A/R 200-1 Clarendon Hill	0.00	(536,968.31)
1129.422 A/R 200-2 Mystic River	0.00	53,967.68
1129.467 A/R 667-c James Corbett	0.00	138,283.25
1129.475 A/R 705-C	0.00	2,427.54
1129.500 A/R State Mod	774,289.00	57,193.15
1129.601 A/R CFP	(103,957.00)	(2,856.63)
1129.602 Intercompany - ROSS & FSS	0.00	(146,860.66)
1129.667 A/R 667-7 Clarendon Hill	5,396.54	183,626.51
1129.674 A/R Bryant Manor	(465,326.09)	(3,853,525.02)
1129.682 A/R 689-2 Hagan Multifamily	(39,814.91)	(954,798.77)
1129.689 A/R 689-C	2,601.54	217,837.14
1129.800 A/R Sec 8 Voucher	134,092.52	3,291,081.61
1129.801 A/R SRO 1	(11,381.41)	(288,540.04)
1129.803 A/R SRO 3	0.00	(47,361.35)
1129.804 A/R Mainstream	0.00	(2,583,903.17)
1129.901 A/R MRVP	(20,416.44)	(22,587.87)
1129.902 A/R Mystic Activity Center	0.00	(10,022.22)
1129.903 A/R Public Safety	0.00	(250,937.98)
1129.904 A/R Waterworks 1	(15,703.30)	58,309.41
1129.905 A/R SHA Support Corp.	345,619.15	1,695,461.96
1129.906 A/R Capen court	425.00	425.00
1130.000 A/R Capen Invoices	(36,904.22)	16,895.57
TOTAL ACCOUNTS RECEIVABLE	334,097.20	624,043.61
1130.001 A/R Waterworks 2	(6,387.39)	14,965.44
1210.000 Prepaid Insurance	0.00	69,607.13
INVENTORY		
1260.000 Inventory - Maint Mat	0.00	8,882.85
1260.010 Inventory: Stoves	0.00	26,908.00
1260.020 Inventory: Refrigerators	(3,240.00)	17,053.00
TOTAL INVENTORY	(3,240.00)	52,843.85
1640.000 Payroll	0.00	2,057.45
TOTAL ASSETS	413,613.39	1,238,068.82
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 Accrued Invoices	15,285.66	312,394.99
PAYROLL WITHHOLDINGS		
2117.003 Retirement Wh	(13,013.31)	0.00
2117.004 Group Ins Wh	(4,740.09)	33,154.36
2117.005 Dental Wh	(2,339.10)	(6,413.30)

Somerville Housing Authority

Balance Sheet

May 2026

Program: Revolving Fund

Project: Consolidated

LIABILITIES AND SURPLUS

LIABILITIES

PAYROLL WITHHOLDINGS

2117.006 Long Term Dis - Wh	966.04	9,297.34
2117.008 Union Dues Wh	5,558.12	4,770.56
2117.014 Bml Life Ins	203.56	2,214.05
2117.015 Fringe Bene Commute	0.01	7,402.94
2117.016 Wage Execution	920.00	12,302.09
2117.017 Def Comp - Great-West Retirement Service	(1,909.16)	(7,662.08)
2117.018 Def Comp - Nationwide Retirement	1,484.32	19,880.59
2117.019 Cancer-Sick -Am Heritage	0.00	322.22
2117.020 Garnishment	0.00	2,609.64
2117.021 Flexible Spending & Fee	(419.24)	(7,978.08)
2117.022 Aflac	(3,479.04)	(285.53)
2117.023 FSA Deductions	384.60	865.35

TOTAL PAYROLL WITHHOLDINGS

(16,383.29) 70,480.15

2119.000 A/P Miscellaneous

1,883.50 (1,361.44)

ADVANCES

2120.000 Advance - Mystic Activity Center	412,827.52	414,827.52
2120.101 Advance - AMP 1	0.00	40,000.00
2120.102 Advance - AMP 2	0.00	40,000.00
2120.105 Advance - COCC	0.00	50,000.00
2120.400 Advance - 400-C	0.00	209,000.00
2120.664 Advance - 667-4 Bryant Manor	0.00	55,000.00
2120.667 Advance - 667-7 Clarendon Hill	0.00	1,000.00
2120.682 Advance - 689-2 Hagan	0.00	7,100.00
2120.689 Advance - 689-C Monmouth/B'way	0.00	2,700.00
2120.800 Advance - Sec 8 Voucher	0.00	40,000.00
2120.801 Advance - SRO#1	0.00	1,000.00
2120.901 Advance MRVP	0.00	11,700.00

TOTAL ADVANCES

412,827.52 872,327.52

TOTAL LIABILITIES

413,613.39 1,253,841.22

SURPLUS

2700.000 Surplus (Current Year)	0.00	(15,772.40)
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TOTAL SURPLUS

0.00 (15,772.40)

TOTAL LIABILITIES AND SURPLUS

413,613.39 1,238,068.82

PROOF

0.00 0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Revolving Fund Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
9999.999 RF Income/Expense	0.00	0.00	0.00	15,772.40	0.00	0.00	(15,772.40)
TOTAL EXPENSES	0.00	0.00	0.00	15,772.40	0.00	0.00	(15,772.40)
SURPLUS	0.00	0.00	0.00	(15,772.40)	0.00	0.00	(15,772.40)

Somerville Housing Authority

Balance Sheet

May 2026

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - Section 8 Checking - 9831	104,759.63	2,772,728.39
1114.001 FSS Escrow Funds 2492	22,184.99	387,467.13
1125.000 Accts Receivable - Hud	0.00	570,392.00
1129.001 A/R Mobility	36.77	87,141.37
1129.100 A/R SRO	14,436.00	336,720.76
1129.200 A/R Mainstream	0.00	2,421,844.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	308.64	376,730.94
1210.000 Prepaid Insurance	(7,276.00)	(13,235.17)
1210.200 Prepaid Retirement	(15,939.00)	137,198.84
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	(49,729.71)
1302.000 Deferred Outflows - GASB75	0.00	29,756.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
TOTAL ASSETS	118,511.03	7,099,819.58
LIABILITIES AND SURPLUS		
LIABILITIES		
2111.000 A/P FSS	27,184.99	442,314.09
2114.000 A/P FSS - Funds in Escrow	0.00	(135,266.07)
2116.000 A/P LANDLORDS		
2116.000 A/P Landlords	7,460.73	23,885.46
2116.100 A/P Landlords Offset	0.00	49,743.75
TOTAL 2116.000 A/P LANDLORDS	7,460.73	73,629.21
2117.000 A/P Portable Housing Authorities	0.00	5,133.16
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	134,092.52	692,929.93
2119.100 A/P Section 8	0.00	2,421,844.72
2135.000 Accrued Comp Balances	0.00	49,330.00
2293.200 Deferred Inflows Pension	0.00	179,264.90
2293.300 Deferred Inflows - GASB75	0.00	262,551.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,960,814.00
2339.200 L/T Payable - Pension	0.00	850,867.95
TOTAL LIABILITIES	168,738.24	6,800,181.51
SURPLUS		
2700.000 Income and Expense Clearing	0.00	221,120.20
2700.000 Income and Expense Clearing (Current Year)	(50,227.21)	20,229.20
2700.000 Income and Expense Clearing (Unclosed 2023)	0.00	(5,199.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	(4,638.25)
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	1,725.61
2802.000 Invested in Capital Assets	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Position	0.00	3,242,443.63
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 Unrestricted Net Position - GASB 75	0.00	(2,146,564.00)

Somerville Housing Authority
Balance Sheet
May 2026

Program: Section 8 Voucher Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS			
2806.200 Unrestricted Net Position - GASB 68	0.00		(1,150,581.72)
TOTAL SURPLUS	(50,227.21)		299,638.07
TOTAL LIABILITIES AND SURPLUS	118,511.03		7,099,819.58
PROOF		0.00	0.00

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	2,405.56	0.00	4,714.34	0.00	0.00	4,714.34
3300.000 Fraud Income - PHA	0.00	1,606.64	0.00	4,586.93	0.00	0.00	4,586.93
3301.000 Fraud Income - HUD	0.00	1,606.65	0.00	4,586.94	0.00	0.00	4,586.94
3400.000 Admin Fee Income	0.00	136,605.00	0.00	301,551.00	0.00	2,057,728.00	(1,756,177.00)
3400.100 Mainstream Admin Fee Incom	0.00	14,171.00	0.00	28,341.00	0.00	185,888.00	(157,547.00)
3610.000 Interest Income	0.00	251.85	0.00	512.09	0.00	2,470.00	(1,957.91)
3611.000 restricted Interest Income	0.00	56.79	0.00	115.47	0.00	0.00	115.47
3802.000 Hap Grant Income	0.00	2,252,878.40	0.00	4,641,180.40	0.00	0.00	4,641,180.40
3802.500 HAP Grant Mainstream Incom	0.00	214,667.00	0.00	403,943.00	0.00	0.00	403,943.00
TOTAL INCOME	0.00	2,624,248.89	0.00	5,389,531.17	0.00	2,246,086.00	3,143,445.17
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	37,108.08	0.00	112,442.81	0.00	469,420.00	356,977.19
4130.000 Legal	0.00	8,014.88	0.00	8,093.51	0.00	25,323.00	17,229.49
4150.000 Travel	0.00	1,872.06	0.00	903.41	0.00	25,680.00	24,776.59
4160.000 Mobility Admin Exp	0.00	423.07	0.00	762.15	0.00	0.00	(762.15)
4170.000 Accounting	0.00	1,668.43	0.00	3,374.29	0.00	15,419.00	12,044.71
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	8,923.00	8,923.00
4190.000 Sundry Admin Cost	0.00	6,950.03	0.00	16,634.74	0.00	210,614.00	193,979.26
4191.000 Telephone/Internet/Cells	0.00	9,020.29	0.00	18,187.00	0.00	19,631.00	1,444.00
4192.000 Copier/Computer Costs	0.00	2,729.27	0.00	2,729.27	0.00	0.00	(2,729.27)
4193.000 Office Supplies	0.00	7,359.72	0.00	8,779.61	0.00	6,246.00	(2,533.61)
4194.000 Postage	0.00	0.00	0.00	0.00	0.00	4,462.00	4,462.00
4512.000 Liability Insurance	0.00	2,082.00	0.00	6,246.00	0.00	24,985.00	18,739.00
4513.000 Worker's Comp Insurance	0.00	3,718.00	0.00	11,154.00	0.00	44,616.00	33,462.00
4514.000 Insurance (Other)	0.00	1,476.00	0.00	4,428.00	0.00	17,722.00	13,294.00
4540.000 Employee Benefits	0.00	67,671.76	0.00	103,010.15	0.00	539,834.00	436,823.85
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	5,381.00	5,381.00
TOTAL ADMIN EXPENSES	0.00	150,093.59	0.00	296,744.94	0.00	1,418,256.00	1,121,511.06
HAP EXPENSES							
4715.000 Haps	0.00	1,992,492.51	0.00	4,000,303.62	0.00	0.00	(4,000,303.62)
4715.001 FSS Escrow Expense	0.00	150.00	0.00	150.00	0.00	0.00	(150.00)
4715.005 PORT OUT HAPS	0.00	7,357.00	0.00	13,179.00	0.00	0.00	(13,179.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,094.00	0.00	52,132.00	0.00	0.00	(52,132.00)
4715.050 FSS HAPS PAYMENTS	0.00	27,154.00	0.00	52,167.00	0.00	0.00	(52,167.00)
4715.060 DHAP HAPS	0.00	363,162.00	0.00	736,801.00	0.00	0.00	(736,801.00)
4715.070 FAMILY UNIFICATION HAPS	0.00	108,973.00	0.00	217,824.41	0.00	0.00	(217,824.41)
TOTAL HAP EXPENSES	0.00	2,524,382.51	0.00	5,072,557.03	0.00	0.00	(5,072,557.03)
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	12,454.00	12,454.00
TOTAL EXPENSES	0.00	2,674,476.10	0.00	5,369,301.97	0.00	1,430,710.00	(3,938,591.97)
SURPLUS	0.00	(50,227.21)	0.00	20,229.20	0.00	815,376.00	(795,146.80)

MRVP
Balance Sheet
May 2026

Program: MRVP Project: Consolidated

	Period Amount	Balance
ASSETS		
1112.000 Eastern - MRVP/AHVP Checking - 1909	(17,031.00)	51,461.81
1125.000 A/R Admin Fee	0.00	600.00
1125.100 A/R DHCD Y/E Settle	0.00	(7,450.00)
1155.000 Advance To Revolving Fund	0.00	11,700.00
1160.000 Investments	0.24	296.67
1210.200 Prepaid Retirement	0.00	174.00
1300.000 Deferred Outflows	0.00	(25.76)
1302.000 Deferred Outflows - GASB75	0.00	63.24
TOTAL ASSETS	(17,030.76)	56,819.96
LIABILITIES AND SURPLUS		
LIABILITIES		
2118.100 A/P - DHCD Y/E Settlements	0.00	15,767.41
2119.000 A/P Revolving Fund	(20,416.44)	(22,587.87)
2135.000 Accrued Comp Abs	0.00	157.00
2290.000 Deferred Revenue	0.00	18,396.00
2293.200 Deferred Inflows Pension	0.00	(26.93)
2293.300 Deferred Inflows - GASB75	0.00	104.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	501.00
2339.200 LT Payable Pension	0.00	43.85
TOTAL LIABILITIES	(20,416.44)	12,354.46
SURPLUS		
2700.000 Income and Expense Clearing	0.00	6,493.09
2700.000 Income and Expense Clearing (Current Year)	3,385.68	4,222.02
2700.000 Income and Expense Clearing (Unclosed 2026)	0.00	36.78
2806.000 Unrestricted Net Position	0.00	34,297.61
2806.100 Unrestricted Net Position - GASB 75	0.00	(510.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(74.00)
TOTAL SURPLUS	3,385.68	44,465.50
TOTAL LIABILITIES AND SURPLUS	(17,030.76)	56,819.96
PROOF	0.00	0.00

MRVP
Operating Statement
Two Months Ending 05/31/2026
Program: MRVP Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	0.00	0.00	550.00	0.00	0.00	550.00
3400.002 AHVP Admin Fee Income	0.00	0.00	0.00	50.00	0.00	0.00	50.00
3610.000 Interest Income	0.00	0.24	0.00	0.49	0.00	0.00	0.49
3802.000 DHCD HAP Subsidy MRVP	0.00	18,964.00	0.00	35,374.00	0.00	0.00	35,374.00
3802.100 DHCD HAP Subsidy AHVP	0.00	2,035.00	0.00	4,070.00	0.00	0.00	4,070.00
TOTAL INCOME	0.00	20,999.24	0.00	40,044.49	0.00	0.00	40,044.49
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	351.65	0.00	682.51	0.00	0.00	(682.51)
4170.000 Accounting	0.00	42.54	0.00	86.03	0.00	0.00	(86.03)
4190.000 Sundry Admin Costs	0.00	(12.73)	0.00	21.54	0.00	0.00	(21.54)
TOTAL ADMINISTRATIVE EXPENSE	0.00	381.46	0.00	790.08	0.00	0.00	(790.08)
4540.000 Employee Benefits	0.00	201.10	0.00	208.39	0.00	0.00	(208.39)
4715.000 HAP's MOB/MRVP	0.00	17,031.00	0.00	32,844.00	0.00	0.00	(32,844.00)
4715.100 HAP's AHVP	0.00	0.00	0.00	1,980.00	0.00	0.00	(1,980.00)
TOTAL EXPENSES	0.00	17,613.56	0.00	35,822.47	0.00	0.00	(35,822.47)
SURPLUS	0.00	3,385.68	0.00	4,222.02	0.00	0.00	4,222.02

TENANT SELECTION REPORT - JULY 2026
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	6	4	63526	2073
Federal Family	27	9	2112	560
State Elderly	6	3	15719	545
Federal Elderly	23	10	1084	188
S8NC (Hagan Manor)	13	7	567	118
S8NC (Bryant)	9	5	291	54
Total Public Housing	84	38	83299	3538
Section 8	11	3	2,133	2,133
SRO	5	1	634	98
DHAP	8	3	1062	121
Mainstream	11	3	527007	7000
FYI	0	0	10	0
VASH	0	0	1	0
Walnut Street	2	0	670	56
Linden Street	9	3	2517	273
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	3	1	934	70
Waterworks	17	12	1297	417
Waterworks II	18	12	969	286
Capen Court	20	13	2900	481
20 Stephenson	11	7	4131	194
Total Leased Housing	115	58	544,778	11,156
	199	96	628077	14694

VACANCY REPORT JULY 2026

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	109	1	110	1%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	32 Jaques Street	35	2	37	5%
	125 Jaques Street	63	0	63	0%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	234	2	236	1%
	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: 8/20/2026

Re: Section 8 Voucher Utilization & Spending Projection Reports as of August 2026

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of August 2026. SHA is working with the HUD Shortfall Prevention Team, and has begun receiving 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 Independence Vouchers, which we have been doing.

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



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 8/11/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	2	0	0	100	102	10
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	5	5	3
PBV - Clarendon Hill	38	0	0	0	0	37	37	1
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	6	6	2
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - Waterworks II	21	0	0	0	0	21	21	0
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	2	0	5	655	662	136
TBV - Family Unification Program	50	0	0	0	0	44	44	6
TBV - FUP/FYI	38	5	0	0	0	28	33	5
TBV - Homeownership	16	0	0	0	0	17	17	0
TBV - NED	200	0	0	0	0	188	188	12
TBV - VASH	15	1	0	0	0	9	10	5
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	1467	6	4	0	5	1269	1284	186

End of Report

Welcome to the Program Overview

The Program Overview was designed to provide a snapshot of budget authority (BA), utilization, Per Unit Costs (PUC) and reserves for the Housing Choice Voucher Program (HCV) as a whole.

Changes to Mainstream Voucher Funding (effective 2026)

Starting in 2026, the Department of Housing and Urban Development (HUD) is changing how it funds Mainstream vouchers. HUD now combines all new Mainstream funding into the general Housing Choice Voucher budget, using the same method it uses for VASH vouchers. However, you must handle existing Mainstream reserve funds differently. You can only spend these legacy reserves on Mainstream voucher expenses, and you must continue to track and report them separately from your general budget until you exhaust the funds entirely.

Specific Caveats

* The Program Overview provides a snapshot of the status of available funding, program reserves, and utilization information.

* Projection Analysis tab is specifically for VO monitoring. It does not incorporate MS data.

* The tabs for MS, VASH and EHV remain the same.

* The FMC Add'l disbursements tab for MS allows for monitoring of only reserves (since renewal funding is now incorporated into the overall BA)

Get Started

Review the information displayed at the HCV program level. To see information for a specific program, (VO, MS, VASH, EHV) click on the light green colored "Projection Analysis". You can always come back to this tab to view the overall program information.

Somerville Housing Authority MA031

For Year 1, the budget authority will be populated based on actuals, as they are known.

Note: If RAD deals are projected to close in Year 1, please use the "New ACC Units" Tool to add funding/units.

Program Specific

	HAP	Funding Info: See Combined Program section	Reserves	Total Funds: See Combined Program section	Obligations	Disbursements	EOM HHR	PUC	Monthly PUC Change
VO	\$27,779,383		\$0		\$23,399,245	\$16,906,145	\$6,652,458	\$2,027	0.00%
VASH	\$241,335							\$2,480	0.00%
MS	\$2,263,076		\$11,881		\$559,613	\$594,150	\$2,735	\$1,877	0.00%
EHV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
(Obligations/Disbursements Extracted As of 07/06/2026)									

Combined Program (VO plus MS)

2026

Initial BA (net offset)	Reserves	Offset of HAP Reserves	Set Aside/New Units/Nonrenewal	Total Funds	Obligations	Disbursements	EOM HHR
\$28,594,387	\$11,881	\$0	\$130,211	\$28,736,479	\$23,958,858	\$17,500,295	\$6,655,193

(Obligations/Disbursements Extracted As of 07/06/2026)

Leasing and Spending Outcomes Year 1

UML % of ACC (UMA)	HAP Expense as % of All Funds	HAP Exp as % of Elig Only	Proj 12/31 Total HAP Reserves	HAP Reserves as a % of ABA	PUC Method
91.6%	104.5%	105.1%	(\$1,305,981)	-4.57%	Average Rolling Three-Month Change

At Risk/Shortfall

	Combined Program Shortfall	December	
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At Risk/Shortfall calculation explanation

For PHAs with MS Reserves > MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP future projection

For PHAs with MS Reserves < MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP 2026 projected expenses + (MS Reserves - MS HAP 2026 projected expenses)

Click For Projection Analysis

1

MA031 HCV Leasing and Spending Projection

Utilization Report:															UtilizationReport (13)															Print		TYT Guide	
PHA Name			Somerville Housing Authority			PHA Number		MA031								Access Additional Tools			Disclaimer														
ACC/Funding Information												Funding Proration Levels						Program Projection Variables															
ACC		Current Year (2026)		Year 2 (2027)		Year 3 (2028)					HAP						Success Rate		78%		Non-PBV Annual Turnover Rate		5.0%										
Beginning ACC Vouchers		1,355		1,246		1,246					Year 2 (2027) Rebenchmark		103.1%									EOP Rate as of 05/31/2026 (58 TB.PB EOPs): 5.05%											
Funding Components		Current Year (2026)		Year 2 (2027)		Year 3 (2028)					Year 3 (2028) Rebenchmark		100.0%					Time from Issuance to HAP Effective Date (Current: 2.28 months)						Click to see Surplus/Shortfall calculation on Program Overview tab									
Estimated VO Funding		\$26,291,565		\$28,631,099		\$27,072,073					Administrative Fees						% leased in 30 days		18%				RFIF										
Offset history detail message		Offset of HAP Reserves and Set Aside information are available on the Program Overview tab									Year 1 (2026)		88.0%					% leased in 30 to 60 days		40%							3.07%						
Shortfall history detail message											Year 2 (2027)		90.0%					% leased in 60 to 90 days		38%													
New ACC Units Funding		\$37,256		\$26,603		\$0											% leased in 90 to 120 days		4%														
Est. Total ABA Funding Provided		\$26,328,821		\$28,657,702		\$27,072,073											% leased in 120 to 150 days		0%				Monthly PUC Change										
PHA Income		\$15,232		\$0																			0.00%										
Total Cash-Supported Prior Year-End Reserves		\$0		\$0		\$1,585,629					HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check																						
								HUD-established CYE HHR		\$159,358		HUD-established CYE HHR																					
Total Funding												HUD-Calculated Restricted Net Position		\$33,697		\$801,567		PHA-Held Cash 12/31/2025 (VMS)					Administrative Fees Analysis			2026		2027					
Est. Total Funding Available		\$26,344,053		\$28,657,702		\$28,657,702					HUD-Reconciled		\$193,055		\$960,925		HUD-Reconciled (Cash Capped)					<= 7,200 UMLs (No Proration)		> 7,200 UMLs (No Proration)		Admin Fees Earned (PY: \$1,979,848)		\$1,861,154		\$1,840,311			
											Lower of H17/I17 (May Override)		\$0			Lower of H17/I17 (May Override)		Reserve Adjustment due to PY VMS Changes.					\$157.17		\$146.68		Expense		\$917,583		\$991,800		
															HUD-Reconciled RNP v PHA-Reported RNP																		
											HUD v. PHA difference: \$172,838.00 or 0.7% of Eligibility		(\$139,141)		<--EOY VMS RNP ===== HUD-estimated RNP-->		\$33,697									MA031 has a cost per UML of \$107.76 compared to its Earnings/UML & Size peer group of \$98.66 (a difference of 8.4%) and its state peer group (of all PHAs in the state) of \$139.14 (a difference of -29.1%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of \$3,311,985 (or 178% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of \$4,255,557 (or 231.2% of CY 2027 Earned Admin Fees).					

MA031 HCV Leasing and Spending Projection

	2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	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-26	1,243	1,150	\$2,277,012					1,150	\$2,277,012	\$1,980		84.9%	103.8%	92.5%	103.8%
	Feb-26	1,243	1,153	\$2,323,273					1,153	\$2,323,273	\$2,015		92.6%	104.8%	92.8%	105.9%
	Mar-26	1,243	1,154	\$2,419,374					1,154	\$2,419,374	\$2,097		92.7%	106.6%	92.8%	110.3%
	Apr-26	1,243	1,153	\$2,359,958					1,153	\$2,359,958	\$2,047		92.7%	106.9%	92.8%	107.6%
	May-26	1,243	1,151	\$2,332,750					1,151	\$2,332,750	\$2,027		92.7%	106.8%	92.6%	106.3%
	Jun-26	1,246	1,149	\$2,365,428					1,149	\$2,365,428	\$2,059		92.6%	106.9%	92.2%	107.8%
	Jul-26	1,246	1,139	\$2,290,995	0				1,139	\$2,290,995	\$2,011		92.4%	106.6%	91.4%	104.4%
	Aug-26	1,246	1,135	\$2,280,811	11				1,135	\$2,280,811	\$2,010		92.3%	106.3%	91.1%	104.0%
	Sep-26	1,246	0	\$0	0	1	2	-4.7	1,133	\$2,279,871	\$2,013	\$2,013	92.1%	106.0%	90.9%	103.9%
	Oct-26	1,246	0	\$0	0	1	3	-4.7	1,132	\$2,282,736	\$2,016	\$2,016	92.0%	105.8%	90.9%	104.0%
	Nov-26	1,246	0	\$0	0	1	3	-4.7	1,131	\$2,285,263	\$2,020	\$2,020	91.9%	105.6%	90.8%	104.2%
	Dec-26	1,246	0	\$0	0	1	0	-4.7	1,128	\$2,281,912	\$2,023	\$2,023	91.8%	105.5%	90.5%	104.0%
	Total	14,937	9,184	\$18,649,601	11	3	9	-18.9	13,708	\$27,779,383	\$2,027		91.8%	105.5%		
	2027															
	Jan-27	1,246			0	1	0	-4.7	1,124	\$2,277,880	\$2,027	\$2,027	90.2%	95.4%	90.2%	95.4%
	Feb-27	1,246			0	1	0	-4.7	1,120	\$2,273,861	\$2,030	\$2,030	90.0%	95.3%	89.9%	95.2%
	Mar-27	1,246			0	1	0	-4.7	1,116	\$2,269,855	\$2,034	\$2,034	89.9%	95.2%	89.6%	95.0%
	Apr-27	1,246			0	1	0	-4.7	1,112	\$2,265,861	\$2,037	\$2,037	89.7%	95.1%	89.3%	94.9%
	May-27	1,246			0	1	0	-4.6	1,108	\$2,261,879	\$2,041	\$2,041	89.6%	95.0%	89.0%	94.7%
	Jun-27	1,246			0	1	0	-4.6	1,105	\$2,257,911	\$2,044	\$2,044	89.4%	95.0%	88.7%	94.5%
	Jul-27	1,246			0	1	0	-4.6	1,101	\$2,253,955	\$2,047	\$2,047	89.3%	94.9%	88.3%	94.4%
	Aug-27	1,246			0	1	0	-4.6	1,097	\$2,250,011	\$2,051	\$2,051	89.1%	94.8%	88.0%	94.2%
	Sep-27	1,246			0	1	0	-4.6	1,093	\$2,246,080	\$2,054	\$2,054	89.0%	94.7%	87.7%	94.1%
	Oct-27	1,246			0	1	0	-4.6	1,090	\$2,242,162	\$2,058	\$2,058	88.8%	94.6%	87.4%	93.9%
	Nov-27	1,246			0	1	0	-4.5	1,086	\$2,238,256	\$2,061	\$2,061	88.7%	94.5%	87.1%	93.7%
	Dec-27	1,246			0	1	0	-4.5	1,082	\$2,234,362	\$2,065	\$2,065	88.5%	94.5%	86.8%	93.6%
	Total	14,952	0	\$0	0	10	0	-55.4	13,234	\$27,072,073	\$2,046		88.5%	94.5%		
	Graphs FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$801,567 compares to RNP (VMS) of \$-139,141. Current: VMS Cash & Investments of \$2,936,494 compares to VMS RNP plus UNP of \$2,474,387. SPVs: Additional SPV leasing should focus on the 2 unleased VASH vouchers, 5 unleased FUP vouchers, and 11 unleased NED vouchers. PBVs: Currently, the PHA reports 194 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 8 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP. Comments (Hover for VMS Comments)															

MA031 MS Leasing and Spending Projection

				Utilization Report:				UtilizationReport (13)								TYT Guide		
PHA Name		Somerville Housing Authority		PHA Number		MA031		DCR Upload		Data Upload		Save		Print				
ACC/Funding Information				MS Funding Proration				Program Projection Variables										
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)		HAP			Success Rate	78%	Annual Turnover Rate	0.0%							
Beginning ACC Vouchers	112	112	112		Year 2 () Rebenchmark	103.1%						MS EOP Rate as of 05/31/2026 (0 EOPs): 0.00%						
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)		Year 3 (1) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)										
Est. MS Funding based on prior year expenses	\$2,302,822	\$2,332,462	\$2,212,740					% leased in 30 days	18%									
								% leased in 30 to 60 days	40%									
Set Aside Funding	\$0				Note: Unlike Emergency Housing Vouchers (EHV), Mainstream (MS), as of 2026, is <i>no longer</i> a separate program. In other words, the MS program is part of the broader HCV program budget authority. However, reserves are monitored separately from prior MS funding, until fully obligated, disbursed and expended.			% leased in 60 to 90 days	38%									
New ACC Units Funding	\$0	\$0	\$0					% leased in 90 to 120 days	4%									
Est. Total ABA Funding Provided	\$2,302,822	\$2,332,462	\$2,212,740					% leased in 120 to 150 days	0%	Monthly PUC Change								
PHA Income	\$0	\$0									0.00%	Comments						
Total Cash-Supported Prior Year-End Reserves	\$11,881	\$51,627	\$171,349		HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check													
Total Funding					HUD-established CYE HHR	\$37,272	HUD-established CYE HHR											
					HUD-Calculated Restricted Net Position	(\$25,391)	\$256,000	PHA-Held Cash 12/31/2023 (VMS)										
Est. Total Funding Available	\$2,314,703	\$2,384,089	\$2,384,089		HUD-Reconciled	\$11,881	\$293,272	HUD-Reconciled (Cash-Capped)										
					Lower of HUD-Reconciled/ Cash-Capped	\$11,881	Lower of H17/I17											
					HUD-Reconciled RNP v PHA-Reported RNP													
					HUD v. PHA difference: (\$92,540.00) or - 4% of Eligibility	\$67,149	<--EOY VMS RNP ***** HUD-estimated RNP-->	(\$25,391)										

Click to see Surplus/Shortfall calculation on Program Overview tab

MA031 MS Leasing and Spending Projection

	2026	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	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
	Jan-26	112	100	\$195,471					100	\$195,471	\$1,955		89.3%	101.9%	89.3%	101.9%
	Feb-26	112	102	\$193,320					102	\$193,320	\$1,895		90.2%	101.3%	91.1%	100.7%
	Mar-26	112	102	\$197,626					102	\$197,626	\$1,938		90.5%	101.9%	91.1%	103.0%
	Apr-26	112	101	\$191,947					101	\$191,947	\$1,900		90.4%	101.4%	90.2%	100.0%
	May-26	112	101	\$191,078					101	\$191,078	\$1,892		90.4%	101.0%	90.2%	99.6%
	Jun-26	112	100	\$190,806	0				100	\$190,806	\$1,908		90.2%	100.8%	89.3%	99.4%
	Jul-26	112	100	\$180,853					100	\$180,853	\$1,809		90.1%	99.8%	89.3%	94.2%
	Aug-26	112	100	\$184,395					100	\$184,395	\$1,844		90.0%	99.4%	89.3%	96.1%
	Sep-26	112	0	\$0			0	0.0	100	\$184,395	\$1,844	\$1,844	89.9%	99.0%	89.3%	96.1%
	Oct-26	112	0	\$0			0	0.0	100	\$184,395	\$1,844	\$1,844	89.8%	98.7%	89.3%	96.1%
	Nov-26	112	0	\$0			0	0.0	100	\$184,395	\$1,844	\$1,844	89.8%	98.5%	89.3%	96.1%
	Dec-26	112	0	\$0	0		0	0.0	100	\$184,395	\$1,844	\$1,844	89.7%	98.3%	89.3%	96.1%
	Total	1,344	806	\$1,525,496	0	0	0	0.0	1,206	\$2,263,076	\$1,877		89.7%	98.3%		
	2027															
	Jan-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Feb-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Mar-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Apr-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	May-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Jun-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Jul-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Aug-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Sep-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Oct-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Nov-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Dec-27	112					0	0.0	100	\$184,395	\$1,844	\$1,844	89.3%	94.9%	89.3%	94.9%
	Total	1,344	0	\$0	0	0	0	0.0	1,200	\$2,212,740	\$1,844		89.3%	94.9%		



SOMERVILLE HOUSING AUTHORITY

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

Resident Services- July 2026 Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Elderly/Disabled Property	15	20	10	4	49
Family Property	3	0	24	6	33
Applicant	0	0	0	0	0
Section 8 Assistance	2	0	0	0	2
Total Referrals This Month	20	20	34	10	84

2. Activities This Month

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- Spoonfuls Food Programming continues at Weston Manor
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Furniture and tech purchased thru the RANGE Grant begin being installed at Bryant, Capen, and Corbett!
- Digital Navigator Planning Employment workshop series for August and continues weekend game-based learning labs for youth at Mystic
- Jazz Concerts at Brady, Bryant, and Mystic with Ensemble, Man on Land, including Brian Friedland, Greg Loughman, and Austin McMahon, made possible with an Arts Council grant
- Farmer's Market Coupon Distribution at Capen, Brady, Bryant, and Weston Manor
- Coffee Hour with the Council on Aging at Ciampa

3. Anticipated Activities – August 2026

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- Spoonfuls Food Programming continues at Weston Manor
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Coffee Hour with SCES at Weston Manor
- Coffee Hour with Property Manager at Properzi Manor
- Open Office Hours with Resident Services at Waterworks II
- Mystic Community Picnic!
- Participation in the Somerville Police Dept.'s 'Night Out,' with SHA Public Safety
- Community Garden install at Mystic!

4. Self-Sufficiency Programming Updates

- There are a total of 18 FSS participants that reside in Public Housing, 65 FSS Participants that have HCVs.
- BA completed the Just A Start Biotechnology Careers program and received a certificate. She has also accepted a new, better-paying job with benefits and advancement opportunities at Beth-Israel Deaconess Medical Center (BIDMC). She will graduate FSS with over \$9,000.
- BAM managed to increase her credit score, establish a personal savings account for emergencies, and devise a working personal budget. She will graduate FSS with over \$4,500.
- JJ gets closer to attaining her degree from Cambridge College and hopes to pursue a nursing career.
- Recent in-person check-in with GM leaves FSS Coordinator in awe. GM is successfully managing a household of seven: three young adults—a set of 22-year-old twins and a 20-year-old—enrolled in college or college-bound; three foster children (ages 8,3, and 2) she is hoping to adopt; and an infant. Except for maternity leave and family vacations, she has continued steady work at Dana Farber. Her escrow account exceeds \$20,000.
- AR has begun training to become a Doula, which will broaden her skill set and earning potential significantly.
- SY used some escrow funds for a summer course in pain management, which is not covered under MA free tuition program. Her coursework is almost complete. Next year, she hopes to take and pass the Dental Hygienist exam.

Translation and interpretation services are available upon request by appointment only

Sevis tradiksyon ak interprestasyon disponib si w bezen

Servicio de traducción e interpretación están disponibles, con cita, una vez que lo solicite

Serviço de tradução e interpretação estão disponíveis somente após agendamento



Foster Youth Initiative (FYI) participants:

- After reaching **National "Gold Standard"**, recruitment continues, with one new participant, SB, beginning her FSS contract on 8/1/2026.
- **AP** reports finally finding a daycare placement for her one-year-old son. Now, she can work additional hours at a waxing studio. She continues to research nursing education requirements that will allow her to pursue certification she needs to perform BOTOX injections.
- **RP** is excelling in his new role as a Digital Navigator. His appointment schedule is filling up. He already knows several tenants who visit the lab regularly to get assistance from him.

SHA's Section 8 for Homeownership program: DS continues to work with a HUD-certified counselor, who has introduced and prepared her for the pre-approval process with a local lender. SA has begun the home search in earnest. CE received a bank pre-approval from Cambridge Savings Bank and is cautiously approaching the home search process. .

Bryant Tenants participating in Tech Access Program thru our RANGE Grant with Somerville Cambridge Elder Services :



PUBLIC SAFETY REPORT									
2026 YTD									
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Grand Total
alarm				1	1				2
alarm				1					1
Alleged breaking and entering				1		1			2
ANIMAL COMPLAINT-D405	1		1	2	2				6
arMED ROBBERY-A301								1	1
ASSAULT AND BATTERY-A802		1					1	1	3
ASsault Dangerous Weapon				1					1
ASSIST NO ARREST-D109	19	13	22	20	23	32	21	11	161
attempted b&e						1			1
ATTEMPTED B&E			1						1
B&E (UNKNOWN TIME)-B510	1					1	1		3
B&E DAY-B531					1	1			2
b&E niGHT-B532		2					1		3
CHECK CONDITION-D009	7	3	6	9	8	20	3	4	60
CITIZEN CONTACT-D021	15	11	9		6		4	1	46
CIVIL INVESTIGATION-D020							1		1
COURT-D999	1	1							2
CUSTODY DISPUTE							1		1
DIRECTED PATROL-F045	517	275	501	442	601	492	509	143	3480
dispute		1							1
DISTURBANCE APT/NOISE-C405	2	1	2	3	3	1	2		14
DISTURBANCE HALLWAY-C406	2	2	1			1	1	1	8
DISTURBANCE OUTSIDE-C407	1						1		2
Domestic assault and battery							1		1
domestic dispute			1		1				2
DOMESTIC DISPUTE				2					2
Domestic Disturbance						1	1		2
domestic disturbance		1							1
domestic disturbance					1				1
E911 HANGUP-D037	4	2	1	8	2	2			19
event								1	1
EVICTIION-D027	1						1		2
fire alarm					2				2
FIRE INVESTIGATION-D902	2			1		1			4
follow up			1						1
harASSING CALLS-A648					2				2
HARASSMENT			2	1	2	3			8
hit and run			1	1					2
ILLEGAL DUMPING-C609						2	1		3
INVESTIGATION-D001	7	1	1	1		2	6		18
juvenile disturbance					2			1	3
JUVENILE DISTURBANCE					1				1
Larceny from mv						1			1
larceny under							1		1
larceny under \$1200					7	1	2	1	11

LARCENY UNDER \$250-B620		1	1						2
larceny under 1200\$			1	1	2				4
LIGHTS OUT-D036	1								1
lobby and lot check		1							1
LOCKOUT-D030	9	6	8	6	3	7	8	5	52
LOST PROPERTY REPORTED-D406	1	3	2	1	1	2	2	1	13
lot and lobby check		1							1
MAINTENANCE PROBLEM-D035	1		1	2		2			6
malicious destruction of property				1					1
medical		1	5	1	1				8
medical		1	1	2	2				6
MEETING-D026	4	3	10	8	6	4	1	2	38
missing PERSON-D501		1	1	1	1	2		1	7
motor vehicle accident				1					1
mv citation		1							1
MV PROPERTY DAMAGE ACCIDENT-D106		1					1	1	3
MV VIOLATIONS-D800	14	14	7	4	1		2		42
noise complaint			1	2	1	1	2		7
Noise complaint			2		1				3
OFFICER WANTED-D137	15	13	4	1		6	5	2	46
other								1	1
PARK WALK & TALK						117	69	36	222
parking eNFORCEMENT			2			1			3
parking enforcement			1						1
PARKING VIOLATIONS-D810		10	27	12	6	7	13	10	85
psych emergency			1						1
RESTRAINING ORDER VIOL-C140	1								1
section 12A					2				2
sexual ASSAULT-E111				2					2
SHA NOTICE SERVICE-D025			1						1
SICK PERSON-D006	10	6	10	10	6	14	16	6	78
smoke odor		1							1
SUMMONS/RO SERVICE-D135				3					3
SUPPLEMENTAL-D139			2			2		4	8
susPICIOUS envelope					1				1
SUSPICIOUS PERSON-C607			1	1	1				3
threats to commit a crime					1				1
THREATS-A647	1			1		1			3
training						1			1
vandalism / harassment					1				1
VANDALISM-B401	1	1				1	1		4
verbal dispute			1						1
warrANT								1	1
warrANT ARREST-D130								1	1
WELL BEING CHECK		2							2
well-being check			1						1
wellbeing check					1				1
Grand Total	638	381	641	554	703	731	679	236	4563

WORK ORDERS ISSUED FOR:**Jul-26****REQUESTED BY MANAGEMENT: 430****REQUESTED BY TENANTS: 1502****TOTAL WORK ORDERS ISSUED: 1932**

	****		****			
DEV.	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE JULY	REQUESTED IN JULY				
031-1 Mystic Federal	377	107	6	383	315	68
031-9 Federal Elderly	291	101	1	292	236	56
200-1 Clarendon	2	2	0	2	1	1
200-2 Mystic State	331	106	7	338	296	42
667-1 Capen Court	175	81	0	175	142	33
667-2 Jaques Street	188	69	17	205	137	68
667-3 Properzi Manor	158	59	3	161	133	28
667-4 Bryant Manor	221	95	4	225	123	102
667-6 Ciampa Manor	77	22	1	78	56	22
400-C Monmouth, Broadway	5	1	0	5	3	2
689-2 Hagan Manor	55	16	1	56	52	4
705-1 Sycamore, Fountain Ave	11	6	1	12	8	4
TOTAL	1891	665	41	1932	1502	430

***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 August 2026					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Design	\$42,500.00	Reverse Architecture
Mystic Development Window Replacement	Bidding	Grant Funding	Design	\$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Pre-Bid	Bryant Reserves	Design	\$35,000.00	Reverse Architecture
Bryant Manor Vestibule Improvements	Pre-Bid	Bryant Reserves	Design	\$38,800.00	Reverse Architecture
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Design	\$14,900.00	GCG Associates
Highland Garden Elevator Replacement	Construction	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Construction	\$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Bidding	Federal Cap Fund 2024	Design	\$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Design	\$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Construction	\$120,000.00	Davison Co., INC
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Construction	\$251,599.00	Jupiter Electric Inc
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Design	\$9,810.00	Nangle Engineering
Properzi Manor Intercom Replacement	Pre-Construction	Federal Cap Fund 2025	Design	\$14,465.00	Nangle Engineering
Brady+Highland Storm Door Replacement	Pre-Construction	Federal Cap Fund 2024	Design	\$28,000.00	Socotec
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Construction	\$70,900.00	Stallion Plumbing,Heating,Cooling
Bryant Manor Boiler Replacement	Design	Bryant Reserves	Design	\$24,000.00	Norian Soriani
Corbett Concret Stairs Replacement	Construction	State Capital Fund 2024	Construction	\$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	Construction	Federal Capital Fund 2025	Construction	\$853,265.00	Enterprise Equipment
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Construction	\$109,900.00	Oakridge Construction
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Construction	\$100,900.00	Oakridge Construction
Brady+Highland Storm Door Replacement	Pre-Construction	Federal Capital Fund 2025	Construction	\$212,000.00	Nena Construction
Mystic River Masonry Repairs	Pre-Construction	Operations	Construction	\$22,400.00	Dimitri Masonry