

SOMERVILLE AFFORDABLE HOUSING TRUST				
FINANCIAL REPORT FY26 TO August 2025 NON-CPA TRUST FUNDS				
Prepared for SAHTF Meeting, September 11, 2025				
	Bank statement balance as of	Activity during the period since last report	Bank statement balance as of	
	31-Jul-2025		31-Aug-2025	
BALANCE	\$35,667,326.97		\$34,527,052.32	
Revenue				
Linkage		\$101,671.83		
Fractional/other Inclusionary payments				
Development Loan Repayments				
Acquisition Loan Repayments		\$0.00		
Mary's Trust				
Individual loan Repayments		\$33,000.00		
Bank interest		\$133,118.68		
Other				
TOTAL REVENUE		\$267,790.51		
Expenses				
Loans/Programs/Staff Salary				
Admin				
Other		1,408,065.16		April through June 2025 Transfer
TOTAL EXPENSES		\$1,408,065.16		
NET INCOME		-\$1,140,274.65		

NEW REVENUE THAT HASN'T CLEARED BANK ACCOUNT:	\$ 1,139.33
NEW EXPENSES THAT HAVEN'T CLEARED BANK ACCOUNT:	\$ 4,171,600.82

Subtotal: \$30,356,590.83

OUTSTANDING COMMITMENTS:	\$18,358,472.45
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AVAILABLE FOR NEW COMMITMENTS	Including Early Acq Funds	\$11,998,118.38	
AVAILABLE FOR NEW COMMITMENTS	Excluding Early Acq Funds	\$11,948,390.67	Equals end of month account balance minus new expenses that haven't cleared bank account and outstanding commitments
Early Action Acquisition Fund Starting Balance	\$8,288,903.00		
Early Action Acquisition Fund Current Balance	\$49,727.71		
Outstanding Commitments			
HOUSING PROJECTS			
	Balance		
163 Glen	\$214,736.05		
Waterworks Phase II	\$60,750.00		
SCC Rehab: 657-659 Somerville	\$619,386.19		
Clarendon Hill Phase 1	\$200,000.00		
29 Cross St East (New Development)	\$1,017,812.19		
24 Webster Ave - Acquisition Loan	\$407,777.16		
24 Webster Ave - Additional Funds	\$260,000.00		Commitment expires 4/14/2026
297 Medford - Early Action Acquisition Funds	\$0.00		Closed in August 2025
41 Webster Ave (Parcel D4.3)	\$3,954,000.00		Commitment expires 11/8/2025; CPA/Non-CPA split to be determined
259 Lowell St. (VNA)	\$2,000,000.00		Commitment expires 5/6/2026
299 Broadway	\$4,500,000.00		Commitment expired 11/13/2024; \$6MM total, CPA/Non-CPA Split to be determined
29 Jackson Road	\$679,640.00		Commitment expired 12/18/2024
Total Housing Projects Balance	\$13,914,101.59		
HOUSING PROGRAMS			
	Balance		
Closing Cost Assistance	\$49,212.32		
Homeownership Stabilization Pilot	\$15,000.00		
MVP 2025	\$586,320.00		
MVP 2026	\$615,636.00		
MVP 2027	\$646,418.00		
MVP-City match	\$1,847,374.00		
CAAS Flex Rental Assistance	\$0.00		
SHC Flex Rental Assistance	\$509,559.91		
SHC Tenancy Stabilization Program	\$171,889.58		
Annual Report Graphic Design	\$275.00		
Salary FY2025	\$2,686.05		
Total Housing Programs Balance	\$4,444,370.86		
Total Outstanding Commitments:	\$18,358,472.45		