

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS**

Cinderella Brown • Sara Dixon • Sharon Samples • Christopher Willis • Barry Williams

nbha

THE CITY OF NEW BRAUNFELS HOUSING AUTHORITY



**NBHA REGULAR BOARD MEETING
300 Laurel Lane – Community Room
New Braunfels, TX 78130**

November 17, 2021

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS**

Cinderella Brown • Sara Dixon • Sharon Samples • Christopher Willis • Barry Williams

**Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Wednesday November 17, 2021 @ 4:00 pm**

REGULAR MEETING NOTICE

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the Board of Commissioners meeting of July 12, 2021.

D. CITIZENS' COMMUNICATION

This time is for citizens to address the Board on issues and items of concern. Pursuant to the Texas Open Meetings Act, there will be no Board discussion or action on items not on the agenda. Each citizen will be given five (5) minutes to speak.

E. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the New Braunfels Housing Authority Board of Director's and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

- A. Approval of the NBHA hypothetical Section Eight Management Assessment Program (SEMAP) score.
- B. Approval of fiscal year 2022 Utility Allowances.
- C. Approval of fiscal year 2022 Department of Housing and Urban Development (HUD) Voucher Fair Market Rents and Payment Standards.

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS**

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F. Executive Director Report

- Operations update – Covid19
- Strategic Plan
- Facility Update
- Payables Report
- YTD Budget Report

G. EXECUTIVE SESSION –Closed Session

- a. Tex. Loc. Gov't Code Section 551.071—Consultation with attorney and consideration of potential litigation regarding Instrumentality – New Braunfels Community Resource Center.

H. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

I. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall on _____ at _____.

Caitlin Krobot, City Secretary

¹Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need for a closed meeting and it is permitted by law.

Pursuant to 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun. Pursuant to 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS**

Cinderella Brown • Sara Dixon • Sharon Samples • Christopher Willis • Barry Williams

Minutes:

**MINUTES
OF THE NEW BRAUNFELS HOUSING AUTHORITY BOARD OF COMMISSIONERS
BOARD MEETING OF MONDAY, JULY 12, 2021**

The Board of Commissioners of Housing Authority of the City of New Braunfels, Texas, met in a Regular Session, July 12, 2021 at 4pm.

COMMISSIONERS PRESENT:

Christopher Willis
Sharon Samples
Sarah Dixon
Cinderella Brown
Barry Williams

STAFF:

Henry Alvarez, Interim Executive Director
Irene Cantu, Administrative Assistant
Mickey Lloyd, Programs Manager
Isabel Lee, MBA Bookkeeper
Doug Poneck, esquire

• **MEETING CALLED TO ORDER**

The meeting was called to order at 4:15 pm.

• **ROLL CALL**

Irene called roll.

• **CITIZENS COMMUNICATION**

1 citizen was heard.

• **INDIVIDUAL ITEM FOR CONSIDERATION:**

A. Consideration and approval of a RESOLUTION APPROVING the SELECTION OF STRATEGIC PLANNING CONSULTANT FIRM, AND OTHER MATTERS IN CONNECTION THEREWITH.

Chairman Willis read the aforementioned. Henry introduced the item.
Commissioner Williams moved to approve the resolution.
Commissioner Samples seconded the motion which passed unanimously.

MINUTES
OF THE NEW BRAUNFELS HOUSING AUTHORITY BOARD OF COMMISSIONERS
BOARD MEETING OF MONDAY, JULY 12, 2021

B. Executive Director Report

Director Alvarez provided the reports.

1. EXECUTIVE SESSION-Closed Session¹

A. Tex. Loc. Gov't Code Section 551.071-Consultation with attorney regarding Instrumentality-New Braunfels community Resource Center

• **CONVENE INTO EXECUTIVE SESSION**

No necessary action in Executive Session.

• **RECONVENED INTO OPEN SESSION**

No action was taken.
Commissioner Williams was not present after Executive Session.

• **ADJOURNMENT:**

Without objections Chairman Willis adjourned the meeting at 4:54 pm.

Attest:

Christopher Willis, Chairman

Date

Henry Alvarez
Interim Executive Director

Date

RESOLUTION No. 111720210006, CONSIDERATION AND APPROVAL OF THE HYPOTHETICAL SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FISCAL YEAR 2021.

REQUESTED ACTION:

Consideration and approval regarding Resolution authorizing the submission to the Department of Housing and Urban Development (HUD) Section Eight Program Assessment Program (SEMAP) for Fiscal year 2021.

FINANCIAL IMPACT:

N/A

SUMMARY:

The Section 8 Management Assessment Program (SEMAP) became effective October 13, 1998 (24 CFR Part 985). This rule establishes SEMAP to objectively measure Public Housing Authorities' (PHAs') performance in the administration of the Housing Choice Voucher program in fourteen (14) key performance areas and a Deconcentration Bonus indicator. In order to receive a deconcentration bonus, worth up to 4 percentage points, the following rules apply.

1) 50% or more of HCV families with children would need to reside in low poverty census tracts in the PHA's principal operating area; or 2) For HCV families with children who moved, the percent that moved to low poverty census tracts would need to be two percentage points higher than the percent of all HCV families with children residing in low poverty census tracts at the end of the last completed PHA Fiscal year or 3) the percent of families with children who moved during the last two fiscal years is two percentage points higher than the percent of families with children in low poverty census tracts at the end of FY2020. Attachment 2 provides the data for the deconcentration bonus indicator for the 2020/2021 Fiscal Year.

The Board of Commissioners is required to approve the SEMAP certification, and PHAs are required to submit the certification electronically to HUD within 60 calendar days after each fiscal year end.

HUD will independently assess HACA's performance under SEMAP using annual audit reports for indicators 1-7 and the deconcentration bonus indicator and information maintained in HUD's Public and Indian Housing Information Center (PIC) for indicators 8-14. The Lease-up rate is obtained from HUD's Financial Management Center.

Quality control audits were preformed utilizing HUDs random program file sampling.

HYPOTHETICAL SEMAP SCORE:

Indicator		
1	Selection from Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	5
8	Payment Standards	5
9	Timely Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	10
13	Lease-Up	20
14	Family Self-Sufficiency	N/A
15	Deconcentration Bonus	0

Anticipated overall SEMAP Performance Rating as "High".

RECOMMENDATION:

Staff recommends approval of the SEMAP submission.

RESOLUTION NO. 111720210006

**Approving the submittal of the Section 8 Management Assessment Program (SEMAP)
Certification to The Department of Housing and Urban Development**

WHEREAS, the Section 8 Management Assessment Program (SEMAP) Certification is designed to allow the Department of Housing and Urban Development (HUD) to identify Public Housing Authorities' (PHAs') management capabilities and deficiencies and help lead to better overall management of the Section 8 program; and

WHEREAS, HUD has proposed fourteen (14) specific indicators for SEMAP and requires certification of the PHA; and

WHEREAS, the Housing Authority of the City of New Braunfels has completed the SEMAP certification for each indicator listed on form HUD-52648 for the Fiscal Year 2021; and

WHEREAS, the results of the SEMAP Certification review indicates that the Housing Authority of the City of New Braunfels has a 100% SEMAP assessment score for the Fiscal Year 2021.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT:

Section 1. The Board hereby approves the submission of the Section Eight Management Assessment Program (SEMAP) for Fiscal Year 2021;

Section 2. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
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Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on November 17, 2021 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

APPROVAL OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) SUBMISSION

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED _____, 2021.

Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION No. 111720210007, CONSIDERATION AND APPROVAL OF THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT FRUNISHED UTILITIES AND OTHER SERVICES FOR THE ATUHORTY'S AFFORDABLE HOUSING PROGRAMS.

REQUESTED ACTION:

Consideration and approval regarding Resolution No. 111720210007 authorizing the revised utility allowance schedule for Tenant Furnished utilities and other services for the Authority's Affordable Housing Programs.

FINANCIAL IMPACT:

Generally, increased Utility Allowances reduce program participants rent portions. Reduced participant rent portions are offset by increased housing subsidies provided by the Authority. These expenses are offset by the Department of Housing and Urban Development (HUD) increased subsidies.

SUMMARY:

The New Braunfels Housing Authority (NBHA) is required to conduct an annual assessment of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10% or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer, and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations such as tenant-or-landlord-provided appliances and type of heating and cooling systems in a particular unit are also included in this schedule.

The proposed utility allowance schedule was prepared by the Nelrod Company for electric, gas, water, sewer, and trash for each unit type and bedroom size. The values provided were developed using engineering methodologies set forth by the HUD Utility Allowance Guidebook along with other currently accepted engineering design and consumption standards for runtimes, equipment sizing, and specific climate zones. The Utility Allowances will be effective for all recertification effective on or after January 1, 2022.

RECOMMENDATION:

Staff recommends approval of the Utility Allowances.

ATTACHMENTS:

Utility Allowance Schedules Exhibit 1

Exhibit 1



NEW BRAUNFELS HOUSING AUTHORITY, TX
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

INITIAL 2021

Building Type: Row House/Townhouse

Villa Serena TX-343 (EE Equip: WH)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$30.00	\$33.00	\$35.00	
Natural Gas (H,WH,C)			\$53.00	\$58.00	\$62.00	
Water			\$24.00	\$28.00	\$36.00	
Sewer			\$52.00	\$64.00	\$77.00	
Trash Collection			\$19.00	\$19.00	\$19.00	
Totals			\$178.00	\$202.00	\$229.00	

Building Type: High Rise Apartment

Laurel Plaza TX-343	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,C)	\$44.00	\$44.00				

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

- L&A= Lights & Appliances
- H= Space Heating
- WH= Water Heating
- C= Cooking

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **New Braunfels Housing Authority, TX**
Unit Type: **Multi-Family (Apartment/Row House/Townhouse/Semi-Detached/Duplex)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Housing Choice Voucher (Section 8)	Monthly Dollar Allowances					

Heating

a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$18.00	\$20.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$34.00	\$41.00	\$43.00	\$47.00
c. Electric (avg)	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
e. Oil						

Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
b. Bottle Gas/Propane	\$6.00	\$6.00	\$11.00	\$15.00	\$19.00	\$22.00
c. Electric (avg)	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00

Other Electric & Cooling

Other Electric (Lights & Appliances)(avg)	\$12.00	\$14.00	\$20.00	\$26.00	\$31.00	\$37.00
Air Conditioning (avg)	\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00

Water Heating

a. Natural Gas	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
b. Bottle Gas/Propane	\$15.00	\$17.00	\$24.00	\$30.00	\$37.00	\$45.00
c. Electric (avg)	\$7.00	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00
d. Oil						

Water, Sewer, Trash Collection

Water (avg)	\$29.00	\$29.00	\$33.00	\$37.00	\$42.00	\$48.00
Sewer (New Braunfels Utilities)	\$45.00	\$46.00	\$54.00	\$63.00	\$72.00	\$80.00
Trash Collection (New Braunfels Utilities)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$21.00 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Natural Gas Charge \$22.96	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00

Actual Family Allowances	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Address of Unit Number of Bedrooms	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
Other	\$	
Other	\$	
Total	\$	



The Nelrod Company 6/2021 Initial

adapted from form HUD-52667 (7/2019)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: New Braunfels Housing Authority, TX		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service: Housing Choice Voucher (Section 8)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$17.00	\$20.00	\$22.00	\$24.00	\$26.00	\$28.00
b. Bottle Gas/Propane	\$41.00	\$47.00	\$52.00	\$56.00	\$60.00	\$67.00
c. Electric (avg)	\$12.00	\$14.00	\$16.00	\$17.00	\$19.00	\$21.00
d. Electric Heat Pump (avg)	\$7.00	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
b. Bottle Gas/Propane	\$6.00	\$6.00	\$11.00	\$15.00	\$19.00	\$22.00
c. Electric (avg)	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)(avg)	\$18.00	\$21.00	\$29.00	\$37.00	\$46.00	\$54.00
Air Conditioning (avg)	\$7.00	\$9.00	\$20.00	\$31.00	\$42.00	\$53.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
b. Bottle Gas/Propane	\$17.00	\$22.00	\$30.00	\$37.00	\$47.00	\$56.00
c. Electric (avg)	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	\$23.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$29.00	\$29.00	\$33.00	\$37.00	\$42.00	\$48.00
Sewer (New Braunfels Utilities)	\$45.00	\$46.00	\$54.00	\$63.00	\$72.00	\$80.00
Trash Collection (New Braunfels Utilities)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$21.00 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Natural Gas Charge \$22.96	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Actual Family Allowances		Utility or Service per month cost				
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating				
		\$				
Name of Family		Cooking				
		\$				
Address of Unit		Other Electric				
		\$				
		Air Conditioning				
		\$				
Number of Bedrooms		Water Heating				
		\$				
		Water				
		\$				
		Sewer				
		\$				
		Trash Collection				
		\$				
		Range / Microwave				
		\$				
		Refrigerator				
		\$				
		Other				
		\$				
		Other				
		\$				
		Total				
		\$				



The Nelrod Company 6/2021 Initial

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):						
Locality: New Braunfels Housing Authority, TX		Unit Type: Apartment				
Utility or Service: Landa Place	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump		\$5.00	\$6.00			
e. Oil						
Cooking						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$3.00	\$5.00			
Other Electric & Cooling						
Other Electric (Lights & Appliances)		\$12.00	\$16.00			
Air Conditioning		\$10.00	\$14.00			
Water Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$7.00	\$9.00			
d. Oil						
Water, Sewer, Trash Collection						
Water						
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
Other--specify: Monthly Charges						
Electric Charge \$16.08		\$16.00	\$16.00			
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



The Nelrod Company 6/2021 Initial

adapted from form HUD-52667
(7/2019)

**Individual Relief
Medical Equipment Allowances**

Electric Provider: New Braunfels Utilities (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.062	\$14.00
Nebulizer	2	75	5	0.062	\$1.00
Electric Hospital Bed	0.2	200	1	0.062	\$1.00
Alternating Pressure Pad	24	70	52	0.062	\$3.00
Low Air-Loss Mattress	24	120	89	0.062	\$6.00
Power Wheelchair/Scooter	3	360	33	0.062	\$2.00
Feeding Tube Pump	24	120	89	0.062	\$6.00
CPAP Machine	10	30	9	0.062	\$1.00
Leg Compression Pump	24	30	22	0.062	\$1.00
Dialysis Machine/Equipment	2	710	44	0.062	\$3.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.
The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.
Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.
Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air-filled pressurized mattress.
Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.
Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

RESOLUTION NO. 111720210007

Approving the revised utility allowances for the New Braunfels Housing Authority (NBHA) housing programs.

WHEREAS, Federal Regulations require housing authorities to review utility allowance schedule(s) annually and adjust the schedule(s) if there has been a 10% or more rate change per category since the last revision; and

WHEREAS, Residential Utility Allowances, a Division of the Nelrod Company completed the utility allowance review for the Low Rent Public Housing and Housing Choice Voucher Programs and as required by HUD regulations 24 CFR 982.517, a comparison was made of the utility rates utilized in the previous study compared to the current utility rates; and

WHEREAS, the utility allowance review indicated that utility providers' rates have changed more than 10%, therefore, staff recommends revising the utility allowance schedules as reflected in Exhibit 1; and

WHEREAS, Federal Regulations require the use of the revised utility allowance schedules at the next annual reexamination; and

WHEREAS, the Housing Authority of the City of New Braunfels will use the revised utility allowance schedules for new families assisted under the Housing Choice Voucher Program and current participants with reexaminations effective January 1, 2021 or later.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of New Braunfels' Board of Commissioners approves and adopts the revised Utility Allowance Schedules for the New Braunfels Housing Authority Housing Programs.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on November 17, 2021 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

APPROVING THE REVISED UTILITY ALLOWANCES FOR THE NEW BRAUNFELS HOUSING AUTHORITY (NBHA) HOUSING PROGRAMS.

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED _____, 2021.

Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION No. 111720210008, CONSIDERATION AND APPROVAL OF THE HOUSING CHOICE VOUCHER (SECTION EIGHT) PAYMENT STANDARDS FOR FISCAL YEAR 2022 AND PUBLIC HOUSING FLAT RENTS

REQUESTED ACTION:

Consideration and approval regarding Resolution No. 111720210008 authorizing the revised Housing Choice Voucher Fair Market Rents and Payment Standards and Public Housing Flat Rent for Fiscal Year 2022.

FINANCIAL IMPACT:

Generally, the Voucher Program is a budget based subsidy program provided by the Department of Housing and Urban Development (HUD). Increases in Voucher Payment Standards, generally increase rent subsidy to private landlord participants. The Voucher Program budget is currently \$1.7M with 267 program participants.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) publishes Fair Market Rents (FMRs) annually for each area of the United States and requires each housing authority to adopt a Voucher payment standard schedule for each FMR area in its jurisdiction and FLAT Rent for its Public Housing portfolios. Payment standard is defined as “the maximum assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)]. HUD permits the housing authority to establish a voucher payment standard amount for each unit size at any level between 90% and 110%—referred to as the “basic range”—of the FMR for the unit size [24 CFR 982.503(b)(1)(i)]. The Public Housing Flat rent must be set to lower of 80% of the FMR or the Small area Fair Market Rent (SAFMR). In November 2016, the Small Area Fair Market Rent (SAFMR) Final Rule (Federal Register Notice FR-5855-F-03) mandated certain metropolitan areas, including the San Antonio-New Braunfels metro area, to use SAFMRs in the Housing Choice Voucher (HCV) program. NBHA utilizes the lower metro area FMR for the Flat rent calculation.

Hud has recently published the FMRs for Fiscal Year 2022. HUD allows housing authorities to establish the payment standard amounts at any level between 90% and 110% of the published FMR. The 2022 Voucher payment standards have been set to 90% of the associated FMR and the 2022 Public Housing Flat rent has been set to 80% of the associated FMR. These methodology allows the NBHA to absorb the increase in the payment standard over time and to maximize the number of families that can participate in the Voucher program.

The proposed payment standards and flat rent for 2022 will be effective for all Housing Assistance Payment Contracts with an effective date of January 1, 2022, or later. Implementation will consist

of a phase-in for participants that have a reexamination effective on or after this date and applicable to all new admission contracts effective on or after this date.

RECOMMENDATION:

Staff recommends approval of the Fiscal Year 2022 Public Housing Flat Rent and Voucher Payment Standards

ATTACHMENTS:

Public Housing Flat Rent and Voucher Payment Standards Exhibit 1

Exhibit 1.

PUBLIC HOUSING FLAT RENTS

Efficiency			<u>One Bedroom</u>		<u>Two Bedroom</u>	
ZIP Code	FMR	FR	FMR	FR	FMR	FR
<u>78130</u>	815	652	961	769	1165	932
<u>Three Bedroom</u>			<u>Four Bedroom</u>		<u>Five Bedroom</u>	
ZIP Code	FMR	FR	FMR	FR	FMR	FR
	1500	1200	1849	1479.2	2126	1701

HOUSING CHOICE VOUCHER PAYMENT STANDARDS

Efficiency			<u>One Bedroom</u>		<u>Two Bedroom</u>	
ZIP Code	FMR	PS	FMR	PS	FMR	PS
78006	\$910	\$819	\$1,090	\$981	\$1,360	\$1,224
78070	\$1,010	\$909	\$1,200	\$1,080	\$1,450	\$1,305
78108	\$1,220	\$1,098	\$1,440	\$1,296	\$1,750	\$1,575
78130	\$900	\$810	\$1,060	\$954	\$1,290	\$1,161
78131	\$920	\$828	\$1,080	\$972	\$1,310	\$1,179
78132	\$940	\$846	\$1,110	\$999	\$1,340	\$1,206
78133	\$820	\$738	\$960	\$864	\$1,170	\$1,053
78154	\$1,020	\$918	\$1,200	\$1,080	\$1,460	\$1,314
78163	\$900	\$810	\$1,060	\$954	\$1,290	\$1,161
78266	\$1,220	\$1,098	\$1,440	\$1,296	\$1,750	\$1,575
78606	\$650	\$585	\$770	\$693	\$950	\$855
78623	\$930	\$837	\$1,080	\$972	\$1,290	\$1,161
78666	\$860	\$774	\$980	\$882	\$1,150	\$1,035
78676	\$1,110	\$999	\$1,260	\$1,134	\$1,480	\$1,332

<u>Three Bedroom</u>			<u>Four Bedroom</u>		<u>Five Bedroom</u>	
ZIP Code	FMR	PS	FMR	PS	FMR	PS
78006	\$1,680	\$1,512	\$2,130	\$1,917	\$2,205	\$1,984
78070	\$1,870	\$1,683	\$2,300	\$2,070	\$2,381	\$2,142
78108	\$2,250	\$2,025	\$2,780	\$2,502	\$2,877	\$2,590
78130	\$1,660	\$1,494	\$2,050	\$1,845	\$2,122	\$1,910
78131	\$1,690	\$1,521	\$2,080	\$1,872	\$2,153	\$1,938
78132	\$1,730	\$1,557	\$2,130	\$1,917	\$2,205	\$1,984
78133	\$1,510	\$1,359	\$1,860	\$1,674	\$1,925	\$1,733
78154	\$1,880	\$1,692	\$2,320	\$2,088	\$2,401	\$2,161
78163	\$1,660	\$1,494	\$2,050	\$1,845	\$2,122	\$1,910
78266	\$2,250	\$2,025	\$2,780	\$2,502	\$2,877	\$2,590
78606	\$1,200	\$1,080	\$1,500	\$1,350	\$1,553	\$1,397
78623	\$1,660	\$1,494	\$2,010	\$1,809	\$2,080	\$1,872
78666	\$1,480	\$1,332	\$1,750	\$1,575	\$1,811	\$1,630
78676	\$1,900	\$1,710	\$2,240	\$2,016	\$2,318	\$2,087

RESOLUTION NO. 111720210008

Consideration and Approval of the City of New Braunfels Housing Authority Public Housing Flat Rent and Voucher Program Payment Standards

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) annually establishes fair market rents (FMRs) for each area in the United States; and

WHEREAS, HUD requires the Public Housing Authority to establish voucher payment standards for each unit size; and

WHEREAS, NBHA staff request authorization to establish of Public Housing Flat Rent at 80% of the metro payment standards and that the Voucher payment standard be set at 90% of the 2022 HUD published Small Area FMR schedule to ensure the current flat rent and payment standard schedules are compliant with federal regulations.

NOW, THEREFORE, BE IT RESOLVED, that the City of New Braunfels Housing Authority Board of Commissioners hereby approves the 2022 Flat Rent and Voucher Payment standards consistent with HUD regulations.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas (“NBHA”) hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the “Board”) held a meeting on November 17, 2021 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

APPROVAL OF THE CITY OF NEW BRAUNFELS HOUSING AUTHORITY PUBLIC HOUSING FLAT RENT AND VOUCHER PROGRAM PAYMENT STANDARDS

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED _____, 2021.

Henry Alvarez, Secretary/Executive Director

(SEAL)

Executive Director Report:

Operations Update:

- Covid 19 protocols are still in place

Strategic Plan:

- Strategic Plan is underway

Facility Update:

- Additional change machine added
- Vending machine added
- Additional large parcel mail boxes installed
- Laundry machines upgraded

Payables report 3rd Qtr.:

New Braunfels Housing Authority

Payables Report 3rd Quarter

Accounts Payable Invoice Listing

100151	ALL SERVICE INC			
	Totals for Vendor:	Paid Invoices:	10	9,430.00
10193	ALVARADO ORALIA			
	Totals for Vendor:	Paid Invoices:	1	387.56
101835	AMAZON CAPITAL SERVICES			
	Totals for Vendor:	Paid Invoices:	7	3,309.64
100185	AT&T 6909			
	Totals for Vendor:	Paid Invoices:	3	873.46
101184	AT&T MOBILITY			
	Totals for Vendor:	Paid Invoices:	3	248.40
15545	BARRAZA BECKY			
	Totals for Vendor:	Paid Invoices:	1	47.52
100313	BLUEBONNET MOTORS			
	Totals for Vendor:	Paid Invoices:	1	49.98
101732	CHRIS PICKETTS PEST CONTROL			
	Totals for Vendor:	Paid Invoices:	4	6,075.00
100168	CINTAS FIRE PROTECTION,INC.			
	Totals for Vendor:	Paid Invoices:	2	1,200.96
101860	DLG UNLIMITED			
	Totals for Vendor:	Paid Invoices:	2	8,300.00
101847	ESCAMILLA & PONECK, LLP			
	Totals for Vendor:	Paid Invoices:	1	2,832.00
101610	EXPRESS SERVICES, INC.			
	Totals for Vendor:	Paid Invoices:	8	6,328.78
101260	Elvia Tristan			
	Totals for Vendor:	Paid Invoices:	1	3,101.74
100205	Enrique Gonzalez			
	Totals for Vendor:	Paid Invoices:	5	4,390.00
100159	HD SUPPLY FACILITIES MAINTENANCE, LTD			
	Totals for Vendor:	Paid Invoices:	16	15,667.88
100251	HERALD ZEITUNG			
	Totals for Vendor:	Paid Invoices:	1	414.96
100304	HOFFMANN FLOORS INC			
	Totals for Vendor:	Paid Invoices:	7	7,908.10
101005	HOLT CAT			
	Totals for Vendor:	Paid Invoices:	1	1,229.20
100158	HOME DEPOT CREDIT SERVICES			
	Totals for Vendor:	Paid Invoices:	4	2,813.31
101870	I.L.I.T. CONSULTANT INC.			
	Totals for Vendor:	Paid Invoices:	5	10,402.65
101882	J & B MAKE READY			
	Totals for Vendor:	Paid Invoices:	4	12,145.00
100211	JUSTICE OF THE PEACE #3			
	Totals for Vendor:	Paid Invoices:	1	131.00

100750	KNIGHT OFFICE SOLUTIONS INC			
Totals for Vendor:		Paid Invoices:	3	503.87
101815	LANDSCAPE COMMANDER, LLC			
Totals for Vendor:		Paid Invoices:	3	16,225.00
101358	LARRY MCKENZIE			
Totals for Vendor:		Paid Invoices:	6	900.00
100601	Lowe's Credit Services			
Totals for Vendor:		Paid Invoices:	3	4,698.00
101836	Lowry Electrical			
Totals for Vendor:		Paid Invoices:	4	787.65
101874	M&M CONTRACTOR			
Totals for Vendor:		Paid Invoices:	9	9,202.00
101654	MEDA Limited			
Totals for Vendor:		Paid Invoices:	9	4,158.00
100161	MORRIS GLASS CO INC			
Totals for Vendor:		Paid Invoices:	2	2,592.59
100286	NAHRO			
Totals for Vendor:		Paid Invoices:	1	711.48
100413	NAN MCKAY & ASSOC INC			
Totals for Vendor:		Paid Invoices:	1	2,925.00
100210	NEW BRAUNFELS HOUSING AUTHORITY			
Totals for Vendor:		Paid Invoices:	2	125.00
100119	New Braunfels Utilities			
Totals for Vendor:		Paid Invoices:	10	968.61
101515	Nova 401(k) Associates			
Totals for Vendor:		Paid Invoices:	1	282.00
100279	OTT PLUMBING COMPANY INC			
Totals for Vendor:		Paid Invoices:	20	8,952.56
100184	QUILL			
Totals for Vendor:		Paid Invoices:	11	944.75
101891	RATLIFF, CAROLYN			
Totals for Vendor:		Paid Invoices:	1	129.93
101810	READY FRESH			
Totals for Vendor:		Paid Invoices:	4	156.74
100820	SARMA COLLECTIONS, INC.			
Totals for Vendor:		Paid Invoices:	1	16.23
100215	SERVPRO			
Totals for Vendor:		Paid Invoices:	3	26,428.86
101856	SHELL FLEET PLUS			
Totals for Vendor:		Paid Invoices:	1	383.83
100237	SHERWIN WILLIAMS CO INC			
Totals for Vendor:		Paid Invoices:	5	541.86
100194	SHRED-IT USA, LLC			
Totals for Vendor:		Paid Invoices:	3	934.74
100679	STAR AWARDS			
Totals for Vendor:		Paid Invoices:	2	36.00
101690	TENANT REPORTS.COM			
Totals for Vendor:		Paid Invoices:	2	68.00
100360	TEXAS HOUSING ASSOCIATION			

Totals for Vendor:	Paid Invoices:	1	220.00
101702 THE KEY DEPOT			
Totals for Vendor:	Paid Invoices:	8	875.25
101459 TIME WARNER CABLE			
Totals for Vendor:	Paid Invoices:	3	2,659.66
101887 TRAVELODGE NEW BRAUNFELS			
Totals for Vendor:	Paid Invoices:	2	337.00
101504 TRUGREEN COMMERCIAL			
Totals for Vendor:	Paid Invoices:	1	305.99
100827 United Healthcare Ins Co			
Totals for Vendor:	Paid Invoices:	3	22,793.07
100626 Waste Management/Comal Landfil			
Totals for Vendor:	Paid Invoices:	6	2,400.31
Grand Totals:	Paid Invoices:	219	209,551.12

YTD Budget Reports:

Summaries –

Low Rent Program:

General Fund balance - \$201,328
Rents collected - \$42,655
Rent Roll unpaid balance - \$85,020
Accts Receivable-Others-Graciela Ovalle - \$85,350
HUD OFND 21D funding - \$31,581
Operating Expenses - \$83,634
Net Operating Income (Loss) - (\$2,629)

Public Housing (PH) CARES Act Program:

Unexpended deferred CARES Act funds - \$2,035.92

Capital Fund Program:

CFP Funding - \$0
CFP Expenditures - \$44,735
Unfunded Expenditures - \$133,494

Sec 8 Housing Choice Voucher Program:

HAP Funding for September, 2021 - \$141,887
Housing Assistance Payments - \$147,072
HAP-Veteran's Affairs - \$1,458
Port-out HAP - \$1,823
Port-in HAP - \$1,252
HAP Reserve Balance - (NRP) - (\$11,764) (Deficit)
Admin Reserve Balance (UNP) - \$150,891
Pre-2004 Admin Reserve Balance (included above) - \$29,411
Bank Balance - \$190,658

HCV CARES Act Program:

Unexpended deferred CARES Act funds - \$29,307.77
Salary for Belinda de Leon OVID-19 -\$2,432

Vending Business Activities:

Bank Balance - \$405.85
Vending Sales - \$211.38
Transfer from Sec 8V Pre-2004 funds for vending machine- \$4,173

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 LOW RENT PUBLIC HOUSING PROGRAM

BALANCE SHEET

September 30, 2021

ASSETS

CURRENT ASSETS

FIRST COMMERCIAL BANK	\$	201,328.35	
RESTRICTED FCB CD#1008-OTHER		68,000.00	
RESTRICTED FCB CD#0745-SECURITY DEPOSITS		34,194.00	
ACCOUNTS RECEIVABLE-TENANTS		85,019.80	
LESS: ALLOWANCE DOUBTFUL ACCTS		(3,351.00)	
ACCT RECEIVABLE-CFP		133,494.32	
ACCTS RECEIVABLE-OTHERS		85,350.00	
INVESTMENTS-CERT OF DEPOSIT		820,370.70	
PREPAID EXPENSES		7,967.28	
		<u>7,967.28</u>	
TOTAL CURRENT ASSETS	\$		1,432,373.45

LAND, BUILDINGS & EQUIPMENT

LAND		165,168.60	
BUILDINGS		6,347,514.72	
FURN & EQUIP-DWELLING		962,856.32	
FURN, EQ & MACH-NON-DWELLING		794,091.21	
SITE IMPROVEMENTS		610,103.88	
		<u>610,103.88</u>	
TOTAL LAND, BUILDINGS & EQUIPMENT		8,879,734.73	
LESS: ACCUM DEPRECIATION		<u>(7,653,913.72)</u>	
TOTAL LAND, BUILDINGS & EQUIPMENT			1,225,821.01
			<u>1,225,821.01</u>
TOTAL ASSETS	\$		<u><u>2,658,194.46</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 LOW RENT PUBLIC HOUSING PROGRAM

BALANCE SHEET

September 30, 2021

Liabilities And Equity

CURRENT LIABILITIES

TENANTS' CREDIT BALANCES	\$	6,829.70	
ACCTS PAYABLE-VENDORS		17,196.31	
TENANTS SECURITY DEPOSITS		34,194.00	
PAYROLL TAXES WITHHELD		2,547.87	
ACCT PAYABLE-SEC 8 VOUCHER		784.46	
ACCT PAYABLE-PH CARES ACT PROGRAM		2,035.92	
ACCRUED PAYROLL		17,817.66	
ACCRUED COMPENSATED ABSENCES		14,248.23	
ACCRUED LIABILITY-PILOT		46,044.40	
TOTAL CURRENT LIABILITIES	\$		141,698.55

NON-CURRENT LIABILITIES

ACCRUED COMP ABSENCES-L/T		14,248.23	
TOTAL NON-CURRENT LIABILITIES			14,248.23

TOTAL LIABILITIES			155,946.78
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RETAINED EARNINGS

RET EARNGS-NET CAP ASSETS		1,311,171.01	
OPERATING RESERVE-RESTRICTED		68,000.00	
OPERATING RESERVE-UNRESTRICTED		1,161,568.40	
CURRENT PROFIT & LOSS		(38,491.73)	
TOTAL RETAINED EARNINGS			2,502,247.68

Total Liabilities And Equity	\$		2,658,194.46
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(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
DWELLING RENTALS	\$ 47,829.00	\$ 45,000.00	\$ 2,829.00	\$ 581,246.05	\$ 540,000.00	\$ 41,246.05
NON-DWELLING RENTALS	0.00	550.00	(550.00)	0.00	6,600.00	(6,600.00)
REVENUES-HUD PHA GRANTS	31,581.00	27,666.67	3,914.33	390,105.00	332,000.00	58,105.00
FRAUD RECOVERY INCOME	0.00	0.00	0.00	690.53	0.00	690.53
REVENUE-DONATIONS RECEIVED	0.00	0.00	0.00	32,144.06	0.00	32,144.06
INCOME-INSURANCE PROCEEDS	400.00	0.00	400.00	63,961.82	0.00	63,961.82
INCOME-FORFEITED RTRMNT ACCTS	0.00	0.00	0.00	7,512.83	0.00	7,512.83
OTHER INCOME	1,195.20	495.00	700.20	18,270.88	5,940.00	12,330.88
TOTAL REVENUES	81,005.20	73,711.67	7,293.53	1,093,931.17	884,540.00	209,391.17
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	21,188.33	13,905.42	(7,282.91)	272,710.92	166,865.00	(105,845.92)
LEGAL EXPENSE	19,782.10	416.66	(19,365.44)	59,811.18	5,000.00	(54,811.18)
STAFF TRAINING	0.00	250.00	250.00	5,550.00	3,000.00	(2,550.00)
TRAVEL EXPENSE	0.00	170.00	170.00	0.00	2,040.00	2,040.00
ACCOUNTING FEES	1,100.00	920.00	(180.00)	14,255.00	11,040.00	(3,215.00)
AUDIT FEES	0.00	253.33	253.33	0.00	3,040.00	3,040.00
EMPLOYEE BENEFIT CONTRIB	6,930.70	4,583.33	(2,347.37)	123,918.17	55,000.00	(68,918.17)
SUNDRY-OFFICE	6,067.32	3,241.66	(2,825.66)	61,148.74	38,900.00	(22,248.74)
OFFICE TELEPHONE	1,613.41	1,250.00	(363.41)	18,196.23	15,000.00	(3,196.23)
TOTAL ADMINISTRATIVE EXPENSES	56,681.86	24,990.40	(31,691.46)	555,590.24	299,885.00	(255,705.24)

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TENANT SERVICES						
SALARIES-TENANT SERVICES	\$ 0.00	\$ 3,333.33	\$ 3,333.33	\$ 0.00	\$ 40,000.00	\$ 40,000.00
TENANT SERVICES-OTHER	300.00	416.67	116.67	4,975.20	5,000.00	24.80
CONTRACT COSTS-TS	0.00	833.33	833.33	0.00	10,000.00	10,000.00
TOTAL TENANT SERVICES	300.00	4,583.33	4,283.33	4,975.20	55,000.00	50,024.80
UTILITIES EXPENSE						
UTILITIES-WATER	1,096.23	1,190.00	93.77	11,836.09	14,280.00	2,443.91
UTILITIES-ELECTRICITY	2,672.93	2,550.00	(122.93)	27,532.41	30,600.00	3,067.59
UTILITIES-GAS	504.57	510.00	5.43	8,290.45	6,120.00	(2,170.45)
UTILITIES-WASTEWATER	1,446.02	0.00	(1,446.02)	17,449.31	0.00	(17,449.31)
TOTAL UTILITIES EXPENSE	5,719.75	4,250.00	(1,469.75)	65,108.26	51,000.00	(14,108.26)

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-LABOR	\$ 5,878.78	\$ 11,233.33	\$ 5,354.55	\$ 91,617.81	\$ 134,800.00	\$ 43,182.19
ORD MAINT & OPER-MATERIALS	2,090.85	6,666.66	4,575.81	41,420.17	80,000.00	38,579.83
ORD M&O-MISC CONTRACTS	0.00	6,250.00	6,250.00	1,704.48	75,000.00	73,295.52
ORD M&O-HEATING & COOLING	954.08	0.00	(954.08)	10,123.58	0.00	(10,123.58)
ORD M&O-ELEVATORS	300.00	0.00	(300.00)	8,167.64	0.00	(8,167.64)
ORD M&O-LANDSCAPING	305.99	0.00	(305.99)	1,683.97	0.00	(1,683.97)
ORD M&O-UNIT TURNAROUND	811.42	0.00	(811.42)	3,055.24	0.00	(3,055.24)
ORD M&O-ELECTRICAL	807.21	0.00	(807.21)	6,493.06	0.00	(6,493.06)
ORD M&O-PLUMBING	705.51	0.00	(705.51)	14,057.51	0.00	(14,057.51)
ORD M&O-EXTERMINATING	335.00	0.00	(335.00)	21,419.08	0.00	(21,419.08)
ORD M&O-ROUTINE MAINT	0.00	400.00	400.00	7,856.43	4,800.00	(3,056.43)
ORD M&O-GARBAGE	970.14	600.00	(370.14)	11,736.42	7,200.00	(4,536.42)
ORD M&O-EMPLOYEE CONTRIB	3,292.82	3,750.00	457.18	15,127.40	45,000.00	29,872.60
TOTAL ORD MAINT & OPERATIONS	16,451.80	28,899.99	12,448.19	234,462.79	346,800.00	112,337.21
GENERAL EXPENSES						
INSURANCE-PROPERTY	3,473.31	2,739.64	(733.67)	41,680.38	32,875.62	(8,804.76)
INSURANCE-LIABILITY	250.58	156.02	(94.56)	3,006.08	1,872.24	(1,133.84)
INSURANCE-WORKERS' COMP	609.64	214.63	(395.01)	4,232.12	2,575.55	(1,656.57)
INSURANCE-FIDELITY & CRIME	135.43	43.92	(91.51)	1,625.82	527.00	(1,098.82)
INSURANCE-OTHER	11.95	168.32	156.37	144.06	2,019.79	1,875.73
PAYMENTS IN LIEU OF TAXES	0.00	4,075.00	4,075.00	0.00	48,900.00	48,900.00
COLLECTION LOSSES	0.00	416.67	416.67	(528.66)	5,000.00	5,528.66
GENERAL EXPENSE-OTHER	0.00	0.00	0.00	387.56	0.00	(387.56)
CASUALTY LOSS-NON-CAP	0.00	0.00	0.00	3,101.74	0.00	(3,101.74)
TOTAL GENERAL EXPENSES	4,480.91	7,814.20	3,333.29	53,649.10	93,770.20	40,121.10

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES

For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL OPERATING EXPENSES	\$ 83,634.32	\$ 70,537.92	\$ (13,096.40)	\$ 913,785.59	\$ 846,455.20	\$ (67,330.39)
Income From Operations	(2,629.12)	3,173.75	(5,802.87)	180,145.58	38,084.80	142,060.78
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	18,890.00	19,645.00	755.00	226,680.00	235,740.00	9,060.00
TOTAL DEPRECIATION EXPENSE	18,890.00	19,645.00	755.00	226,680.00	235,740.00	9,060.00
Income From Operations	(21,519.12)	(16,471.25)	(5,047.87)	(46,534.42)	(197,655.20)	151,120.78
OTHER INCOME/(EXPENSE)						
INTEREST INC-UNRESTRICTED	774.54	231.67	542.87	7,124.22	2,780.00	4,344.22
INTEREST INC-RESTRICTED	774.54	0.00	774.54	774.54	0.00	774.54
PRIOR YEAR ADJ-AFF RES RECPTS	0.00	0.00	0.00	143.93	0.00	143.93
TOTAL OTHER INCOME/(EXPENSE)	1,549.08	231.68	1,317.40	8,042.69	2,780.00	5,262.69
Net Income (Loss)	\$ (19,970.04)	\$ (16,239.57)	\$ (3,730.47)	\$ (38,491.73)	\$ (194,875.20)	\$ 156,383.47

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 PUBLIC HOUSING CARES ACT PROGRAM

BALANCE SHEET

September 30, 2021

ASSETS

CURRENT ASSETS

ACCT RECEIVABLE-LOW RENT \$ 2,035.92

TOTAL CURRENT ASSETS \$ 2,035.92

TOTAL ASSETS \$ 2,035.92

Liabilities And Equity

CURRENT LIABILITIES

DEFERRED REVENUE-CARES ACT FUNDS \$ 2,035.92

TOTAL CURRENT LIABILITIES \$ 2,035.92

TOTAL LIABILITIES 2,035.92

RETAINED EARNINGS

TOTAL RETAINED EARNINGS 0.00

Total Liabilities And Equity \$ 2,035.92

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
PUBLIC HOUSING CARES ACT PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-CARES ACT FUNDS	\$ 317.15	\$ 0.00	\$ 317.15	\$ 12,485.87	\$ 0.00	\$ 12,485.87
TOTAL REVENUES	<u>317.15</u>	<u>0.00</u>	<u>317.15</u>	<u>12,485.87</u>	<u>0.00</u>	<u>12,485.87</u>
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ACCOUNTING FEES	75.00	0.00	(75.00)	1,150.00	0.00	(1,150.00)
COVID-19 EXPENSES	242.15	0.00	(242.15)	11,335.87	0.00	(11,335.87)
TOTAL ADMINISTRATIVE EXPENSES	<u>317.15</u>	<u>0.00</u>	<u>(317.15)</u>	<u>12,485.87</u>	<u>0.00</u>	<u>(12,485.87)</u>
TOTAL OPERATING EXPENSES	<u>317.15</u>	<u>0.00</u>	<u>(317.15)</u>	<u>12,485.87</u>	<u>0.00</u>	<u>(12,485.87)</u>
Income From Operations	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
OTHER INCOME/(EXPENSE)						
TOTAL OTHER INCOME/(EXPENSE)	0.00	0.00	0.00	0.00	0.00	0.00
Net Income (Loss)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 CAPITAL FUND PROGRAM

BALANCE SHEET

September 30, 2021

ASSETS

DEVELOPMENT COSTS-CFP			
SITE IMPROVEMENTS-CFP	\$	28,502.00	
DWELLING STRUCTURES-CFP		78,320.22	
DWELL EQ-REFRIGERATORS-CFP		63,935.12	
DWELL EQ-RANGES-CFP		29,823.71	
DWELL EQ-W/HEATERS-CFP		4,564.28	
DWELL EQ-A/C & HTRS-CFP		81,032.33	
DWELL EQ-OTHER-CFP		23,975.51	
NON-DWELL EQ-MAINT-CFP		6,359.35	
NON-DWELL EQ-COMPUTER-CFP		3,679.01	
NON-DWELL EQ-AUTO-CFP		31,071.44	
NON-DWELL EQ-OTHER-CFP		23,745.15	
TOTAL DEVELOPMENT COSTS-CFP	\$		375,008.12
TOTAL ASSETS	\$		<u>375,008.12</u>

Liabilities And Equity

CURRENT LIABILITIES			
ACCT PAY-LOW RENT	\$	<u>133,494.32</u>	
TOTAL CURRENT LIABILITIES			\$ <u>133,494.32</u>
TOTAL LIABILITIES			<u>133,494.32</u>
RETAINED EARNINGS			
RET EARNGS-NET CAP ASSETS		192,223.73	
OPERATING PROFIT & LOSS		<u>49,290.07</u>	
TOTAL RETAINED EARNINGS			<u>241,513.80</u>
Total Liabilities And Equity	\$		<u><u>375,008.12</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-CFP OPER GRANTS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 383,580.09	\$ 0.00	\$ 383,580.09
TOTAL REVENUES	0.00	0.00	0.00	383,580.09	0.00	383,580.09
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ACCOUNTING FEES	100.00	0.00	(100.00)	1,473.00	0.00	(1,473.00)
SUNDRY	0.00	0.00	0.00	19,163.73	0.00	(19,163.73)
TOTAL ADMINISTRATIVE EXPENSES	100.00	0.00	(100.00)	20,636.73	0.00	(20,636.73)
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-MATERIALS	3,585.14	0.00	(3,585.14)	36,775.51	0.00	(36,775.51)
ORD MAINT & OPER-CONTRACT	7,872.55	0.00	(7,872.55)	58,520.81	0.00	(58,520.81)
ORD M&O-HEATING & COOLING	0.00	0.00	0.00	7,003.00	0.00	(7,003.00)
ORD M&O-ELEVATORS	1,916.91	0.00	(1,916.91)	14,913.20	0.00	(14,913.20)
ORD M&O-LANDSCAPING	5,900.00	0.00	(5,900.00)	86,604.50	0.00	(86,604.50)
ORD M&O-UNIT TURNAROUND	2,950.00	0.00	(2,950.00)	50,073.82	0.00	(50,073.82)
ORD M&O-ELECTRICAL	0.00	0.00	0.00	2,499.80	0.00	(2,499.80)
ORD M&O-PLUMBING	3,120.65	0.00	(3,120.65)	11,311.21	0.00	(11,311.21)
ORD M&O-EXTERMINATING	1,180.00	0.00	(1,180.00)	7,250.00	0.00	(7,250.00)
ORD M&O-ROUTINE MAINT	0.00	0.00	0.00	38,305.99	0.00	(38,305.99)
TOTAL ORD MAINT & OPERATIONS	26,525.25	0.00	(26,525.25)	313,257.84	0.00	(313,257.84)

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
GENERAL EXPENSES						
GENERAL EXPENSE-OTHER	\$ 0.00	\$ 0.00	\$ 0.00	\$ 395.45	\$ 0.00	\$ (395.45)
TOTAL GENERAL EXPENSES	0.00	0.00	0.00	395.45	0.00	(395.45)
TOTAL OPERATING EXPENSES	26,625.25	0.00	(26,625.25)	334,290.02	0.00	(334,290.02)
Income From Operations	(26,625.25)	0.00	(26,625.25)	49,290.07	0.00	49,290.07
DEPRECIATION EXPENSE						
TOTAL DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
Income From Operations	(26,625.25)	0.00	(26,625.25)	49,290.07	0.00	49,290.07
OTHER INCOME/(EXPENSE)						
REPLACMNT-NON-EXPEND EQ	(16,709.55)	(8,006.75)	(8,702.80)	(110,984.97)	(96,081.00)	(14,903.97)
PROP BETTRMNTS & ADDNS	(1,400.00)	(8,333.33)	6,933.33	(68,740.29)	(100,000.00)	31,259.71
OPER EXPENDITURES-CONTRA	18,109.55	16,340.08	1,769.47	179,725.26	196,081.00	(16,355.74)
TOTAL OTHER INCOME/(EXPENSE)	0.00	0.00	0.00	0.00	0.00	0.00
Net Income (Loss)	\$ (26,625.25)	\$ 0.00	\$ (26,625.25)	\$ 49,290.07	\$ 0.00	\$ 49,290.07

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BALANCE SHEET

September 30, 2021

ASSETS

CURRENT ASSETS			
FIRST COMMERCIAL BANK	\$	202,422.46	
RESTRICTED CASH-HAP		(11,764.00)	
RESERVE			
TOTAL CURRENT ASSETS			\$ 190,658.46
LAND, BUILDINGS & EQUIPMENT			
FURN, EQ & MACH-NON-		74,442.66	
DWELLING			
SITE IMPROVEMENTS		4,657.00	
TOTAL LAND, BUILDINGS &		79,099.66	
EQUIPMENT			
LESS: ACCUM DEPRECIATION		(78,570.09)	
TOTAL LAND, BUILDINGS &			529.57
EQUIPMENT			
TOTAL ASSETS	\$		<u>191,188.03</u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BALANCE SHEET

September 30, 2021

Liabilities And Equity

CURRENT LIABILITIES		
ACCTS PAYABLE-VENDORS	\$	960.00
ACCOUNT PAYABLE-HUD		1,380.03
ACCT PAYABLE-HCV CARES ACT		29,307.77
ACCRUED PAYROLL		4,608.74
ACCRUED COMPENSATED ABSENCES		3,637.42
TOTAL CURRENT LIABILITIES		<u>39,893.96</u>
NON-CURRENT LIABILITIES		
ACCRUED COMP ABSENCES-L/T		<u>3,637.41</u>
TOTAL NON-CURRENT LIABILITIES		<u>3,637.41</u>
TOTAL LIABILITIES		<u>43,531.37</u>
RETAINED EARNINGS		
RETAINED EARNINGS-UNDESIGNATED		48,727.13
RET EARNGS-NET CAP ASSETS		529.57
OPERATING RESERVE-SEC 8V-ADMIN PRE-2004		29,410.94
OPERATING RESERVE-SEC 8V-ADMIN		215,581.94
OPERATING RESERVE-SEC 8V-HAP		(11,764.00)
OPERATING PROFIT & LOSS		<u>(134,828.92)</u>
TOTAL RETAINED EARNINGS		<u>147,656.66</u>
Total Liabilities And Equity	\$	<u><u>191,188.03</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-HUD ADMIN FEE	\$ 14,859.00	\$ 10,208.00	\$ 4,651.00	\$ 190,662.00	\$ 122,496.00	\$ 68,166.00
REVENUES-HUD HAP SUBSIDY	141,887.00	107,979.00	33,908.00	1,457,731.00	1,295,748.00	161,983.00
INCOME-PORT-IN FEES	94.00	433.00	(339.00)	1,666.28	5,196.00	(3,529.72)
INCOME-HAP PORT-IN REIMB	1,252.00	5,669.00	(4,417.00)	32,061.00	68,028.00	(35,967.00)
FRAUD RECOVERY INCOME	100.00	53.75	46.25	340.00	645.00	(305.00)
TOTAL REVENUES	158,192.00	124,342.75	33,849.25	1,682,460.28	1,492,113.00	190,347.28
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	4,939.26	13,273.83	8,334.57	71,526.49	159,286.00	87,759.51
LEGAL EXPENSE	0.00	250.00	250.00	1,127.90	3,000.00	1,872.10
STAFF TRAINING	0.00	125.00	125.00	1,100.00	1,500.00	400.00
TRAVEL EXPENSE	0.00	375.00	375.00	0.00	4,500.00	4,500.00
ACCOUNTING FEES	960.00	916.00	(44.00)	12,562.00	11,937.00	(625.00)
AUDIT FEES	0.00	435.00	435.00	9,825.00	5,220.00	(4,605.00)
EMPLOYEE BEN CONTRIB	2,578.92	3,122.92	544.00	36,507.63	37,475.00	967.37
SUNDRY	1,667.23	2,366.66	699.43	16,281.08	28,400.00	12,118.92
OFFICE TELEPHONE	0.00	1,250.00	1,250.00	467.48	15,000.00	14,532.52
MAINTENANCE MATERIALS	0.00	0.00	0.00	51.41	0.00	(51.41)
INSURANCE	0.00	349.54	349.54	0.00	4,194.48	4,194.48
GENERAL EXPENSE-OTHER	0.00	0.00	0.00	4,361.00	0.00	(4,361.00)
GEN EXP-PORTABILITY FEE	91.39	298.00	206.61	1,553.21	3,576.00	2,022.79
HOUSING ASSIST PMNTS	147,072.00	119,750.00	206.61	1,600,444.00	1,437,000.00	(163,444.00)
HAP-VETERAN'S AFFAIR	1,458.00	0.00	(1,458.00)	3,398.00	0.00	(3,398.00)
SUPPORTING HSNB-(VASH)						
HAP-PORTABILITY-OUT	1,823.00	1,300.00	(523.00)	29,350.00	15,600.00	(13,750.00)
HAP-PORTABILITY-IN	1,252.00	0.00	(1,252.00)	29,012.00	0.00	(29,012.00)

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL ADMINISTRATIVE EXPENSES	\$ 161,841.80	\$ 143,811.95	\$ (18,029.85)	\$ 1,817,567.20	\$ 1,726,688.48	\$ (90,878.72)
TOTAL OPERATING EXPENSES	161,841.80	143,811.95	(18,029.85)	1,817,567.20	1,726,688.48	(90,878.72)
Income From Operations	(3,649.80)	(19,469.20)	15,819.40	(135,106.92)	(234,575.48)	99,468.56
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	310.00	59.00	(251.00)	3,720.00	708.00	(3,012.00)
TOTAL DEPRECIATION EXPENSE	310.00	59.00	(251.00)	3,720.00	708.00	(3,012.00)
Income From Operations	(3,959.80)	(19,528.20)	15,568.40	(138,826.92)	(235,283.48)	96,456.56
OTHER INCOME/(EXPENSE)						
INTEREST INCOME- UNRESTRICTED	0.00	219.26	(219.26)	0.00	2,631.12	(2,631.12)
PRIOR YEAR ADJ-AFF RES RECPTS	0.00	0.00	0.00	3,998.00	0.00	3,998.00
TOTAL OTHER INCOME/(EXPENSE)	0.00	219.26	(219.26)	3,998.00	2,631.12	1,366.88
Net Income (Loss)	\$ (3,959.80)	\$ (19,308.94)	\$ 15,349.14	\$ (134,828.92)	\$ (232,652.36)	\$ 97,823.44

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 HCV CARES ACT PROGRAM

BALANCE SHEET

September 30, 2021

ASSETS

CURRENT ASSETS		
ACCT REC-SEC 8 VOUCHER PROGRAM	\$	29,307.77
		<hr/>
TOTAL CURRENT ASSETS	\$	<u>29,307.77</u>
TOTAL ASSETS	\$	<u><u>29,307.77</u></u>

Liabilities And Equity

CURRENT LIABILITIES		
DEFERRED REVENUE-CARES ACT FUNDS	\$	29,307.77
		<hr/>
TOTAL CURRENT LIABILITIES	\$	<u>29,307.77</u>
TOTAL LIABILITIES		<u>29,307.77</u>
RETAINED EARNINGS		
TOTAL RETAINED EARNINGS		<u>0.00</u>
Total Liabilities And Equity	\$	<u><u>29,307.77</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
HCV CARES ACT PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-CARES ACT FUNDS	\$ 2,507.00	\$ 0.00	\$ 2,507.00	\$ 39,628.23	\$ 0.00	\$ 39,628.23
TOTAL REVENUES	<u>2,507.00</u>	<u>0.00</u>	<u>2,507.00</u>	<u>39,628.23</u>	<u>0.00</u>	<u>39,628.23</u>
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	2,432.00	0.00	(2,432.00)	32,700.44	0.00	(32,700.44)
ACCOUNTING FEES	75.00	0.00	(75.00)	1,150.00	0.00	(1,150.00)
SUNDRY	0.00	0.00	0.00	3,998.00	0.00	(3,998.00)
COVID-19 EXPENSES	0.00	0.00	0.00	1,779.79	0.00	(1,779.79)
TOTAL ADMINISTRATIVE EXPENSES	<u>2,507.00</u>	<u>0.00</u>	<u>(2,507.00)</u>	<u>39,628.23</u>	<u>0.00</u>	<u>(39,628.23)</u>
TOTAL OPERATING EXPENSES	<u>2,507.00</u>	<u>0.00</u>	<u>(2,507.00)</u>	<u>39,628.23</u>	<u>0.00</u>	<u>(39,628.23)</u>
Income From Operations	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME/(EXPENSE)						
TOTAL OTHER INCOME/(EXPENSE)	0.00	0.00	0.00	0.00	0.00	0.00
Net Income (Loss)	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
 VENDING BUSINESS ACTIVITIES

STATEMENT OF ASSETS, LIABILITIES, AND EQUITY

September 30, 2021

ASSETS

CURRENT ASSETS		
FIRST COMMERCIAL BANK- GENERAL	\$	405.85
		<u> </u>
TOTAL CURRENT ASSETS	\$	405.85
EQUIPMENT		
EQUIPMENT		
FURN, EQ & MACH-NON- DWELLING		4,173.00
		<u> </u>
TOTAL EQUIPMENT		<u>4,173.00</u>
TOTAL EQUIPMENT		<u> </u>
		4,173.00
TOTAL ASSETS	\$	<u><u>4,578.85</u></u>

Liabilities And Equity

TOTAL LIABILITIES	\$	<u> </u>
		0.00
RETAINED EARNINGS		
RETAINED EARNINGS- UNDESIGNATED	\$	4,673.00
CURRENT PROFIT & LOSS		<u>(94.15)</u>
TOTAL RETAINED EARNINGS		<u> </u>
		4,578.85
Total Liabilities And Equity	\$	<u><u>4,578.85</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
 (SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
 ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
VENDING BUSINESS ACTIVITIES
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Year Ended
September 30, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
OTHER INCOME-VENDING	\$ 211.38	\$ 0.00	\$ 211.38	\$ 211.38	\$ 0.00	\$ 211.38
COST OF SALES						
PURCHASES-MERCHANDISE	<u>227.93</u>	<u>0.00</u>	<u>(227.93)</u>	<u>305.53</u>	<u>0.00</u>	<u>(305.53)</u>
TOTAL COST OF SALES	<u>(227.93)</u>	<u>0.00</u>	<u>227.93</u>	<u>(305.53)</u>	<u>0.00</u>	<u>305.53</u>
TOTAL REVENUES	<u>(16.55)</u>	<u>0.00</u>	<u>16.55</u>	<u>(94.15)</u>	<u>0.00</u>	<u>94.15</u>
OPERATING EXPENSES						
TOTAL OPERATING EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
DEPRECIATION EXPENSE						
TOTAL DEPRECIATION EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ (16.55)</u>	<u>\$ 0.00</u>	<u>\$ (16.55)</u>	<u>\$ (94.15)</u>	<u>\$ 0.00</u>	<u>\$ (94.15)</u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)