

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

Cinderella Brown Sara Dixon Sharon Samples Barry Williams Christopher Willis

nbha

THE CITY OF NEW BRAUNFELS HOUSING AUTHORITY



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

April 13, 2021

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

Cinderella Brown Sara Dixon Sharon Samples Barry Williams Christopher Willis

**Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Tuesday, April 13, 2021 @ 3:00 pm**

REGULAR MEETING NOTICE

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. 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.

D. AGENDA

1. Consideration and approval of a RESOLUTION APPROVING AMENDMENT OF THE PERSONNEL POLICY REGARDING "ON CALL/CALL BACK PAY", AND OTHER MATTERS IN CONNECTION THEREWITH.

2. Executive Director Report

- Operations update – Covid-19
- Facility Update
- Payables Report
- YTD Budget Report
- 2019 Audit Report

3. EXECUTIVE SESSION –Closed Session¹

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

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

E. 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

¹ Note: 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.

Board of Commissioners Agenda Item Report

April 13, 2021

Agenda Item No. D. 1.

Presenter/Contact

Henry Alvarez, Interim Executive Director
830.625.6909 - halvarez@nbhatx.us

SUBJECT:

Consideration and approval of a RESOLUTION APPROVING AMENDMENT OF THE PERSONNEL POLICY REGARDING “ON CALL/CALL BACK PAY”, AND OTHER MATTERS IN CONNECTION THEREWITH.

BACKGROUND/RATIONALE:

Recent developments resulting from the cold weather events required employees to be “on call” for emergency report or be “called back” to the work site or to remain to resolve critical service needs as required. Upon reviewing the NBHA personnel rules, NBHA determined that employees were not being adequately compensated for “On Call/Call Back Pay”. NBHA intends to rectify this condition by implementing the revised “On Call/Call Back Pay” personnel policy as attached as Exhibit 1.

FISCAL IMPACT:

On Call time is \$10.00 per day.

Call Back time – guaranteed minimum one (1) hour before midnight; guaranteed minimum of two (2) hours after midnight.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S):

Exhibit 1 – On Call/Call Back Pay

Exhibit 1

11.3 ON CALL AND CALL BACK PAY

Although all NBHA employees are subject to being on call or called back to duty after normal working hours, some Department Directors may establish on-call/call-back schedules to ensure the continuous delivery of essential services after regularly scheduled working hours.

- a. “On call” is defined as a period of time that an NBHA employee is formally scheduled to remain available to be called back to work on short notice if the need arises. “Call back” is defined as an action when an employee is called back to work after leaving the work premises.
- b. A non-exempt employee who is formally designated to be in an on-call status will be paid an additional \$10.00 per day. Employees who are scheduled for on-call duty must be ready, willing and able to respond to a reasonable assignment within one (1) hour of being called back to work. Failure to respond to a reasonable on-call assignment may subject an employee to disciplinary action and loss of on-call compensation.
- c. Non-exempt employees [whether in an on-call status or not] who are called back to work after leaving the work premises before midnight will receive a minimum of one (1) hour of pay for the first call. Any sequential calls received while completing the first call will be included in the initial one (1) hour minimum pay. A non-exempt employee will receive an additional minimum one (1) hour of pay for each subsequent call received before midnight once he/she returns home after completing the call. The overtime rate of one and one-half (1.5) times the regular rate will apply if the actual hours worked during the work week, including call-back hours, exceeds forty [40] hours.
- d. Non-exempt employees who are called back to work between the hours of midnight and 6:00 a.m. will receive a minimum of two (2) hours of overtime pay at one and one-half (1.5) times their regular rate of pay regardless of whether forty (40) hours per week have been worked. The minimum of two (2) hours of overtime pay will only be paid one time per night. Scheduled overtime during these hours are not affected by this Policy. Any additional hours worked in excess of the two (2) hours will be paid as regular working time and subject to the overtime rate after forty (40) hours in a work week.

- e. Actual hours worked during a call-back to work will be rounded up to the nearest one-half (1/2) hour if the actual hours exceed the minimums set out above.
- f. Exempt employees do not receive on-call or call-back compensation. [Please refer to Leave and Hour Administration-Discretionary Leave].

RESOLUTION NO. 041320210004

RESOLUTION APPROVING AMENDMENT OF THE PERSONNEL POLICY REGARDING “ON CALL/CALL BACK PAY”, AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Board of Commissioners 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”) recognizes the importance of responding to the housing and support needs of its residents in times of emergency or calamity; and

WHEREAS, the Board of Commissioners believes it serves the public interest and is in the best interest of NBHA to reward dedicated non-exempt employees with additional pay for on-call or call-back duties within clear parameters; and

WHEREAS, the Board of Commissioners desires to approve the amendment of its personnel policies regarding on call/call back hours worked by employees;

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 amendment to its personnel policies attached hereto as Exhibit 1;

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.

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 April 13, 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

RESOLUTION APPROVING AMENDMENT OF THE PERSONNEL POLICY REGARDING “ON CALL/CALL BACK PAY”, AND OTHER MATTERS IN CONNECTION THEREWITH.

(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)

To: Board of Commissioners

From: Henry Alvarez, Executive Director

RE: Executive Director Report

3/19/21



Housing Programs

- Low Income Public Housing
 - 170 Family units
 - Two (2) Family Communities
 - Laurel Plaza – 300 Laurel Lane
 - Villa Serena – 109 Rosa Parks
- Operating Budget – \$900K
 - \$360k Federal Support
 - \$540k Rental Revenue
- Capital Budget - \$300k/yr
- \$1M Reserves
- 6 FTE, 4 PTE

- Housing Choice Voucher (formerly Section 8)
 - 240 Tenant Based Vouchers (TBV)
 - 10 Project Based Vouchers (PBV)
 - 5 Veterans and Supportive Housing (VASH)
- Operating Budget - \$1.8M
- \$260K Reserves
- 2 FTE

1

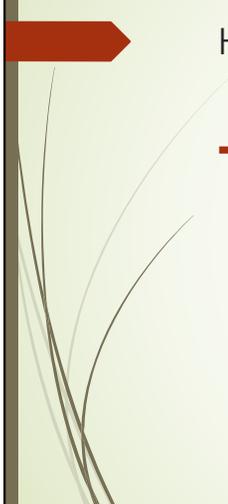


Public Housing Communities

- Laurel Plaza
 - 100 Family Units, Midrise 5 stories,
 - Built 1972 on approx.. 5 acres
 - 48 yrs of operation
 - 60 Efficiency/Studio 380 sq. ft.
 - 40 one bdrm 425 sq. ft.
 - Wait List – 150 Families
 - Average Rent \$376/mo
- Villa Serena
 - 70 units - 35 Garden Walk Up Duplexes
 - Built 1978 on approx. 15 acres
 - 42 yrs of operation
 - 30 Two bdrm
 - 36 Three bdrm
 - 4 Four bdrm
 - Avg. 1000 sq. ft.
 - Wait List – 250 Families
 - Average Rent - \$395/mo

2

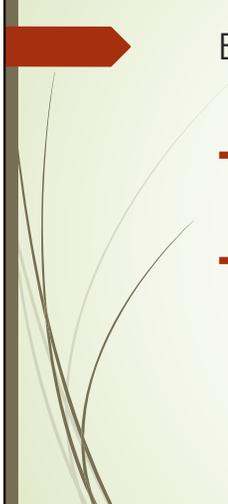
1



Housing Choice Vouchers (Section 8)

- Housing Assistance to Private Landlords
 - 240 Families (Budget Based)
 - Families pay approximately 30% of monthly income for rent and utilities
 - Housing Assistance Payments - \$137k/month
 - Average Monthly Housing Assistance - \$577/mo
 - Average Family Rent - \$364/mo

3



Eligibility Criteria

<ul style="list-style-type: none">■ Public Housing – Family 4<ul style="list-style-type: none">■ Low Income (80%) or below<ul style="list-style-type: none">■ \$57,600 (Eligibility threshold Public Housing)■ Income Targeting<ul style="list-style-type: none">■ 40 % below 30% AMI (\$26,200)	<ul style="list-style-type: none">■ Voucher – Family 4<ul style="list-style-type: none">■ Very Low Income (50%) or below<ul style="list-style-type: none">■ \$36,000 (Eligibility threshold Voucher Program)■ Income Targeting<ul style="list-style-type: none">■ 75% below 30% AMI (\$26,200)
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4

Demographic Profile:

	<i>Laurel Plaza</i>	<i>Villa Serena</i>	<i>Section 8 Vouchers</i>
<u>Race/Ethnicity</u>			
White	92%	80%	89%
Hispanic	28%	65%	52%
African American	5%	17%	8%
Asian/Indian	1%		1%
Other	2%	3%	2%
<u>Household Composition(HH)</u>			
Male	32%	3%	16%
Female	68%	97%	84%
<u>Income Source</u>			
Wages		65%	22%
Child Support		25%	1%
Social Security	87%		50%
SSI	11%		19%
Other	2%	10%	8%
Average Income	\$15K	\$16K	\$15K
Average Rent	\$375/mo	\$400/mo	\$375/mo

Operations update – Covid 19

- Masks are strongly encouraged throughout the facility. Masks are required within the office buildings
- Sanitation continues twice a day
- All employees are on site.
- Employees are in individual offices
- Office Visits are by appointment only
- Main Lobby open for clients, one Client at a time
- Community Center Operations remained closed.

Facility Update:

- Winter storm event:
 - Minimal damage from winter event at Laurel Plaza site.
 - Ten (10) units at Villa Serena had significant water damage from broken ceiling pipes. Units currently under repair.
 - Generator battery replaced. Emergency elevator operations are being resolved by Professional service providers attempting to determine how to restore elevator operations during power outage.
 - Maintenance team responded to all critical events during storm.

- Fire 106 Crockett
 - Unit significantly damaged
 - Nbfd indicates origin of fire “suspected arson”
 - Program Participant (Resident) will be billed for damage and termination of program participation in progress
 - Reported to Insurance provider
 - Repair estimates being developed

Payables Report – 1st Quarter FY 2021

Payables Report - 1st Quarter

Accounts Payable Invoice History Listing

Page 1

Date Paid order 10/1/2020 thru 12/31/2020

Vendor and Name	Invoice Number	Inv. Date	Invoice Amt. Discount	Due Date Discount Date	Date Paid	Check #
100151 ALL SERVICE INC						
Vendor 100151		Total Paid Invoices: 12	3,999.00			
101835 AMAZON CAPITAL SERVIC						
Vendor 101835		Total Paid Invoices: 4	492.57			
101868 AT&T						
Vendor 101868		Total Paid Invoices: 3	291.25			
100185 AT&T 6909						
Vendor 100185		Total Paid Invoices: 3	762.34			
101184 AT&T MOBILITY						
Vendor 101184		Total Paid Invoices: 3	284.34			
100152 AUTOMATIC ELEVATOR IN						
Vendor 100152		Total Paid Invoices: 4	13,414.11			
101873 AdreniLAN Solutions LLC						
Vendor 101873		Total Paid Invoices: 2	4,852.70			
100996 CARRIER CORPORATION						
Vendor 100996		Total Paid Invoices: 2	3,588.30			
101732 CHRIS PICKETTS PEST CONTROL						
Vendor 101732		Total Paid Invoices: 7	7,775.00			
101553 CHRISTIAN BROTHERS AUTOMOTI						
Vendor 101553		Total Paid Invoices: 1	62.58			
100168 CINTAS FIRE PROTECTION,INC.						
Vendor 100168		Total Paid Invoices: 2	1,760.76			
100289 CITY OF NEW BRAUNFELS						
Vendor 100289		Total Paid Invoices: 2	102,773.60			
100727 COMAL COUNTY TAX OFF						
Vendor 100727		Total Paid Invoices: 1	75.50			
101860 DLG UNLIMITED						
Vendor 101860		Total Paid Invoices: 10	53,579.00			
101847 ESCAMILLA & PONECK, LL						
Vendor 101847		Total Paid Invoices: 4	14,754.10			
100205 Enrique Gonzalez						
Vendor 100205		Total Paid Invoices: 4	4,663.00			
100159 HD SUPPLY FACILITIES MAINTENANCE, LTD						
Vendor 100159		Total Paid Invoices: 24	17,573.93			
100251 HERALD ZEITUNC						
Vendor 100251		Total Paid Invoices: 2	6,773.10			
100304 HOFFMANN FLOORS INC						
Vendor 100304		Total Paid Invoices: 4	3,530.00			
101604 HOME DEPOT						
Vendor 101604		Total Paid Invoices: 1	13.96			
100158 HOME DEPOT CREDIT SERVICES						
Vendor 100158		Total Paid Invoices: 1	897.75			
101870 I.L.I.T. CONSULTANT INC.						
Vendor 101870		Total Paid Invoices: 4	12,534.13			
101042 JUSTICE OF THE PEACE #						
Vendor 101042		Total Paid Invoices: 1	131.00			
100211 JUSTICE OF THE PEACE #						
Vendor 100211		Total Paid Invoices: 7	1,289.00			
100750 KNIGHT OFFICE SOLUTIONS INC						

Vendor 100750	Total Paid Invoices: 2	202.94
<hr/>		
16896 Kydedra L Ruiz		
Vendor 16896	Total Paid Invoices: 1	84.00
<hr/>		
101131 LANDA TIRE & AUTOMOTI		
Vendor 101131	Total Paid Invoices: 1	19.46
<hr/>		
101815 LANDSCAPE COMMANDER, LLC		
Vendor 101815	Total Paid Invoices: 2	5,900.00
<hr/>		
101358 LARRY McKENZIE		
Vendor 101358	Total Paid Invoices: 6	900.00
<hr/>		
100190 LINDSEY SOFTWARE INC		
Vendor 100190	Total Paid Invoices: 1	6,513.00
<hr/>		
100601 Lowe's Credit Services		
Vendor 100601	Total Paid Invoices: 3	3,402.82
<hr/>		
101836 Lowry Electrical		
Vendor 101836	Total Paid Invoices: 5	2,585.09
<hr/>		
101874 M&M CONTRACTI		
Vendor 101874	Total Paid Invoices: 7	14,359.00
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101654 MEDA Limited		
Vendor 101654	Total Paid Invoices: 6	5,250.00
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100296 MEDALLION SPRINKLER SYSTEMS		
Vendor 100296	Total Paid Invoices: 1	267.00
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101747 MEYER HEATING AND AIR		
Vendor 101747	Total Paid Invoices: 1	134.00
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101876 MISSION GOLF C		
Vendor 101876	Total Paid Invoices: 1	8,767.00
<hr/>		
100161 MORRIS GLASS CO INC		
100161 MORRIS GLASS CO INC		
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Vendor 100161	Total Paid Invoices: 1	217.00
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101824 NB Signs and Des		
Vendor 101824	Total Paid Invoices: 1	235.83
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100210 NEW BRAUNFELS HOUSING AUTHORITY		
Vendor 100210	Total Paid Invoices: 4	1,066.00
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101515 Nova 401(k) Associates		
Vendor 101515	Total Paid Invoices: 1	282.00
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100279 OTT PLUMBING COMPANY INC		
Vendor 100279	Total Paid Invoices: 12	3,628.60
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101877 Pedro Hernandez		
Vendor 101877	Total Paid Invoices: 1	499.00
<hr/>		
100184 QUILL		
Vendor 100184	Total Paid Invoices: 14	1,451.82
<hr/>		
101810 READY FRESH		
Vendor 101810	Total Paid Invoices: 4	124.56
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100314 ROXANNA OLIVA		
Vendor 100314	Total Paid Invoices: 1	350.00
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101875 Randy Reyes		
Vendor 101875	Total Paid Invoices: 10	16,555.00
<hr/>		
100820 SARMA COLLECTIONS, IN		
Vendor 100820	Total Paid Invoices: 2	64.94
<hr/>		
101856 SHELL FLEET PLI		
Vendor 101856	Total Paid Invoices: 3	462.84
<hr/>		
100237 SHERWIN WILLIAMS CO II		
Vendor 100237	Total Paid Invoices: 23	3,478.21
<hr/>		
100194 SHRED-IT USA, LI		
Vendor 100194	Total Paid Invoices: 2	563.02
<hr/>		
101690 TENANT REPORTS.COM		
Vendor 101690	Total Paid Invoices: 3	143.00
<hr/>		
100198 TEXAS DEPT OF PUBLIC SAFETY		

Vendor 100198	Total Paid Invoices: 1	2.00
<hr/>		
100329 TEXAS MUNICIPAL LEAGU		
Vendor 100329	Total Paid Invoices: 1	53,772.46
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100396 TEXAS NAHRO		
Vendor 100396	Total Paid Invoices: 1	110.00
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101702 THE KEY DEPOT		
Vendor 101702	Total Paid Invoices: 8	380.50
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101459 TIME WARNER CABLE		
Vendor 101459	Total Paid Invoices: 3	2,538.25
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100827 United Healthcare Ins Co		
Vendor 100827	Total Paid Invoices: 2	20,036.60
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100626 Waste Management/Comal Landfil		
Vendor 100626	Total Paid Invoices: 6	796.58
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...Final Totals...	Paid Invoices: 249	411,013.54

YTD Budget Report YTD January 2021

Summary of Relevant Items:

- Low Rent Program:

General Fund bank balance - \$126,220

Rents collected - \$45,916

Rent rolls unpaid balances - \$88,602 (Rent rolls will be purged for inactive accounts in March)

Tenants' Security Deposits balance - \$31,650 (FCB CD#0745 is pledged for the balance)

HUD OFND 20D draw down - \$31,476

Operating Expenses - \$68,542

Net Operating income - \$12,767

- Public Housing CARES Act Program:

Public Housing CARES Act Fund received - \$28,188

- Capital Fund Program:

CFP funding - \$78,826

CFP expenditures - \$22,272

- Sec. 8 Voucher Program:

HAP funding for January, 2021 - \$142,255

Housing Assistance Payments in January, 2021 - \$121,131

Port-out HAP - \$2,447

Port-in HAP - \$5,344

HAP Reserve balance (NRP)- (\$23,738) (Deficit)

Admin Reserve balance (UNP) - \$159,222

Bank balance - \$215,591

- HCV CARES Act Program:

Deferred CARES Act funding - \$68,893

FINANCIALS PUBLIC HOUSING

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

BALANCE SHEET

January 31, 2021

ASSETS

CURRENT ASSETS		
FIRST COMMERCIAL BANK	\$	126,220.12
RESTRICTED FCB CD#1008-OTHER		68,000.00
RESTRICTED FCB CD#0745-SECURITY DEPOSITS		31,650.00
ACCOUNTS RECEIVABLE-TENANTS		88,601.55
LESS: ALLOWANCE DOUBTFUL ACCTS		(3,351.00)
ACCT RECEIVABLE-CFP		100,547.20
INVESTMENTS-CERT OF DEPOSIT		815,716.41
PREPAID INSURANCE		35,848.26
TOTAL CURRENT ASSETS		<u>1,263,232.54</u>
	\$	1,263,232.54
LAND, BUILDINGS & EQUIPMENT		
LAND		165,168.60
BUILDINGS		6,432,864.72
FURN & EQUIP-DWELLING		962,856.32
FURN, EQ & MACH-NON-DWELLING		794,091.21
SITE IMPROVEMENTS		610,103.88
TOTAL LAND, BUILDINGS & EQUIPMENT		<u>8,965,084.73</u>
LESS: ACCUM DEPRECIATION		<u>(7,502,793.72)</u>
TOTAL LAND, BUILDINGS & EQUIPMENT		1,462,291.01
TOTAL ASSETS	\$	<u><u>2,725,523.55</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

January 31, 2021

Liabilities And Equity

CURRENT LIABILITIES		
TENANTS' CREDIT BALANCES	\$	8,542.70
ACCTS PAYABLE-VENDORS		17,196.31
TENANTS SECURITY DEPOSITS		31,650.00
ACCT PAYABLE-SEC 8 VOUCHER		235.77
ACCT PAYABLE-PH CARES ACT PROGRAM		28,085.77
ACCRUED PAYROLL		17,817.66
ACCRUED COMPENSATED ABSENCES		14,248.23
ACCRUED LIABILITY-PILOT		46,044.40
TOTAL CURRENT LIABILITIES	\$	163,820.84
NON-CURRENT LIABILITIES		
ACCRUED COMP ABSENCES-L/T		14,248.23
TOTAL NON-CURRENT LIABILITIES		14,248.23
TOTAL LIABILITIES		178,069.07
RETAINED EARNINGS		
RET EARNGS-NET CAP ASSETS	1,462,291.01	
OPERATING RESERVE-RESTRICTED	68,000.00	
OPERATING RESERVE-UNRESTRICTED	1,010,448.40	
CURRENT PROFIT & LOSS	6,715.07	
TOTAL RETAINED EARNINGS		2,547,454.48
Total Liabilities And Equity	\$	2,725,523.55

(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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
DWELLING RENTALS	\$ 48,772.00	\$ 45,000.00	\$ 3,772.00	\$ 187,045.60	\$ 180,000.00	\$ 7,045.60
NON-DWELLING RENTALS	0.00	550.00	(550.00)	0.00	2,200.00	(2,200.00)
REVENUES-HUD PHA GRANTS	31,476.00	27,666.67	3,809.33	134,675.00	110,666.64	24,008.36
FRAUD RECOVERY INCOME	100.00	0.00	100.00	473.00	0.00	473.00
REVENUE-DONATIONS RECEIVED	0.00	0.00	0.00	32,144.06	0.00	32,144.06
INCOME-FORFEITED RTRMNT ACCTS	0.00	0.00	0.00	4,394.25	0.00	4,394.25
OTHER INCOME	961.00	495.00	466.00	5,363.47	1,980.00	3,383.47
TOTAL REVENUES	81,309.00	73,711.67	7,597.33	364,095.38	294,846.64	69,248.74
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	19,509.33	13,905.42	(5,603.91)	89,028.17	55,621.64	(33,406.53)
LEGAL EXPENSE	9,382.82	416.66	(8,966.16)	25,556.92	1,666.72	(23,890.20)
STAFF TRAINING	700.00	250.00	(450.00)	700.00	1,000.00	300.00
TRAVEL EXPENSE	0.00	170.00	170.00	0.00	680.00	680.00
ACCOUNTING FEES	1,100.00	920.00	(180.00)	5,190.00	3,680.00	(1,510.00)
AUDIT FEES	0.00	253.33	253.33	0.00	1,013.36	1,013.36
EMPLOYEE BENEFIT CONTRIB	3,481.60	4,583.33	1,101.73	39,553.62	18,333.36	(21,220.26)
SUNDRY-OFFICE	3,367.78	3,241.66	(126.12)	22,176.90	12,966.72	(9,210.18)
OFFICE TELEPHONE	1,280.53	1,250.00	(30.53)	5,504.56	5,000.00	(504.56)
TOTAL ADMINISTRATIVE EXPENSES	38,822.06	24,990.40	(13,831.66)	187,710.17	99,961.80	(87,748.37)

(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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TENANT SERVICES						
SALARIES-TENANT SERVICES	\$ 0.00	\$ 3,333.33	\$ 3,333.33	\$ 0.00	\$ 13,333.36	\$ 13,333.36
TENANT SERVICES-OTHER	300.00	416.67	116.67	1,200.00	1,666.64	466.64
CONTRACT COSTS-TS	0.00	833.33	833.33	0.00	3,333.36	3,333.36
TOTAL TENANT SERVICES	300.00	4,583.33	4,283.33	1,200.00	18,333.36	17,133.36
UTILITIES EXPENSE						
UTILITIES-WATER	1,143.76	1,190.00	46.24	3,657.38	4,760.00	1,102.62
UTILITIES-ELECTRICITY	1,767.26	2,550.00	782.74	9,157.04	10,200.00	1,042.96
UTILITIES-GAS	1,384.72	510.00	(874.72)	2,811.68	2,040.00	(771.68)
UTILITIES-WASTEWATER	1,746.98	0.00	(1,746.98)	5,648.90	0.00	(5,648.90)
TOTAL UTILITIES EXPENSE	6,042.72	4,250.00	(1,792.72)	21,275.00	17,000.00	(4,275.00)

(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
LOW RENT PUBLIC HOUSING PROGRAM

STATEMENT OF REVENUES AND EXPENSES

For the One Month and Four Months Ended
 January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-LABOR	\$ 6,584.60	\$ 11,233.33	\$ 4,648.73	\$ 38,445.60	\$ 44,933.36	\$ 6,487.76
ORD MAINT & OPER-MATERIALS	2,820.80	6,666.66	3,845.86	11,070.21	26,666.72	15,596.51
ORD M&O-MISC CONTRACTS	0.00	6,250.00	6,250.00	0.00	25,000.00	25,000.00
ORD M&O-HEATING & COOLING	214.00	0.00	(214.00)	4,859.00	0.00	(4,859.00)
ORD M&O-ELEVATORS	0.00	0.00	0.00	4,033.82	0.00	(4,033.82)
ORD M&O-LANDSCAPING	0.00	0.00	0.00	766.00	0.00	(766.00)
ORD M&O-UNIT TURNAROUND	0.00	0.00	0.00	286.50	0.00	(286.50)
ORD M&O-ELECTRICAL	1,083.53	0.00	(1,083.53)	3,946.34	0.00	(3,946.34)
ORD M&O-PLUMBING	3,515.99	0.00	(3,515.99)	5,975.07	0.00	(5,975.07)
ORD M&O-EXTERMINATING	3,410.00	0.00	(3,410.00)	11,185.00	0.00	(11,185.00)
ORD M&O-ROUTINE MAINT	0.00	400.00	400.00	2,630.77	1,600.00	(1,030.77)
ORD M&O-GARBAGE	847.96	600.00	(247.96)	3,614.70	2,400.00	(1,214.70)
ORD M&O-EMPLOYEE CONTRIB	418.96	3,750.00	3,331.04	3,566.89	15,000.00	11,433.11
TOTAL ORD MAINT & OPERATIONS	18,895.84	28,899.99	10,004.15	90,379.90	115,600.08	25,220.18
GENERAL EXPENSES						
INSURANCE-PROPERTY	3,473.37	2,739.64	(733.73)	13,893.48	10,958.50	(2,934.98)
INSURANCE-LIABILITY	250.50	156.02	(94.48)	1,002.00	624.08	(377.92)
INSURANCE-WORKERS' COMP	609.68	214.63	(395.05)	2,438.72	858.51	(1,580.21)
INSURANCE-FIDELITY & CRIME	135.49	43.92	(91.57)	541.96	175.64	(366.32)
INSURANCE-OTHER	12.01	168.32	156.31	48.04	673.23	625.19
PAYMENTS IN LIEU OF TAXES	0.00	4,075.00	4,075.00	0.00	16,300.00	16,300.00
COLLECTION LOSSES	0.00	416.67	416.67	0.00	1,666.64	1,666.64
TOTAL GENERAL EXPENSES	4,481.05	7,814.20	3,333.15	17,924.20	31,256.60	13,332.40
TOTAL OPERATING EXPENSES	68,541.67	70,537.92	1,996.25	318,489.27	282,151.84	(36,337.43)

(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 Four Months Ended
 January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
	\$	\$	\$	\$	\$	\$
Income From Operations	12,767.33	3,173.75	9,593.58	45,606.11	12,694.80	32,911.31
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	18,890.00	19,645.00	755.00	75,560.00	78,580.00	3,020.00
TOTAL DEPRECIATION EXPENSE	18,890.00	19,645.00	755.00	75,560.00	78,580.00	3,020.00
Income From Operations	(6,122.67)	(16,471.25)	10,348.58	(29,953.89)	(65,885.20)	35,931.31
OTHER INCOME/(EXPENSE)						
INTEREST INC-UNRESTRICTED PRIOR YEAR ADJ-AFF RES RECPTS	0.00	231.67	(231.67)	700.47	926.64	(226.17)
	4,072.49	0.00	4,072.49	35,968.49	0.00	35,968.49
TOTAL OTHER INCOME/(EXPENSE)	4,072.49	231.68	3,840.81	36,668.96	926.56	35,742.40
Net Income (Loss)	<u>(2,050.18)</u>	<u>(16,239.57)</u>	<u>14,189.39</u>	<u>6,715.07</u>	<u>(64,958.64)</u>	<u>71,673.71</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)

PUBLIC HOUSING CARES ACT

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

BALANCE SHEET

January 31, 2021

ASSETS

CURRENT ASSETS		
ACCT RECEIVABLE-LOW RENT	\$	<u>28,085.77</u>
TOTAL CURRENT ASSETS		\$ <u>28,085.77</u>
TOTAL ASSETS		\$ <u><u>28,085.77</u></u>

Liabilities And Equity

CURRENT LIABILITIES		
DEFERRED REVENUE-CARES ACT FUNDS	\$	<u>28,085.77</u>
TOTAL CURRENT LIABILITIES		\$ <u>28,085.77</u>
TOTAL LIABILITIES		<u>28,085.77</u>
RETAINED EARNINGS		
TOTAL RETAINED EARNINGS		<u>0.00</u>
Total Liabilities And Equity	\$	<u><u>28,085.77</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)

SECTION 8 FINANCIALS

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

BALANCE SHEET

January 31, 2021

ASSETS

CURRENT ASSETS			
FIRST COMMERCIAL BANK	\$	239,329.22	
RESTRICTED CASH-HAP RESERVE		(23,738.00)	
TOTAL CURRENT ASSETS			\$ 215,591.22
LAND, BUILDINGS & EQUIPMENT			
FURN, EQ & MACH-NON- DWELLING		74,442.66	
SITE IMPROVEMENTS		4,657.00	
TOTAL LAND, BUILDINGS & EQUIPMENT		79,099.66	
LESS: ACCUM DEPRECIATION		(76,090.09)	
TOTAL LAND, BUILDINGS & EQUIPMENT			3,009.57
TOTAL ASSETS	\$		<u>218,600.79</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

January 31, 2021

Liabilities And Equity

CURRENT LIABILITIES		
ACCTS PAYABLE-VENDORS	\$	960.00
ACCOUNT PAYABLE-HUD		1,380.03
ACCT PAYABLE-HCV CARES ACT		68,893.01
ACCRUED PAYROLL		4,608.74
ACCRUED COMPENSATED ABSENCES		3,637.42
		<hr/>
TOTAL CURRENT LIABILITIES	\$	79,479.20
NON-CURRENT LIABILITIES		
ACCRUED COMP ABSENCES-L/T		3,637.41
		<hr/>
TOTAL NON-CURRENT LIABILITIES		3,637.41
		<hr/>
TOTAL LIABILITIES		83,116.61
RETAINED EARNINGS		
RETAINED EARNINGS- UNDESIGNATED		48,727.13
RET EARNGS-NET CAP ASSETS		3,009.57
OPERATING RESERVE-SEC 8V- ADMIN PRE-2004		34,083.94
OPERATING RESERVE-SEC 8V- ADMIN		225,075.94
OPERATING RESERVE-SEC 8V- HAP		(23,738.00)
OPERATING PROFIT & LOSS		(151,674.40)
		<hr/>
TOTAL RETAINED EARNINGS		135,484.18
		<hr/>
Total Liabilities And Equity	\$	218,600.79
		<hr/> <hr/>

(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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-HUD ADMIN FEE	\$ 14,896.00	\$ 10,208.00	\$ 4,688.00	\$ 62,432.00	\$ 40,832.00	\$ 21,600.00
REVENUES-HUD HAP SUBSIDY	142,255.00	107,979.00	34,276.00	372,629.00	431,916.00	(59,287.00)
INCOME-PORT-IN FEES	227.15	433.00	(205.85)	985.81	1,732.00	(746.19)
INCOME-HAP PORT-IN REIMB	4,203.00	5,669.00	(1,466.00)	19,283.00	22,676.00	(3,393.00)
FRAUD RECOVERY INCOME	0.00	53.75	(53.75)	0.00	215.00	(215.00)
TOTAL REVENUES	<u>161,581.15</u>	<u>124,342.75</u>	<u>37,238.40</u>	<u>455,329.81</u>	<u>497,371.00</u>	<u>(42,041.19)</u>
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	11,451.86	13,273.83	1,821.97	38,323.88	53,095.36	14,771.48
LEGAL EXPENSE	55.00	250.00	195.00	55.00	1,000.00	945.00
STAFF TRAINING	0.00	125.00	125.00	0.00	500.00	500.00
TRAVEL EXPENSE	0.00	375.00	375.00	0.00	1,500.00	1,500.00
ACCOUNTING FEES	960.00	916.00	(44.00)	4,882.00	4,609.00	(273.00)
AUDIT FEES	0.00	435.00	435.00	9,825.00	1,740.00	(8,085.00)
EMPLOYEE BEN CONTRIB	6,681.39	3,122.92	(3,558.47)	15,540.14	12,491.64	(3,048.50)
SUNDRY	1,723.65	2,366.66	643.01	3,398.75	9,466.72	6,067.97
OFFICE TELEPHONE	0.00	1,250.00	1,250.00	467.48	5,000.00	4,532.52
ADMIN SERVICES CONTRACTS	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00
INSURANCE	0.00	349.54	349.54	0.00	1,398.16	1,398.16
GEN EXP-PORTABILITY FEE	130.29	298.00	167.71	615.96	1,192.00	576.04
HOUSING ASSIST PMNTS	121,131.00	119,750.00	(1,381.00)	498,664.00	479,000.00	(19,664.00)
HAP-PORTABILITY-OUT	2,447.00	1,300.00	(1,147.00)	12,322.00	5,200.00	(7,122.00)
HAP-PORTABILITY-IN	5,344.00	0.00	(5,344.00)	21,670.00	0.00	(21,670.00)
TOTAL ADMINISTRATIVE EXPENSES	<u>149,924.19</u>	<u>145,061.95</u>	<u>(4,862.24)</u>	<u>605,764.21</u>	<u>581,192.88</u>	<u>(24,571.33)</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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL OPERATING EXPENSES	\$ 149,924.19	\$ 145,061.95	\$ (4,862.24)	\$ 605,764.21	\$ 581,192.88	\$ (24,571.33)
Income From Operations	11,656.96	(20,719.20)	32,376.16	(150,434.40)	(83,821.88)	(66,612.52)
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	310.00	59.00	(251.00)	1,240.00	236.00	(1,004.00)
TOTAL DEPRECIATION EXPENSE	310.00	59.00	(251.00)	1,240.00	236.00	(1,004.00)
Income From Operations	11,346.96	(20,778.20)	32,125.16	(151,674.40)	(84,057.88)	(67,616.52)
OTHER INCOME/(EXPENSE)						
INTEREST INCOME-UNRESTRICTED	0.00	219.26	(219.26)	0.00	877.04	(877.04)
TOTAL OTHER INCOME/(EXPENSE)	0.00	219.26	(219.26)	0.00	877.04	(877.04)
Net Income (Loss)	\$ 11,346.96	\$ (20,558.94)	\$ 31,905.90	\$ (151,674.40)	\$ (83,180.84)	\$ (68,493.56)

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(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

VOUCHER CARES FUNDING

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

BALANCE SHEET

January 31, 2021

ASSETS

CURRENT ASSETS

ACCT REC-SEC 8 VOUCHER PROGRAM	\$	68,893.01	
			<u>68,893.01</u>
TOTAL CURRENT ASSETS	\$		<u>68,893.01</u>
TOTAL ASSETS	\$		<u><u>68,893.01</u></u>

Liabilities And Equity

CURRENT LIABILITIES

DEFERRED REVENUE-CARES ACT FUNDS	\$	68,893.01	
			<u>68,893.01</u>
TOTAL CURRENT LIABILITIES	\$		<u>68,893.01</u>
TOTAL LIABILITIES			<u>68,893.01</u>

RETAINED EARNINGS

TOTAL RETAINED EARNINGS			<u>0.00</u>
Total Liabilities And Equity	\$		<u><u>68,893.01</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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-CARES ACT FUNDS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 42.99	\$ 0.00	\$ 42.99
TOTAL REVENUES	0.00	0.00	0.00	42.99	0.00	42.99
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
COVID-19 EXPENSES	0.00	0.00	0.00	42.99	0.00	(42.99)
TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	42.99	0.00	(42.99)
TOTAL OPERATING EXPENSES	0.00	0.00	0.00	42.99	0.00	(42.99)
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)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

(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)

CAPITAL FUND

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM

BALANCE SHEET

January 31, 2021

ASSETS

DEVELOPMENT COSTS-CFP		
SITE IMPROVEMENTS-CFP	\$	27,102.00
DWELLING STRUCTURES-CFP		49,511.02
DWELL EQ-REFRIGERATORS-CFP		26,456.67
DWELL EQ-RANGES-CFP		16,648.98
DWELL EQ-W/HEATERS-CFP		2,548.25
DWELL EQ-A/C & HTRS-CFP		51,530.95
DWELL EQ-OTHER-CFP		18,378.61
NON-DWELL EQ-MAINT-CFP		10,062.00
NON-DWELL EQ-COMPUTER-CFP		3,679.01
NON-DWELL EQ-AUTO-CFP		31,071.44
NON-DWELL EQ-OTHER-CFP		18,724.15
		<u>255,713.08</u>
TOTAL DEVELOPMENT COSTS-CFP	\$	255,713.08
TOTAL ASSETS	\$	<u><u>255,713.08</u></u>

Liabilities And Equity

CURRENT LIABILITIES		
ACCT PAY-LOW RENT	\$	<u>100,547.20</u>
TOTAL CURRENT LIABILITIES	\$	<u>100,547.20</u>
TOTAL LIABILITIES		<u>100,547.20</u>
RETAINED EARNINGS		
RET EARNGS-NET CAP ASSETS		192,223.73
OPERATING PROFIT & LOSS		<u>(37,057.85)</u>
TOTAL RETAINED EARNINGS		<u>155,165.88</u>
Total Liabilities And Equity	\$	<u><u>255,713.08</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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-CFP OPER GRANTS	\$ 78,826.02	\$ 0.00	\$ 78,826.02	\$ 78,826.02	\$ 0.00	\$ 78,826.02
TOTAL REVENUES	<u>78,826.02</u>	<u>0.00</u>	<u>78,826.02</u>	<u>78,826.02</u>	<u>0.00</u>	<u>78,826.02</u>
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ACCOUNTING FEES	100.00	0.00	(100.00)	673.00	0.00	(673.00)
SUNDRY	0.00	0.00	0.00	16,518.23	0.00	(16,518.23)
TOTAL ADMINISTRATIVE EXPENSES	<u>100.00</u>	<u>0.00</u>	<u>(100.00)</u>	<u>17,191.23</u>	<u>0.00</u>	<u>(17,191.23)</u>
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-MATERIALS	5,882.96	0.00	(5,882.96)	10,379.62	0.00	(10,379.62)
ORD MAINT & OPER-CONTRACT	1,974.00	0.00	(1,974.00)	7,224.00	0.00	(7,224.00)
ORD M&O-ELEVATORS	0.00	0.00	0.00	9,380.29	0.00	(9,380.29)
ORD M&O-LANDSCAPING	1,475.00	0.00	(1,475.00)	37,975.00	0.00	(37,975.00)
ORD M&O-UNIT TURNAROUND	590.00	0.00	(590.00)	3,125.00	0.00	(3,125.00)
ORD M&O-ELECTRICAL	0.00	0.00	0.00	949.80	0.00	(949.80)
ORD M&O-PLUMBING	0.00	0.00	0.00	3,018.30	0.00	(3,018.30)
ORD M&O-ROUTINE MAINT	11,175.00	0.00	(11,175.00)	26,640.63	0.00	(26,640.63)
TOTAL ORD MAINT & OPERATIONS	<u>21,096.96</u>	<u>0.00</u>	<u>(21,096.96)</u>	<u>98,692.64</u>	<u>0.00</u>	<u>(98,692.64)</u>
TOTAL OPERATING EXPENSES	<u>21,196.96</u>	<u>0.00</u>	<u>(21,196.96)</u>	<u>115,883.87</u>	<u>0.00</u>	<u>(115,883.87)</u>
Income From Operations	<u>57,629.06</u>	<u>0.00</u>	<u>57,629.06</u>	<u>(37,057.85)</u>	<u>0.00</u>	<u>(37,057.85)</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 Four Months Ended
January 31, 2021

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
DEPRECIATION EXPENSE						
TOTAL DEPRECIATION EXPENSE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Income From Operations	<u>57,629.06</u>	<u>0.00</u>	<u>57,629.06</u>	<u>(37,057.85)</u>	<u>0.00</u>	<u>(37,057.85)</u>
OTHER INCOME/(EXPENSE)						
REPLACMNT-NON-EXPEND EQ	(1,175.04)	(8,006.75)	6,831.71	(24,958.26)	(32,027.00)	7,068.74
PROP BETTRMNTS & ADDNS	0.00	(8,333.33)	8,333.33	(38,531.09)	(33,333.36)	(5,197.73)
OPER EXPENDITURES-CONTRA	<u>1,175.04</u>	<u>16,340.08</u>	<u>(15,165.04)</u>	<u>63,489.35</u>	<u>65,360.36</u>	<u>(1,871.01)</u>
TOTAL OTHER INCOME/(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>\$ 57,629.06</u>	<u>\$ 0.00</u>	<u>\$ 57,629.06</u>	<u>\$ (37,057.85)</u>	<u>\$ 0.00</u>	<u>\$ (37,057.85)</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)