



SPECIAL BOARD MEETING

Thursday, April 18, 2024

Agenda



PUBLIC NOTICE OF SPECIAL BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Edinburg will conduct a Special Board Meeting at **12:00 p.m. on Thursday, April 18, 2024**, at the Edinburg Housing Authority / Ciro Trevino Administrative Building
910 S. Sugar Road, Edinburg, Texas 78539

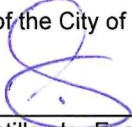
The Commissioners may conduct a closed meeting pursuant to §551.071 of the Texas Government Code to seek the advice of its attorney regarding issues of law; to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act; pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person.

AGENDA

1. Call Meeting to Order and Establish a Quorum – Chairman, Jose Rodriguez
2. Pledge of Allegiance – Sandra Garza
3. Public Comment – Public Comments are limited to three (3) minutes. The Public Comments form will be located at the reception window at the Administration building and must be completed and submitted no later than 11:45 am to the Executive Director. Please note that this public comment period is not interactive.
4. Discuss and consider approval of Board Minutes for Regular Board meeting of March 28, 2024.
5. Administration Report:
 - a. Agency Program
 - b. Rent Roll and Vacancy Report
 - c. Financials
6. Discussion and possible action to approve Resolution #2024-06; A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF EDINBURG (EHA) AUTHORIZING AND APPROVING ARTICLES OF INCORPORATION FOR EDINBURG AFFORDABLE HOUSING CORPORATION, A TEXAS NON-PROFIT PUBLIC FACILITY CORPORATION.
7. Discuss and consider approval of Resolution #2024-07 Income Limits for Public Housing and Section 8 for FY2024
8. Executive Session:
 - a. Legal issues in accordance with §551.071 of the Texas Government Code.
 - b. Discussion of purchase, exchange, lease, or value of real property pursuant to §551.072 of the Texas Government Code.
9. Possible action on posted agenda items discussed in Executive Session.
10. Adjournment

WITNESS MY HAND AND SEAL OF said Housing Authority of the City of Edinburg this 15th day of April 2024.





Dr. Martin Castillo, Jr., Executive Director
Housing Authority of the City of Edinburg



Minutes

Regular Board Meeting March 28, 2024



HOUSING AUTHORITY of the CITY OF EDINBURG
910 S Sugar Road
Edinburg, TX 78539
Regular Board Meeting

MINUTES OF MARCH 28, 2024, MEETING

1. Call Meeting to Order and Establish a Quorum –**Chairman, Jose Rodriguez, welcomed everyone to the meeting; established there was a quorum; and called the meeting to order at 12:04 pm.**

Board Members: **Jose Rodriguez, Armando Barrera, Paul Villarreal, Sandra Garza, and Adriana Rosas (Commissioner Rosas arrived at 12:06 PM)**

Legal Counsel: **Rebecca Vela**

EHA Staff: **Dr. Martin Castillo, Jilda Trevino, and Andrea Iglesias**

Guest: **Felipe Martinez and Priscilla Martinez representatives from World Development**

2. Pledge of Allegiance – **Jose Rodriguez**
3. Public Comment – **No public comment**
4. Discuss and consider approval of Board Minutes for Regular Board meeting of February 22, 2024. **Armando Barrera motioned to approve the board minutes for February 22, 2024, Paul Villarreal seconded the motion. Carried 4-0**
5. Administration Report:
 - a. Agency Program - Program **Dr. Castillo reported the following updates and events: EHA staff and resident volunteers participated in the City of Edinburg Half Marathon “Hometown Heroes” on March 3, 2024. A second scholarship workshop was held on March 16, 2024. Staff reached out and confirmed with 25 students, but only 5 attended the workshop. The next scholarship workshop is scheduled for Saturday, April 13th. EHA families and staff participated in the City of Edinburg Easter Egg Hunts and are scheduled to assist Saturday, March 30th at the Edinburg Scenic Wetlands and Birding Center annual Easter Egg Hunt. The EHA Annual Easter Egg Hunt is scheduled for March 28th and will be held at the Lantana Apartment grounds beginning at 3:00 pm. A mental health awareness clinic will be held on April 15th and 17th at the administration office. The clinic will be sponsored by Edinburg PD. Three student residents will be participating in the Angels of Love pageant in April. Construction update: sidewalk and parking lot curbs are being formed and will be poured with cement in the next week. Construction site will be clearing up this month. Cabinets will be delivered this month. The exterior structure is being waterproofed. Handrails are being installed this week. Met with neighbors regarding landscaping and other construction concerns. Dr. Castillo went on to notify the board of the upcoming conferences. The Nelrod Conference is scheduled in Las Vegas. He let them know that closer to trip Robert would provide the itinerary. The other conference mentioned to the board would be the HAVESTR conference that is scheduled for the second week of June 2024 to which Dr. Castillo asked if they were interested in attending to notify him. Castillo went on to let the board know that the two employees (Robert Hernandez and Robert Briones) were being recognized at the TXNAHRO conference in Dallas and for the third year in a row the agency had won the best annual report which was included in the board packet. Chairman Jose Rodriguez asked about what the status of the variance for the**

easement was for the La Posada apartments. Dr. Castillo responded that it had been submitted to be scheduled to go before the board of adjustments. The worst-case scenario would be that the board of adjustments with the City of Edinburg would not approve EHA to keep the current fence and request that a cinder block fence be placed, which could cost about \$100,000. Dr. Castillo reiterated that this would only occur if the board of adjustments did not grandfather in EHA regarding the wooden fence that is already in place and that he and the architects would be there at the meeting when they provide a resolution. Dr. Castillo went on to update the board on the status of the Section 8 program regarding the issuing of new vouchers; currently the agency continues to work with HUD staff by monitoring the number of vouchers leased to avoid a shortfall in the program.

- b. Rent Roll and Vacancy Report - Dr. Castillo provided vacancy/rent roll collection report for Low Rent and vouchers leased for Section 8 for the months of January 2024 and February 2024. The vacancy for low rent has changed for the month of March and will be shared at the next scheduled meeting. Section 8 HAP payment distribution was reported for the months of January 2024 and February 2024. HAP distribution for the month of February was in the total of \$554,409.00. For the time being, HUD has not placed a restriction on the agency on releasing vouchers. The agency will be releasing vouchers for individuals that meet the criteria at Edinburg Towers only while monitoring the section 8 program.
 6. Discuss and Approve Resolution #2024-04 Low Rent Tenant Accounts Receivable write-offs for Fiscal Year Ending 03.31.2024.
Paul Villarreal motioned to approve Resolution 2024-04; Adriana Rosas seconded the motion.
Carried 5-0
 7. Discuss and Approve Resolution #2024-05 Updated EHA By Laws
Armando Barrera motioned to approve Resolution 2024-05; Adriana Rosas seconded the motion.
Carried 5-0
 8. Discuss and consider possible action to contract and retain special counsel for negotiation and completion of development agreements.
Armando Barrera motioned to take no action; Paul Villarreal seconded the motion.
Carried 5-0
 9. Discuss and consider approval of World Development as grant consultant with \$0 cost.
Armando Barrera motioned to take no action; Adriana Rosas seconded the motion.
Carried 5-0
 10. Discuss and consider approval to authorize the Executive Director and legal counsel to enter negotiations with World Development regarding the Company Agreement of 3800 La Sienna Parkway, LLC.
Armando Barrera motioned to take no action; Adriana Rosas seconded the motion.
Carried 5-0
- Armando Barrera motioned to enter Executive Session at 12:20 pm, Adriana Rosas seconded the motion.**
Carried 5-0

11. Executive Session:

- a. Legal issues in accordance with §551.071 of the Texas Government Code.
- b. Discussion of purchase, exchange, lease, or value of real property pursuant to §551.072 of the Texas Government Code.
- c. Personnel matters in accordance with §551.074 of the Texas Government Code – Evaluation of Executive Director

Armando Barrera motioned to reconvene to Open Session at 12:55 pm, Paul Villarreal seconded the motion. Carried 5-0

12. Possible action on posted agenda items discussed in Executive Session.

13. Adjournment

Armando Barrera motioned to adjourn at 12:55 pm, Adriana Rosas seconded the motion.

Carried 5-0

/s/ _____
Jose Rodriguez, Chairman

/s/ _____
Dr. Martin Castillo Jr., Executive Director

Administration Reports



EDINBURG HOUSING AUTHORITY



LOW RENT PROGRAM

February 29, 2024

PH Applications: 1,056

El Jardin	\$10,515.00
Lantana	\$15,084.00
La Posada	\$16,142.00
V. Ramirez	\$15,342.00
Peridot	\$2,020.00
Towers	\$7,516.00
Liberty	\$8,550.00
TOTAL	\$75,169.00

w/o Towers & Liberty \$59,103.00

Total Collected: w/o Towers & Liberty \$61,343.54

Outstanding: w/o Towers & Liberty \$797.00

(\$502.00 rent, 59.00 late fee, \$50.00 w.o., \$186.00 Lease violation)

Vacant Units: El Jardin	2
Ramirez	3
Peridot	0
Lantana	3
La Posada	2
Towers	1
Liberty Village	1
TOTAL	12

March 31, 2024

PH Applications: 954

El Jardin	\$11,492.00
Lantana	\$14,457.00
La Posada	\$16,425.00
V. Ramirez	\$15,076.00
Peridot	\$2,020.00
Towers	\$7,226.00
Liberty	\$8,438.00
TOTAL	\$75,134.00

w/o Towers & Liberty \$59,470.00

w/o Towers & Liberty \$68,686.56

w/o Towers & Liberty \$1,559.30

(\$596.00 rent, 117.00 late fee, \$518.30w.o., \$328.00 Lease violation)

El Jardin	1
Ramirez	0
Peridot	0
Lantana	2
La Posada	2
Towers	2
Liberty Village	1
TOTAL	8

SECTION 8 PROGRAM

29-Feb-24

Regular Vouchers Leased:	1022
Port- Ins/VASH	6
Port-Ins / Billing	1
Tenant Protection Vouchers:	49
Emergency Housing Vouchers:	25
TOTAL VOUCHERS LEASED:	1103
Pending Ports (Searching/we will BILL)	2
Emergency Vouchers Searching:	0
Waiting List: S8/Towers	1010/37
Vouchers Issued This Month	6
Vouchers Searching:	11
Move-Ins:	0
Move-Outs:	11
HAP:	\$554,809.00

31-Mar-24

Regular Vouchers Leased:	1022
Port- Ins/VASH	5
Port-Ins / Billing	2
Tenant Protection Vouchers:	49
Emergency Housing Vouchers:	24
TOTAL VOUCHERS LEASED:	1102
Pending Ports (Searching/we will BILL)	4
Emergency Vouchers Searching:	0
Waiting List: S8/Towers	1003/32
Vouchers Issued This Month	10
Vouchers Searching:	4
Move-Ins:	11
Move-Outs:	5
HAP:	\$559,898.00

EDINBURG HOUSING AUTHORITY
Board Reports
For Period Ending: 2/29/2024

Financial Completed By:
Stanley Sackman Feeacct V
Email: Stanley.Sackman@mrisoftware.com
Telephone: 501-268-5324 Ext. 706

Manager: Morgan Mays
Email: Morgan.Mays@mrisoftware.com
Telephone: 501-319-6599

Edinburg Housing Authority

Table of Contents

Low Rent Comparative Balance Sheet	A-1
Low Rent Comparative Income Statement	A-2
Low Rent CARES Act Comparative Balance Sheet	A-4
Low Rent Cares Act Comparative Income Statement ...	A-5
Low Rent Comparative Balance Sheet (PHA Only)	A-6
Low Rent Comparative Income (PHA Only)	A-7
Low Rent Comparative Balance Sheet (CFP Only)	A-8
Low Rent Comparative Income Statement (CFP Only) ..	A-9
Section 8 Comparative Balance Sheet (NRP only)	B-1
Section 8 Comparative Balance Sheet (UNP only)	B-2
Section 8 Comparative Income Statement (NRP only) .	B-3
Section 8 Comparative Income Statement (UNP only) .	B-4
S8V CARES Act Comparative Balance Sheet	B-5
S8V CARES Act Comparative Income Statement	B-6
Section 8 Comparative Balance Sheet (EHV Only)	B-7
Section 8 Comparative Income Statement (EHV Only) .	B-8

Edinburg Housing Authority
Low Rent Comparative Balance Sheet
 Edinburg LR
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Cash and Cash Equivalents			
Cash Unrestricted	2,246,325.99	3,948,786.08	(1,702,460.09)
Cash - Restricted Modernization	3,213.06	0.00	3,213.06
Cash Other Restricted	(2,400.43)	0.00	(2,400.43)
Cash Tenant Security Deposit	75,794.15	73,928.08	1,866.07
Total Cash and Cash Equivalents	2,322,932.77	4,022,714.16	(1,699,781.39)
Accounts Receivable			
Accounts Receivable - HUD Other Projects	699,647.63	(79,922.68)	779,570.31
Accounts Receivable -Other Govt	947,239.11	0.00	947,239.11
Accounts Receivable -Misc	(60,931.97)	0.00	(60,931.97)
Accounts Receivable - Tenants	6,552.67	(2,041.87)	8,594.54
Allowance for Doubtful Acct - Tenants	(44.30)	(285.45)	241.15
Total Accounts Receivable	1,592,463.14	(82,250.00)	1,674,713.14
Prepaid Expenses and Other Assets			
Prepaid Expenses and Other Assets	12,769.70	16,602.94	(3,833.24)
Inventories	111,354.85	76,831.63	34,523.22
Allowance for Obsolete Inventory	(33,406.46)	(19,208.00)	(14,198.46)
Total Prepaid Expenses and Other Assets	90,718.09	74,226.57	16,491.52
Fixed Assets			
Land	1,094,045.17	1,094,045.17	0.00
Buildings	25,771,012.08	25,771,012.08	0.00
Furniture, Equipment, and Mach - Dwellings	27,860.84	27,860.84	0.00
Furniture, Equipment and Mach - Admin	336,253.86	302,793.02	33,460.84
Leasehold Improvements	977,177.99	977,177.99	0.00
Accumulated Depreciation	(23,448,718.16)	(22,962,449.82)	(486,268.34)
Construction in Progress	3,819,281.77	573,904.75	3,245,377.02
Total Fixed Assets	8,576,913.55	5,784,344.03	2,792,569.52
Memo Accounts			
Cumulative Soft Grant Costs	153,465.52	134,463.00	19,002.52
Cumulative Soft Grant Costs (Contra)	(164,790.52)	(134,463.00)	(30,327.52)
Total Memo Accounts	(11,325.00)	0.00	(11,325.00)
Non Current Assets			
Other Assets	20,982.40	34,596.84	(13,614.44)
Total Non Current Assets	20,982.40	34,596.84	(13,614.44)
Deferred Outflows of Resources			
Deferred Outflows of Resources	256,379.00	256,379.00	0.00
Total Deferred Outflows of Resources	256,379.00	256,379.00	0.00
Total Assets	12,849,063.95	10,090,010.60	2,759,053.35
Liabilities			
Current Liabilities			
Accounts Payable less than 90 Days	20,747.79	24,968.58	(4,220.79)
Accrued Wage/Payroll Taxes Payable	20,139.75	7,205.13	12,934.62
Accrued Compensated Abs - Current Portion	6,016.42	6,183.68	(167.26)
Tenant Security Deposit	80,742.82	76,803.14	3,939.68
Unearned Revenue	1,737.17	0.00	1,737.17
Other Current Liabilites	1,665.07	59,046.16	(57,381.09)
Total Current Liabilities	131,049.02	174,206.69	(43,157.67)
Non Current Liabilities			
Accrued Compensated ABs - Non Current	54,147.71	55,653.04	(1,505.33)
Loan Liability - Non Current	7,992.33	0.00	7,992.33

Edinburg Housing Authority
Low Rent Comparative Balance Sheet
 Edinburg LR
 As of Date: 2/29/2024

	<u>2/29/2024</u>	<u>2/28/2023</u>	<u>Variance</u>
Total Non Current Liabilities	62,140.04	55,653.04	6,487.00
Deferred Inflow of Resources			
Deferred Inflow of Resources	141,499.00	141,499.00	0.00
Total Deferred Inflow of Resources	141,499.00	141,499.00	0.00
Total Liabilities	334,688.06	371,358.73	(36,670.67)
	Owner's Equity		
Net Position			
Net Investment in Capital Assets	5,860,289.38	5,734,953.67	125,335.71
Unrestricted Net Position	3,524,993.49	3,732,945.29	(207,951.80)
Total Net Position	9,385,282.87	9,467,898.96	(82,616.09)
Net Income (Loss)	3,129,093.02	250,752.91	2,878,340.11
Total Owner's Equity	12,514,375.89	9,718,651.87	2,795,724.02
Total Liabilities and Owner's Equity	12,849,063.95	10,090,010.60	2,759,053.35
			0.00

Edinburg Housing Authority
Low Rent Comparative Income Statement
Edinburg LR

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance
Operating Revenue			
Tenant Revenue			
Net Tenant Revenue	629,455.58	587,344.25	42,111.33
Tenant Revenue Other	41,898.15	38,127.15	3,771.00
Total Tenant Revenue	671,353.73	625,471.40	45,882.33
Operating Subsidy			
HUD PHA Operating Grants	1,101,990.00	1,166,698.00	(64,708.00)
Total Operating Subsidy	1,101,990.00	1,166,698.00	(64,708.00)
Other Operating Revenue			
Investment Income - Unrestricted	33,932.65	79.00	33,853.65
Other Revenue	3,910,948.74	783,688.35	3,127,260.39
Total Other Operating Revenue	3,944,881.39	783,767.35	3,161,114.04
Total Operating Revenue	5,718,225.12	2,575,936.75	3,142,288.37
Operating Expenses			
Administrative Expense			
Administrative Salaries	418,725.37	274,803.71	(143,921.66)
Auditing Fees	(87.50)	0.00	87.50
Advertising and Marketing	1,440.04	6,537.12	5,097.08
Employee Benefit Contribution - Admin	105,268.10	117,195.08	11,926.98
Office Expenses	93,744.61	107,758.30	14,013.69
Legal Expense	109,363.44	19,220.00	(90,143.44)
Travel	25,201.37	39,133.56	13,932.19
Other Administration Expenses	95,275.29	76,573.88	(18,701.41)
Total Administrative Expense	848,930.72	641,221.65	(207,709.07)
Tenant Services			
Employee Benefit Contributions - Tenan	8.00	69.33	61.33
Tenant Services - Other	4,932.59	5,261.54	328.95
Total Tenant Services	4,940.59	5,330.87	390.28
Utilities Expense			
Water	4,981.85	4,417.67	(564.18)
Electricity	40,694.75	39,173.30	(1,521.45)
Gas	5,439.97	5,272.53	(167.44)
Sewer	1,601.86	1,317.78	(284.08)
Total Utilities Expense	52,718.43	50,181.28	(2,537.15)
Ordinary Maintenance and Operation			
Ord Maint and Operations - Labor	212,782.27	277,370.36	64,588.09
Ord Maint and Operations - Materials	336,454.56	246,989.97	(89,464.59)
Ord Maint and Operations - Other Cont	524,311.38	403,734.57	(120,576.81)
Employee Benefit Contributions - Maint	72,051.24	89,509.03	17,457.79
Extra - Ordinary Maint	0.00	13,881.00	13,881.00
Total Ordinary Maintenance and Operation	1,145,599.45	1,031,484.93	(114,114.52)
Protective Services			
Protective Services - Contract Costs	1,110.80	1,381.00	270.20
Total Protective Services	1,110.80	1,381.00	270.20
General Expense			
Property Insurance	95,827.52	69,441.00	(26,386.52)
Liability Insurance	21,407.50	13,235.09	(8,172.41)
Workmen's Compensation	10,348.75	22,579.36	12,230.61
All Other Insurance	5,994.00	6,855.21	861.21
Other General Expenses	35,233.85	36,655.91	1,422.06
Payment in Lieu of Taxes	0.00	59,046.16	59,046.16
Bad Debt - Tenants Rents	(211.21)	3,052.79	3,264.00
Other General Expense	25,695.70	40,596.59	14,900.89

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'
Include Unapproved: False Include Zero Balance: False

Edinburg Housing Authority
Low Rent Comparative Income Statement
 Edinburg LR

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance
Total General Expense	<u>194,296.11</u>	<u>251,462.11</u>	<u>57,166.00</u>
Total Operating Expenses	<u>(2,247,596.10)</u>	<u>(1,981,061.84)</u>	<u>(266,534.26)</u>
Operating Income (Loss)	<u>3,470,629.02</u>	<u>594,874.91</u>	<u>2,875,754.11</u>
Other Financing Sources (Uses)			
Other Financing Sources (Uses)			
Operating Transfer Out	(341,536.00)	(344,122.00)	2,586.00
Total Other Financing Sources (Uses)	<u>(341,536.00)</u>	<u>(344,122.00)</u>	<u>2,586.00</u>
Total Other Financing Sources (Uses)	<u>(341,536.00)</u>	<u>(344,122.00)</u>	<u>2,586.00</u>
Net Income (Loss)	<u>3,129,093.02</u>	<u>250,752.91</u>	<u>2,878,340.11</u>

Edinburg Housing Authority
Low Rent CARES Act Comparative Balance Sheet
 Edinburg LR
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Fixed Assets			
1 01 1509.1 CR Cares Act - Computers	0.00	3,917.88	(3,917.88)
Total Fixed Assets	0.00	3,917.88	(3,917.88)
Non Current Assets			
1 01 1400.CR 0 Cares Act Soft Cost - Contra	0.00	(163,652.38)	163,652.38
1 01 1509 CR CARES Act Expenses	0.00	163,652.38	(163,652.38)
1 01 1509.2 CR CARES Act Vehicle Purchases	0.00	34,596.84	(34,596.84)
Total Non Current Assets	0.00	34,596.84	(34,596.84)
Total Assets	0.00	38,514.72	(38,514.72)
Owner's Equity			
Net Position			
1 01 2701.01 CR CARES Act Net Capital Assets	0.00	38,514.72	(38,514.72)
1 01 99220 CR CARES Act Advances	0.00	234,502.00	(234,502.00)
1 01 99390 CR CARES Act - Advances - Contra	0.00	(234,502.00)	234,502.00
Total Net Position	0.00	38,514.72	(38,514.72)
Total Owner's Equity	0.00	38,514.72	(38,514.72)
Total and Owner's Equity	0.00	38,514.72	(38,514.72)
			0.00

Edinburg Housing Authority
Low Rent Cares Act Comparative Income Statement
Edinburg LR

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance
Total			0.00
Total			0.00
	0.00	0.00	0.00

No Data Found

Edinburg Housing Authority
Low Rent Comparative Balance Sheet (PHA Only)
 Edinburg LR
 As of Date: 2/29/2024

				2/29/2024	2/28/2023	Variance
Assets						
Cash and Cash Equivalents						
1	01	1111.11	0	0.00	2,161,118.94	(2,161,118.94)
1	01	1111.11R	0	(75,594.14)	(73,928.07)	(1,666.07)
1	01	1111.17	0	1,501,830.19	0.00	1,501,830.19
1	01	1111.25	0	820,089.94	1,861,595.21	(1,041,505.27)
1	01	1111.20	0	200.01	0.00	200.01
1	01	1111.21	0	3,013.05	0.00	3,013.05
1	01	1CF.2020	0	(2,400.43)	0.00	(2,400.43)
1	01	1111.14R	0	75,594.14	73,928.07	1,666.07
1	01	1111.16	0	200.01	0.01	200.00
Total Cash and Cash Equivalents				2,322,932.77	4,022,714.16	(1,699,781.39)
Accounts Receivable						
1	01	1125.1ZT	0	(5,573.50)	(79,922.68)	74,349.18
1	01	1125.1ZU	0	705,221.13	0.00	705,221.13
1	01	1125.1ZV	0	947,239.11	0.00	947,239.11
1	01	1125.1ZW	0	(60,931.97)	0.00	(60,931.97)
1	02	1122	0	2,016.26	(735.36)	2,751.62
1	03	1122	0	1,287.72	(608.97)	1,896.69
1	04	1122	0	1,474.28	(578.64)	2,052.92
1	05	1122	0	(35.60)	(15.00)	(20.60)
1	06	1122	0	1,810.01	(223.90)	2,033.91
1	08	1122	0	0.00	120.00	(120.00)
1	02	1122.1	0	0.00	(124.36)	124.36
1	03	1122.1	0	(22.55)	(64.83)	42.28
1	04	1122.1	0	(9.70)	(41.40)	31.70
1	06	1122.1	0	(12.05)	(54.86)	42.81
Total Accounts Receivable				1,592,463.14	(82,250.00)	1,674,713.14
Prepaid Expenses and Other Assets						
1	01	1211	0	12,769.70	16,602.94	(3,833.24)
1	01	1260	0	111,354.85	76,831.63	34,523.22
1	01	1275	0	(33,406.46)	(19,208.00)	(14,198.46)
Total Prepaid Expenses and Other Assets				90,718.09	74,226.57	16,491.52
Fixed Assets						
1	01	1440	4	1,083,045.17	1,083,045.17	0.00
1	02	1450	4	11,000.00	11,000.00	0.00
1	01	1460	4	25,167,208.79	25,167,208.79	0.00
1	01	1470	4	9,025.00	9,025.00	0.00
1	02	1460	4	71,615.24	71,615.24	0.00
1	03	1460	4	283,809.37	283,809.37	0.00
1	04	1460	4	53,407.41	53,407.41	0.00
1	06	1460	4	185,946.27	185,946.27	0.00
1	01	1465.1	4	27,860.84	27,860.84	0.00
1	01	1475.1	4	166,068.63	163,286.75	2,781.88
1	01	1475.2	4	22,138.46	22,138.46	0.00
1	01	1475.3	4	8,225.50	8,225.50	0.00
1	01	1475.7	4	139,821.27	105,224.43	34,596.84
1	01	1450	4	882,238.40	882,238.40	0.00
1	03	1450	4	86,689.59	86,689.59	0.00
1	06	1450	4	8,250.00	8,250.00	0.00
1	01	1400.5	4	(22,930,153.88)	(22,489,705.00)	(440,448.88)
1	02	1400.5	4	(62,531.82)	(57,087.73)	(5,444.09)
1	03	1400.5	4	(308,995.25)	(282,570.89)	(26,424.36)
1	04	1400.5	4	(26,592.44)	(23,922.07)	(2,670.37)
1	06	1400.5	4	(120,444.77)	(109,164.13)	(11,280.64)
Total Fixed Assets				4,757,631.78	5,206,521.40	(448,889.62)
Non Current Assets						
1	01	1215	0	9,657.40	0.00	9,657.40

Edinburg Housing Authority
Low Rent Comparative Balance Sheet (PHA Only)
 Edinburg LR
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Total Non Current Assets	9,657.40	0.00	9,657.40
Deferred Outflows of Resources			
1 01 1290.5 0 Pension Deferred Outflows	112,436.00	112,436.00	0.00
1 01 1290.6 0 Deferred Outflows Subsequent Paymen	11,487.50	11,487.50	0.00
1 01 1290.9 0 Pension Asset	132,455.50	132,455.50	0.00
Total Deferred Outflows of Resources	256,379.00	256,379.00	0.00
Total Assets	9,029,782.18	9,477,591.13	(447,808.95)

Liabilities

Current Liabilities

1 01 2111 0 Accounts Payable - Vendors	20,747.79	24,968.58	(4,220.79)
1 01 2117.1 0 Federal Income Tax Withheld	3,827.42	0.00	3,827.42
1 01 2117.2 0 OASDI Taxes Withheld	5,427.64	0.00	5,427.64
1 01 2117.21 0 Medicare Taxes Withheld	1,269.38	0.00	1,269.38
1 01 2117.4 0 Hospitalization Withheld	809.64	736.34	73.30
1 01 2117.42 0 Dental & Vision Withholding	0.00	1,019.46	(1,019.46)
1 01 2117.5 0 Retirement Withheld	8,417.05	4,651.79	3,765.26
1 01 2117.95 0 Child Support	388.62	797.54	(408.92)
1 01 2135.1A 0 Compensated Absences-Short Term-Adm	5,388.53	5,635.76	(247.23)
1 01 2135.1M 0 Compensated Absences-Short Term-Mai	627.89	547.92	79.97
1 02 2114 0 Tenant Security Deposits	13,648.07	13,399.32	248.75
1 03 2114 0 Tenant Security Deposits	27,238.00	25,310.82	1,927.18
1 04 2114 0 Tenant Security Deposits	25,891.75	24,653.00	1,238.75
1 05 2114 0 Tenant Security Deposits	895.00	720.00	175.00
1 06 2114 0 Tenant Security Deposits	13,070.00	12,720.00	350.00
1 01 2290.3 0 Deferred Credits - Bank Card Correc	1,737.17	0.00	1,737.17
1 01 2137.23 0 Accrued Liabilities - PILOT FYE 202	0.00	59,046.16	(59,046.16)
1 01 2290.15 0 Lease Payable (Current)	1,665.07	0.00	1,665.07

Total Current Liabilities

131,049.02 **174,206.69** **(43,157.67)**

Non Current Liabilities

1 01 2135.2A 0 Compensated Absences-Long Term-Admi	48,496.75	50,721.81	(2,225.06)
1 01 2135.2M 0 Compensated Absences-Long Term-Main	5,650.96	4,931.23	719.73
1 01 2290.16 0 Lease Payable (Non- Current)	7,992.33	0.00	7,992.33

Total Non Current Liabilities

62,140.04 **55,653.04** **6,487.00**

Deferred Inflow of Resources

1 01 2290.5 0 Deferred Inflows of Resources Pensi	141,499.00	141,499.00	0.00
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Total Deferred Inflow of Resources

141,499.00 **141,499.00** **0.00**

Total Liabilities

334,688.06 **371,358.73** **(36,670.67)**

Owner's Equity

Net Position

1 01 2701 0 Net Capital Assets	4,944,997.34	4,944,997.34	0.00
1 02 2701 0 Net Capital Assets	25,527.51	25,527.51	0.00
1 03 2701 0 Net Capital Assets	87,928.07	87,928.07	0.00
1 04 2701 0 Net Capital Assets	29,485.34	29,485.34	0.00
1 06 2701 0 Net Capital Assets	85,032.14	85,032.14	0.00
1 01 2841 0 Net Assets - Unrestricted	(3,590,649.28)	(1,794,572.68)	(1,796,076.60)
1 02 2841 0 Net Assets - Unrestricted	492,232.57	405,004.16	87,228.41
1 03 2841 0 Net Assets - Unrestricted	2,083,366.24	1,605,218.94	478,147.30
1 04 2841 0 Net Assets - Unrestricted	2,067,244.93	1,583,373.65	483,871.28
1 05 2841 0 Net Assets - Unrestricted	148,426.48	121,459.38	26,967.10
1 06 2841 0 Net Assets - Unrestricted	1,941,859.53	1,580,484.22	361,375.31
1 07 2841 0 Net Assets - Unrestricted	271,066.47	149,187.47	121,879.00
1 08 2841 0 Net Assets - Unrestricted	111,446.55	82,790.15	28,656.40

Total Net Position

8,697,963.89 **8,905,915.69** **(207,951.80)**

Net Income (Loss)

(2,869.77) **200,316.71** **(203,186.48)**

Total Owner's Equity

8,695,094.12 **9,106,232.40** **(411,138.28)**

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'
 Include UnApproved: False Include Zero Balance: False User Define 1:

User Define 2:

User Define 3: PHA

Edinburg Housing Authority
Low Rent Comparative Balance Sheet (PHA Only)
Edinburg LR
As of Date: 2/29/2024

	<u>2/29/2024</u>	<u>2/28/2023</u>	<u>Variance</u>
Total Liabilities and Owner's Equity	<u>9,029,782.18</u>	<u>9,477,591.13</u>	<u>(447,808.95)</u>
			0.00

Edinburg Housing Authority
Low Rent Comparative Income (PHA Only)
 Edinburg LR

					Start: 04/01/2023	Start: 04/01/2022	
					End: 02/29/2024	End: 02/28/2023	Variance
Operating Revenue							
Tenant Revenue							
Dwelling Rental	1	01	3110	5	278.60	0.00	278.60
Dwelling Rental-Fraud Recovery	1	01	3110.1	5	16,047.10	18,051.50	(2,004.40)
Other Income -Tenant	1	01	3690	5	44.00	0.00	44.00
Dwelling Rental	1	02	3110	5	117,541.08	95,818.25	21,722.83
Other Income -Tenant	1	02	3690	5	6,100.12	5,043.40	1,056.72
Dwelling Rental	1	03	3110	5	158,443.00	155,550.00	2,893.00
Other Income -Tenant	1	03	3690	5	6,829.50	6,383.75	445.75
Dwelling Rental	1	04	3110	5	165,891.00	154,676.00	11,215.00
Other Income -Tenant	1	04	3690	5	6,831.03	5,221.50	1,609.53
Dwelling Rental	1	05	3110	5	20,964.00	14,703.00	6,261.00
Other Income -Tenant	1	05	3690	5	295.00	14.00	281.00
Dwelling Rental	1	06	3110	5	166,337.90	166,399.00	(61.10)
Other Income -Tenant	1	06	3690	5	5,751.40	3,413.00	2,338.40
Dwelling Rent	1	08	3110	5	0.00	198.00	(198.00)
Total Tenant Revenue					671,353.73	625,471.40	45,882.33
Operating Subsidy							
Operating Subsidy - Current Ye	1	01	8020	0	(11.50)	5,226.00	(5,237.50)
Operating Subsidy - Current Ye	1	02	8020	0	146,559.00	139,839.00	6,720.00
Operating Subsidy - Current Ye	1	03	8020	0	302,242.00	322,855.00	(20,613.00)
Operating Subsidy - Current Ye	1	04	8020	0	294,283.00	314,360.00	(20,077.00)
Operating Subsidy - Current Ye	1	05	8020	0	10,345.50	11,328.00	(982.50)
Operating Subsidy - Current Ye	1	06	8020	0	202,250.00	192,981.00	9,269.00
Operating Subsidy - Current Ye	1	07	8020	0	94,572.00	113,957.00	(19,385.00)
Operating Subsidy - Current Ye	1	08	8020	0	51,750.00	66,152.00	(14,402.00)
Total Operating Subsidy					1,101,990.00	1,166,698.00	(64,708.00)
Other Operating Revenue							
Nondwelling Rental	1	01	3190	5	2,897.50	2,670.00	227.50
Interest Earned on Gen Fund In	1	01	3610	5	33,932.65	79.00	33,853.65
Other Income - Misc. Income	1	01	3690.1	5	13,666.29	14,817.15	(1,150.86)
Other Income - Head Start	1	01	3690.3	5	0.00	2,980.00	(2,980.00)
Other Income - Collection Loss	1	01	3690.70	5	372.75	5,546.00	(5,173.25)
Transfer(s) In From CFP	1	01	3690.99	5	341,536.00	344,122.00	(2,586.00)
Total Other Operating Revenue					392,405.19	370,214.15	22,191.04
Total Operating Revenue					2,165,748.92	2,162,383.55	3,365.37
Operating Expenses							
Administrative Expense							
Administrative Salaries	1	01	4110	5	418,725.37	274,803.71	(143,921.66)
Legal Expense	1	01	4130	5	109,363.44	19,220.00	(90,143.44)
Staff Training	1	01	4140	5	12,849.00	22,127.00	9,278.00
Travel	1	01	4150	5	25,201.37	38,699.06	13,497.69
Accounting Fees	1	01	4170	5	12,368.36	14,121.19	1,752.83
Audit Fees	1	01	4171	5	(87.50)	0.00	87.50
Employee Benefit Contributions	1	01	4182	5	106,655.93	105,456.58	(1,199.35)
Employee Benefit Contrib-Admin	1	01	4182.5	5	(1,387.83)	11,738.50	13,126.33
Postage/FedEx/UPS	1	01	4190.03	5	1,186.77	958.98	(227.79)
Advertising	1	01	4190.08	5	1,440.04	6,537.12	5,097.08
Membership Dues and Fees	1	01	4190.12	5	4,432.49	5,799.18	1,366.69
Telephone/Cellphone/Internet	1	01	4190.13	5	67,204.95	69,528.74	2,323.79
Forms & Office Supplies	1	01	4190.17	5	8,071.40	6,870.54	(1,200.86)
Misc Sundry Expense	1	01	4190.18	5	4,489.59	4,609.11	119.52
Administrative Contracts	1	01	4190.19	5	21,727.48	25,890.14	4,162.66
Administrative Contracts Staff	1	01	4190.20	5	23,709.01	9,022.81	(14,686.20)
Admin. Contracts IT Hardware/S	1	01	4190.21	5	25,717.17	18,824.95	(6,892.22)
Administrative Contract Softwa	1	01	4190.22	5	5,769.68	3,868.68	(1,901.00)
Administrative Contracts Prof.	1	01	4190.23	5	1,020.00	0.00	(1,020.00)
Administrative Contracts Lease	1	01	4190.24	5	474.00	237.00	(237.00)
Staff Training	1	02	4140	5	0.00	450.00	450.00

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'

Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2:

Custom 3: PHA

Edinburg Housing Authority
Low Rent Comparative Income (PHA Only)
 Edinburg LR

					Start: 04/01/2023	Start: 04/01/2022	
					End: 02/29/2024	End: 02/28/2023	Variance
Travel	1	02	4150	5	0.00	434.50	434.50
Membership Dues and Fees	1	02	4190.12	5	0.00	1,449.00	1,449.00
Forms & Office Supplies	1	02	4190.17	5	0.00	574.86	574.86
Total Administrative Expense					848,930.72	641,221.65	(207,709.07)
Tenant Services							
Ten Services - Recreation, Pub	1	01	4220	5	4,932.59	4,855.59	(77.00)
Ten Services - Family Sponsore	1	01	4220.20	5	0.00	405.95	405.95
Employee Benefit Contribution-	1	01	4222	5	8.00	69.33	61.33
Total Tenant Services					4,940.59	5,330.87	390.28
Utilities Expense							
Water	1	02	4310	5	1,053.97	653.86	(400.11)
Electricity	1	02	4320	5	5,952.17	5,387.57	(564.60)
Sewer	1	02	4390	5	302.80	177.10	(125.70)
Water	1	03	4310	5	1,144.66	1,058.34	(86.32)
Electricity	1	03	4320	5	11,931.97	11,639.41	(292.56)
Gas	1	03	4330	5	1,845.83	1,816.84	(28.99)
Sewer	1	03	4390	5	516.70	460.54	(56.16)
Water	1	04	4310	5	1,233.71	1,289.69	55.98
Electricity	1	04	4320	5	17,892.65	16,916.84	(975.81)
Gas	1	04	4330	5	1,901.22	2,035.57	134.35
Sewer	1	04	4390	5	442.78	436.61	(6.17)
Water	1	05	4310	5	147.51	147.51	0.00
Electricity	1	05	4320	5	157.38	159.29	1.91
Water	1	06	4310	5	1,402.00	1,268.27	(133.73)
Electricity	1	06	4320	5	4,760.58	5,070.19	309.61
Gas	1	06	4330	5	1,692.92	1,420.12	(272.80)
Sewer	1	06	4390	5	339.58	243.53	(96.05)
Total Utilities Expense					52,718.43	50,181.28	(2,537.15)
Ordinary Maintenance and Operation							
Labor	1	01	4410	5	212,782.27	277,370.36	64,588.09
Materials	1	01	4420	5	257,477.15	240,794.97	(16,682.18)
Contract Costs - Extermination	1	01	4430.01	5	18,254.90	20,022.96	1,768.06
Contract Costs - Elevator	1	01	4430.02	5	3,019.02	3,794.76	775.74
Contract Costs - Other Repairs	1	01	4430.03	5	855.96	5,908.73	5,052.77
Contract Costs-Auto/Truck Main	1	01	4430.08	5	1,462.79	2,953.30	1,490.51
Contract Costs - Professional	1	01	4430.09	5	4,000.00	3,845.00	(155.00)
Contract Costs - Uniforms/Clea	1	01	4430.11	5	1,964.95	3,649.74	1,684.79
Contract Costs - Other	1	01	4430.13	5	104,259.79	70,546.84	(33,712.95)
Contract Costs-Heating &Coolin	1	01	4430.17	5	66,327.44	60,878.51	(5,448.93)
Contract Costs - Landscape & G	1	01	4430.19	5	52,210.00	16,592.68	(35,617.32)
Contract Costs - Turnaround Co	1	01	4430.20	5	203,750.00	122,275.00	(81,475.00)
Contract Costs - Electrical Co	1	01	4430.21	5	8,210.00	17,065.35	8,855.35
Contract Costs - Plumbing Cont	1	01	4430.22	5	32,734.47	44,665.92	11,931.45
Garbage and Trash Collection	1	01	4431	5	9,594.84	5,709.89	(3,884.95)
Employee Benefit Cont.-Ordinar	1	01	4433	5	47,423.84	67,394.58	19,970.74
Employee Benefit Cont-Maint-Re	1	01	4433.5	5	24,627.40	22,114.45	(2,512.95)
Replacement of Nonexp Equipmen	1	01	7520	5	0.00	32,415.00	32,415.00
Replacement of Nondepreciable	1	01	7520.9	5	0.00	1,081.00	1,081.00
Operating Exp for Property - C	1	01	7590	5	0.00	(32,415.00)	(32,415.00)
Contract Costs - Extermination	1	02	4430.01	5	630.00	0.00	(630.00)
Contract Costs-Auto/Truck Main	1	02	4430.08	5	150.00	0.00	(150.00)
Contract Costs - Landscape & G	1	02	4430.19	5	1,840.00	4,808.12	2,968.12
Garbage and Trash Collection	1	02	4431	5	573.53	396.15	(177.38)
Contract Costs - Extermination	1	03	4430.01	5	913.36	0.00	(913.36)
Contract Costs - Landscape & G	1	03	4430.19	5	2,960.00	4,516.64	1,556.64
Garbage and Trash Collection	1	03	4431	5	2,295.04	132.88	(2,162.16)
Contract Costs - Extermination	1	04	4430.01	5	448.00	0.00	(448.00)
Contract Costs - Landscape & G	1	04	4430.19	5	2,240.00	5,863.28	3,623.28
Garbage and Trash Collection	1	04	4431	5	305.30	211.95	(93.35)
Contract Costs - Extermination	1	05	4430.01	5	120.00	0.00	(120.00)
Contract Costs - Landscape & G	1	05	4430.19	5	170.00	680.00	510.00
Garbage and Trash Collection	1	05	4431	5	445.28	445.28	0.00
Contract Costs - Extermination	1	06	4430.01	5	782.52	0.00	(782.52)

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'

Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2:

Custom 3: PHA

Edinburg Housing Authority
Low Rent Comparative Income (PHA Only)
 Edinburg LR

					Start: 04/01/2023	Start: 04/01/2022	
					End: 02/29/2024	End: 02/28/2023	Variance
Contract Costs - Landscape & G	1	06	4430.19	5	3,160.00	8,236.64	5,076.64
Garbage and Trash Collection	1	06	4431	5	634.19	534.95	(99.24)
Total Ordinary Maintenance and Operation					1,066,622.04	1,012,489.93	(54,132.11)
Protective Services							
Protective Services - Contract	1	01	4480	5	1,110.80	1,381.00	270.20
Total Protective Services					1,110.80	1,381.00	270.20
General Expense							
Edinburg Senior Towers OP Expe	1	01	4190.16	5	35,233.85	36,655.91	1,422.06
Insurance - F&EC	1	01	4510.01	5	95,827.52	69,441.00	(26,386.52)
Insurance - OL&T/Comprehensive	1	01	4510.02	5	13,236.24	3,902.28	(9,333.96)
Insurance - Automobile	1	01	4510.03	5	5,735.28	5,750.24	14.96
Insurance - Workmans Comp	1	01	4510.04	5	10,348.75	22,579.36	12,230.61
Insurance - Public Officials L	1	01	4510.05	5	8,171.26	9,332.81	1,161.55
Insurance - Fidelity Bond	1	01	4510.09	5	258.72	1,104.97	846.25
Payments in Lieu of Taxes	1	01	4520	5	0.00	59,046.16	59,046.16
Bad Debt	1	02	4570	5	(112.75)	1,776.40	1,889.15
Bad Debt	1	03	4570	5	0.00	396.00	396.00
Bad Debt	1	04	4570	5	(98.46)	57.50	155.96
Bad Debt	1	06	4570	5	0.00	822.89	822.89
Liberty Village Operating Expe	1	08	4190.16	5	25,695.70	40,596.59	14,900.89
Total General Expense					194,296.11	251,462.11	57,166.00
Total Operating Expenses					(2,168,618.69)	(1,962,066.84)	(206,551.85)
Net Income (Loss)					(2,869.77)	200,316.71	(203,186.48)

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'

Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2:

Custom 3 PHA

Edinburg Housing Authority
Low Rent Comparative Balance Sheet (CFP Only)
 Edinburg LR
 As of Date: 2/29/2024

				2/29/2024	2/28/2023	Variance
				Assets		
Fixed Assets						
1	01	1430	ZT CF-19 A & E FEES	17,086.94	17,086.94	0.00
1	01	1460	ZT CF-19 Dwelling Structures	670,232.04	556,817.81	113,414.23
1	01	1460	ZU CF-20 Dwelling Structures	1,429,506.18	0.00	1,429,506.18
1	01	1460	ZV CF-21 Dwelling Structures	1,692,454.11	0.00	1,692,454.11
1	01	1460	ZW CF-22 Dwelling Structures	10,002.50	0.00	10,002.50
Total Fixed Assets				3,819,281.77	573,904.75	3,245,377.02
Memo Accounts						
1	01	1400.ZU	0 2020 Capital Fund Program Soft Cost	(194,008.90)	(91,942.00)	(102,066.90)
1	01	1400.ZV	0 2021 Capital Fund Grant Soft Costs	(263,505.00)	(252,180.00)	(11,325.00)
1	01	1400.ZW	0 2022 Capital Fund Grant Soft Costs	(314,845.98)	0.00	(314,845.98)
1	01	1406	ZT CF-19 Operations	85,768.00	85,768.00	0.00
1	01	1465.99	ZT CF-19 Dwelling Equipment Soft Cost	79,022.52	48,695.00	30,327.52
1	01	1406	ZU CF-20 Operations	183,884.00	91,942.00	91,942.00
1	01	1465.99	ZU CF-20 Dwelling Equipment Soft Cost	4,800.86	0.00	4,800.86
1	01	1475.99	ZU CF-20 Non Depreciable Equipment	5,324.04	0.00	5,324.04
1	01	1406	ZV CF-21 Operations	252,180.00	252,180.00	0.00
1	01	1406	ZW CF-22 Operations	249,594.00	0.00	249,594.00
1	01	1465.99	ZW CF-22 Dwelling Equipment (Soft)	65,251.98	0.00	65,251.98
1	01	1400.ZT	0 2019 Capital Fund Program Soft Cost	(164,790.52)	(134,463.00)	(30,327.52)
Total Memo Accounts				(11,325.00)	0.00	(11,325.00)
Non Current Assets						
1	01	1465.99	ZV CF-21 Non Depreciable Equipment (So	11,325.00	0.00	11,325.00
Total Non Current Assets				11,325.00	0.00	11,325.00
Total Assets				3,819,281.77	573,904.75	3,245,377.02
				Owner's Equity		
Net Position						
1	01	2701.01	0 Net Capital Assets - CFP	687,318.98	523,468.55	163,850.43
1	01	99220	ZT CF-19 Advances	857,683.00	788,290.43	69,392.57
1	01	99390	ZT CF-19 Advances - Contra	(857,683.00)	(788,290.43)	(69,392.57)
1	01	99220	ZU CF-20 Advances	918,293.95	91,942.00	826,351.95
1	01	99390	ZU CF-20 Advances - Contra	(918,293.95)	(91,942.00)	(826,351.95)
1	01	99220	ZV CF-21 Advances	1,008,720.00	252,180.00	756,540.00
1	01	99390	ZV CF-21 Advances - Contra	(1,008,720.00)	(252,180.00)	(756,540.00)
1	01	99220	ZW CF-22 Advances	385,780.45	0.00	385,780.45
1	01	99390	ZW CF-22 Advances - Contra	(385,780.45)	0.00	(385,780.45)
Total Net Position				687,318.98	523,468.55	163,850.43
Net Income (Loss)				3,131,962.79	50,436.20	3,081,526.59
Total Owner's Equity				3,819,281.77	573,904.75	3,245,377.02
Total and Owner's Equity				3,819,281.77	573,904.75	3,245,377.02
						0.00

Edinburg Housing Authority
Low Rent Comparative Income Statement (CFP Only)
 Edinburg LR

				Start: 04/01/2023	Start: 04/01/2022		
				End: 02/29/2024	End: 02/28/2023	Variance	Variance %
Operating Revenue							
Other Operating Revenue							
MOD Grants Received - Cur Year	1	01	8029.2 0	3,552,476.20	413,553.20	3,138,923.00	759.01 %
Total Other Operating Revenue				<u>3,552,476.20</u>	<u>413,553.20</u>	<u>3,138,923.00</u>	<u>759.01 %</u>
Total Operating Revenue				<u>3,552,476.20</u>	<u>413,553.20</u>	<u>3,138,923.00</u>	<u>759.01 %</u>
Operating Expenses							
Ordinary Maintenance and Operation							
Materials - CFP	1	01	4420.CFP 5	78,977.41	6,195.00	(72,782.41)	-1174.86 %
Repl Of NonDepr Equipment - CF	1	01	7520.CFP 5	0.00	12,800.00	12,800.00	100.00 %
Total Ordinary Maintenance and Operation				<u>78,977.41</u>	<u>18,995.00</u>	<u>(59,982.41)</u>	<u>-315.78 %</u>
Total Operating Expenses				<u>(78,977.41)</u>	<u>(18,995.00)</u>	<u>(59,982.41)</u>	<u>315.78 %</u>
Operating Income (Loss)				<u>3,473,498.79</u>	<u>394,558.20</u>	<u>3,078,940.59</u>	<u>777.11 %</u>
Other Financing Sources (Uses)							
Other Financing Sources (Uses)							
Transfer(s) Out to PHA	1	01	3690.98 5	(341,536.00)	(344,122.00)	2,586.00	-0.75 %
Total Other Financing Sources (Uses)				<u>(341,536.00)</u>	<u>(344,122.00)</u>	<u>2,586.00</u>	<u>-0.75 %</u>
Total Other Financing Sources (Uses)				<u>(341,536.00)</u>	<u>(344,122.00)</u>	<u>2,586.00</u>	<u>-0.75 %</u>
Net Income (Loss)				<u>3,131,962.79</u>	<u>50,436.20</u>	<u>3,081,526.59</u>	<u>6104.62 %</u>

Report Criteria PHA: 1 Project: '01','02','02J','03','04','05','06','07','08','95'

Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2:

Custom 3: CFP

Edinburg Housing Authority
Section 8 Comparative Balance Sheet (NRP only)
 Edinburg S8V Housing Auth
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Cash and Cash Equivalents			
Cash Other Restricted	(120,246.74)	(268,874.24)	148,627.50
Total Cash and Cash Equivalents	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>
Total Assets	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>
Owner's Equity			
Net Income (Loss)	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>
Total Owner's Equity	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>
Total and Owner's Equity	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>
			<u>0.00</u>

Edinburg Housing Authority
Section 8 Comparative Balance Sheet (UNP only)
Edinburg S8V Housing Auth
As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Cash and Cash Equivalents			
Cash Unrestricted	1,518,473.86	791,155.62	727,318.24
Cash Other Restricted	(56,135.18)	(35,930.47)	(20,204.71)
Total Cash and Cash Equivalents	<u>1,462,338.68</u>	<u>755,225.15</u>	<u>707,113.53</u>
Accounts Receivable			
Accounts Receivable -Misc	33,227.45	32,278.29	949.16
Accounts Receivable - Tenants	(34,582.09)	(31,646.29)	(2,935.80)
Total Accounts Receivable	<u>(1,354.64)</u>	<u>632.00</u>	<u>(1,986.64)</u>
Prepaid Expenses and Other Assets			
Prepaid Expenses and Other Assets	4,864.63	0.00	4,864.63
Total Prepaid Expenses and Other Assets	<u>4,864.63</u>	<u>0.00</u>	<u>4,864.63</u>
Fixed Assets			
Furniture, Equipment and Mach - Admin	181,536.97	152,685.49	28,851.48
Accumulated Depreciation	(162,669.99)	(155,945.59)	(6,724.40)
Total Fixed Assets	<u>18,866.98</u>	<u>(3,260.10)</u>	<u>22,127.08</u>
Non Current Assets			
Other Assets	9,657.40	0.00	9,657.40
Total Non Current Assets	<u>9,657.40</u>	<u>0.00</u>	<u>9,657.40</u>
Deferred Outflows of Resources			
Deferred Outflows of Resources	128,356.00	128,356.00	0.00
Total Deferred Outflows of Resources	<u>128,356.00</u>	<u>128,356.00</u>	<u>0.00</u>
Total Assets	<u>1,622,729.05</u>	<u>880,953.05</u>	<u>741,776.00</u>
Liabilities			
Current Liabilities			
Accounts Payable less than 90 Days	5,219.85	12,253.82	(7,033.97)
Accrued Wage/Payroll Taxes Payable	3,407.77	3,407.77	0.00
Accrued Compensated Abs - Current Portion	3,499.40	3,377.40	122.00
Accounts Payable - HUD PHA Programs	295.00	0.00	295.00
Accounts Payable - Other Government	625,753.00	0.00	625,753.00
Loan Liability - Current	1,665.07	0.00	1,665.07
Total Current Liabilities	<u>639,840.09</u>	<u>19,038.99</u>	<u>620,801.10</u>
Non Current Liabilities			
Accrued Compensated ABs - Non Current	31,494.58	30,396.57	1,098.01
Loan Liability - Non Current	7,992.33	0.00	7,992.33
Total Non Current Liabilities	<u>39,486.91</u>	<u>30,396.57</u>	<u>9,090.34</u>
Deferred Inflow of Resources			
Deferred Inflow of Resources	62,891.00	62,891.00	0.00
Total Deferred Inflow of Resources	<u>62,891.00</u>	<u>62,891.00</u>	<u>0.00</u>
Total Liabilities	<u>742,218.00</u>	<u>112,326.56</u>	<u>629,891.44</u>
Owner's Equity			
Net Position			
Net Investment in Capital Assets	(3,442.08)	(3,442.08)	0.00
Unrestricted Net Position	724,193.68	765,404.08	(41,210.40)
Total Net Position	<u>720,751.60</u>	<u>761,962.00</u>	<u>(41,210.40)</u>
Net Income (Loss)	<u>159,759.45</u>	<u>6,664.49</u>	<u>153,094.96</u>
Total Owner's Equity	<u>880,511.05</u>	<u>768,626.49</u>	<u>111,884.56</u>

Report Criteria PHA: 7 Project: '01','02','03','04','153','154','155','156','157','158','159','160','161','162','163','164','165','166','167','168','A70','A71','A72','A73','A74','P11','R11','R12'
Include UnApproved: False Include Zero Balance: False User Define 1: User Define 2: User Define 3: UNP

Edinburg Housing Authority
Section 8 Comparative Balance Sheet (UNP only)
Edinburg S8V Housing Auth
As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Total Liabilities and Owner's Equity	1,622,729.05	880,953.05	741,776.00
			0.00

Edinburg Housing Authority
Section 8 Comparative Income Statement (NRP only)
 Edinburg S8V Housing Auth

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance
Operating Revenue			
Operating Subsidy			
HUD PHA Operating Grants	5,605,522.26	4,385,343.33	1,220,178.93
Total Operating Subsidy	<u>5,605,522.26</u>	<u>4,385,343.33</u>	<u>1,220,178.93</u>
Other Operating Revenue			
Fraud Recovery Revenue	17,151.80	20,719.74	(3,567.94)
Total Other Operating Revenue	<u>17,151.80</u>	<u>20,719.74</u>	<u>(3,567.94)</u>
Total Operating Revenue	<u>5,622,674.06</u>	<u>4,406,063.07</u>	<u>1,216,610.99</u>
Operating Expenses			
Housing Assistance Payments			
Housing Assistance Payments	5,742,920.80	4,674,937.31	(1,067,983.49)
Total Housing Assistance Payments	<u>5,742,920.80</u>	<u>4,674,937.31</u>	<u>(1,067,983.49)</u>
Total Operating Expenses	<u>(5,742,920.80)</u>	<u>(4,674,937.31)</u>	<u>(1,067,983.49)</u>
Net Income (Loss)	<u>(120,246.74)</u>	<u>(268,874.24)</u>	<u>148,627.50</u>

Report Criteria PHA: 7 Project: '01','02','03','04','153','154','155','156','157','158','159','160','161','162','163','164','165','166','167','168','A70','A71','A72','A73','A74','P11','R11','R12'
 Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: Custom 3: NRP

Edinburg Housing Authority
Section 8 Comparative Income Statement (UNP only)
 Edinburg S8V Housing Auth

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance
Operating Revenue			
Operating Subsidy			
HUD PHA Operating Grants	811,529.00	659,200.00	152,329.00
Total Operating Subsidy	811,529.00	659,200.00	152,329.00
Other Operating Revenue			
Fraud Recovery Revenue	17,133.20	20,719.74	(3,586.54)
Other Revenue	33,227.45	31,886.29	1,341.16
Total Other Operating Revenue	50,360.65	52,606.03	(2,245.38)
Total Operating Revenue	861,889.65	711,806.03	150,083.62
Operating Expenses			
Administrative Expense			
Administrative Salaries	391,652.94	424,650.77	32,997.83
Auditing Fees	87.50	0.00	(87.50)
Advertising and Marketing	640.24	309.00	(331.24)
Employee Benefit Contribution - Admin	157,885.12	161,806.47	3,921.35
Office Expenses	22,789.17	16,999.78	(5,789.39)
Legal Expense	5,000.00	0.00	(5,000.00)
Travel	5,816.01	1,483.50	(4,332.51)
Other Administration Expenses	46,165.41	43,896.56	(2,268.85)
Total Administrative Expense	630,036.39	649,146.08	19,109.69
Ordinary Maintenance and Operation			
Ord Maint and Operations - Materials	(181.98)	291.98	473.96
Total Ordinary Maintenance and Operation	(181.98)	291.98	473.96
General Expense			
Property Insurance	31,942.52	23,147.00	(8,795.52)
Liability Insurance	3,359.57	1,300.76	(2,058.81)
Workmen's Compensation	4,529.56	0.00	(4,529.56)
All Other Insurance	1,997.96	2,003.00	5.04
Other General Expenses	2,126.18	672.72	(1,453.46)
HAP Portability In	28,320.00	28,580.00	260.00
Total General Expense	72,275.79	55,703.48	(16,572.31)
Total Operating Expenses	(702,130.20)	(705,141.54)	3,011.34
Net Income (Loss)	159,759.45	6,664.49	153,094.96

Report Criteria PHA: 7 Project: '01','02','03','04','153','154','155','156','157','158','159','160','161','162','163','164','165','166','167','168','A70','A71','A72','A73','A74','P11','R11','R12'
 Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: Custom 3: UNP

Edinburg Housing Authority
S8V CARES Act Comparative Balance Sheet
 Edinburg S8V Housing Auth
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Fixed Assets			
7 01 1509.1 CR CARES Act Computer Systems	0.00	5,876.82	(5,876.82)
Total Fixed Assets	<u>0.00</u>	<u>5,876.82</u>	<u>(5,876.82)</u>
Non Current Assets			
7 01 1400.CR 0 CARES Act Soft Costs Contra	0.00	(212,893.32)	212,893.32
7 01 1509 CR CARES Act Expenses	0.00	212,893.32	(212,893.32)
7 01 1509.2 CR CARES Act Vehcile Purchased	0.00	22,317.86	(22,317.86)
Total Non Current Assets	<u>0.00</u>	<u>22,317.86</u>	<u>(22,317.86)</u>
Total Assets	<u>0.00</u>	<u>28,194.68</u>	<u>(28,194.68)</u>
Owner's Equity			
Net Position			
7 01 2701.01 CR CARES Act Net Capital Assets S8V	0.00	28,194.68	(28,194.68)
7 01 99220 CR CARES Act Advances	0.00	241,088.00	(241,088.00)
7 01 99390 CR CARES Act - Advances - Contra	0.00	(241,088.00)	241,088.00
Total Net Position	<u>0.00</u>	<u>28,194.68</u>	<u>(28,194.68)</u>
Total Owner's Equity	<u>0.00</u>	<u>28,194.68</u>	<u>(28,194.68)</u>
Total and Owner's Equity	<u>0.00</u>	<u>28,194.68</u>	<u>(28,194.68)</u>
			0.00

Edinburg Housing Authority
S8V CARES Act Comparative Income Statement
Edinburg S8V Housing Auth

	Start: 04/01/2023 End: 02/29/2024	Start: 04/01/2022 End: 02/28/2023	Variance	Variance %
Total			0.00	0.00 %
Total			0.00	0.00 %
	0.00	0.00	0.00	0.00 %

No Data Found

Edinburg Housing Authority
Section 8 Comparative Balance Sheet (EHV Only)
 Edinburg S8V Housing Auth
 As of Date: 2/29/2024

	2/29/2024	2/28/2023	Variance
Assets			
Cash and Cash Equivalents			
7 04 1111.11H 0 Relcassed to Restricted	54,458.00	62,964.00	(8,506.00)
7 04 1111.11P 0 Pooled Cash EHV	56,135.18	35,930.47	20,204.71
7 04 1111.11S 0 Restricted Cash Service Fees	(39,856.20)	(42,642.40)	2,786.20
7 04 1114.11H 0 Restricted HAP Funds EHV	(54,458.00)	(62,964.00)	8,506.00
7 04 1114.11S 0 Restricted Service Fee Cash	39,856.20	42,642.40	(2,786.20)
Total Cash and Cash Equivalents	56,135.18	35,930.47	20,204.71
Total Assets	56,135.18	35,930.47	20,204.71
Liabilities			
Current Liabilities			
7 04 2290 0 Deferred Credits - HAP Rev and Admi	13,745.00	0.00	13,745.00
7 04 2290.4 0 Deferred Credits - Service Fee EHV	39,856.20	47,740.20	(7,884.00)
Total Current Liabilities	53,601.20	47,740.20	5,861.00
Total Liabilities	53,601.20	47,740.20	5,861.00
Owner's Equity			
Net Position			
7 04 2841.1 0 Restricted HAP Equity EVH	64,959.00	64,959.00	0.00
7 04 2826.1 0 Operating Reserve - Sec 8 Voucher A	976.00	976.00	0.00
Total Net Position	65,935.00	65,935.00	0.00
Net Income (Loss)	(63,401.02)	(77,744.73)	14,343.71
Total Owner's Equity	2,533.98	(11,809.73)	14,343.71
Total Liabilities and Owner's Equity	56,135.18	35,930.47	20,204.71
			0.00

Edinburg Housing Authority
Section 8 Comparative Income Statement (EHV Only)
 Edinburg S8V Housing Auth

				Start: 04/01/2023	Start: 04/01/2022			
				End: 02/29/2024	End: 02/28/2023	Variance	Variance %	
Operating Revenue								
Operating Subsidy								
Administrative Fees Earned EHV	7	04	3112	5	24,424.00	8,407.00	16,017.00	190.52 %
HAP Earned Income	7	04	4902	5	110,555.00	50,950.00	59,605.00	116.99 %
Total Operating Subsidy					134,979.00	59,357.00	75,622.00	127.40 %
Other Operating Revenue								
EHV Placement Fees	7	04	3112.3	5	700.00	1,900.00	(1,200.00)	-63.16 %
Preliminary Fees EHV	7	04	3113.2	5	100.00	100.00	0.00	0.00 %
Service Fee Disbursement EHV	7	04	3113.4	5	5,774.00	5,097.80	676.20	13.26 %
Total Other Operating Revenue					6,574.00	7,097.80	(523.80)	-7.38 %
Total Operating Revenue					141,553.00	66,454.80	75,098.20	113.01 %
Operating Expenses								
Administrative Expense								
Administrative Salaries	7	04	4110	5	31,874.90	23,497.97	(8,376.93)	-35.65 %
Employee Benefit Contributions	7	04	4182	5	2,292.12	1,689.76	(602.36)	-35.65 %
Total Administrative Expense					34,167.02	25,187.73	(8,979.29)	-35.65 %
Tenant Services								
Security/Utility Deposits	7	04	4221	5	4,374.00	3,732.00	(642.00)	-17.20 %
Owner - Relate Uses	7	04	4224	5	1,400.00	1,365.80	(34.20)	-2.50 %
Total Tenant Services					5,774.00	5,097.80	(676.20)	-13.26 %
Housing Assistance Payments								
HAP Payments - Rents	7	04	4715.1	5	162,061.00	112,522.00	(49,539.00)	-44.03 %
HAP Payments - Utilities	7	04	4715.4	5	2,952.00	1,392.00	(1,560.00)	-112.07 %
Total Housing Assistance Payments					165,013.00	113,914.00	(51,099.00)	-44.86 %
Total Operating Expenses					(204,954.02)	(144,199.53)	(60,754.49)	42.13 %
Net Income (Loss)					(63,401.02)	(77,744.73)	14,343.71	-20.46 %

Item #6

Resolution #2024-06

*Authorizing and Approving Articles of
Incorporation for Edinburg Affordable
Housing Corporation, A Texas Non-Profit
Public Facility Corporation*

RESOLUTION #2024-06

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF EDINBURG (EHA) AUTHORIZING AND APPROVING ARTICLES OF INCORPORATION FOR EDINBURG AFFORDABLE HOUSING CORPORATION, A TEXAS NON-PROFIT PUBLIC FACILITY CORPORATION.

WHEREAS, the EHA has authorized the creation of a public facility corporation called Edinburg Affordable Housing Corporation, with the broadest possible powers to finance and to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities for low-income housing needs pursuant to the Texas Local Government Code under section 303.022;

WHEREAS it is hereby deemed to be advisable and in the best interests of the EHA, as sponsoring entity, and Edinburg Affordable Housing Corporation, the Public Facility Corporation, to adopt Articles of Incorporation for Edinburg Affordable Housing Corporation.

NOW, THEREFORE, BE IT RESOLVED, that, the Directors of the EHA hereby APPROVE the Articles of Incorporation of Edinburg Affordable Housing Corporation in the form attached as Exhibit A hereto.

CONSIDERED, PASSED AND APPROVED this 18th day of April 2024 at a special meeting of the Board of Commissioners of the City of Edinburg Housing Authority, sponsoring entity of Edinburg Affordable Housing Corporation, at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

/s/ _____
Jose Rodriguez, Chairman of the Board of
Commissioners of the Housing Authority of
The City of Edinburg

/s/ _____
Dr. Martin Castillo, Executive Director of the
Housing Authority of the City of Edinburg

Item #7

Resolution #2024-07

*Income Limits for Public Housing and Section 8
for FY2024*

RESOLUTION #2024-07

RESOLUTION APPROVING THE FISCAL YEAR 2024 INCOME LIMITS FOR THE PUBLIC HOUSING AND SECTION 8 PROGRAMS AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS the Edinburg Housing Authority shall implement the 2024 income limits which were published by the U.S. Department of Housing and Urban Development. The income limits are as follows:

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% of Median	15,750	20,440	25,820	31,200	36,580	41,960	46,500	49,500
Very Low Income	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
Low-income	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200

WHEREAS, the Edinburg Housing Authority will implement the new income limits for the Public Housing and Section 8 Program as set forth by the U.S. Department of Housing and Urban Development.

BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Edinburg that:

The implementation of the 2024 Income Limits for The Public Housing and Section 8 Programs has been approved and will take effect June 01, 2024.

THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority City of Edinburg on this the 18th day of April 2024 adopted said Resolution by a unanimous vote.

/s/ _____
Jose Rodriguez, Chairman

/s/ _____
Dr. Martin Castillo Jr., Executive Director



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
McAllen-Edinburg-Mission, TX MSA	\$57,300	Very Low (50%) Income Limits (\$) Click for More Detail	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
		Extremely Low Income Limits (\$)* Click for More Detail	15,750	20,440	25,820	31,200	36,580	41,960	46,500*	49,500*
		Low (80%) Income Limits (\$) Click for More Detail	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200

NOTE: **Hidalgo County** is part of the **McAllen-Edinburg-Mission, TX MSA**, so all information presented here applies to all of the McAllen-Edinburg-Mission, TX MSA.

The **McAllen-Edinburg-Mission, TX MSA** contains the following areas: Hidalgo County, TX;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2023 Median Family Income and Income Limits for McAllen-Edinburg-Mission, TX MSA](#)

Select a different county or county equivalent in Texas:

- Hartley County
- Haskell County
- Hays County
- Hemphill County
- Henderson County
- Hidalgo County

Select county or county equivalent

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

McAllen-Edinburg-Mission, TX MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL for Bookmarking or Emailing