

nbha

THE CITY OF NEW BRAUNFELS HOUSING AUTHORITY



NBHA REGULAR BOARD MEETING

Thursday, July 16, 2025, 5:15 pm

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the NBHA's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.

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

Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Thursday, July 16, 2026, at 5:15 pm

REGULAR MEETING NOTICE

AGENDA¹

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. MINUTES

1. Consideration and approval of minutes of the New Braunfels Housing Authority Board of Commissioners meeting of May 19, 2026.

E. INDIVIDUAL ITEMS FOR CONSIDERATION

1. Consideration and approval of resolution to approve the Fiscal Year 2025-2026 first (1) and second (2) Quarter Payables Reports.
2. Consideration and approval of resolution to approve the New Braunfels Housing Authority's 2025-2026 Year to Date Financial Reports.
3. Consideration and approval of the Fiscal Year End 2024-2025 Audit Reports.
4. Consideration and approval of a resolution amending the NBHA 401(k) Plan Normal Retirement Age (NRA) from 65 years to 62 years of age.
5. Public Hearing and consideration and approval of the Park at Dogwood 9% low-income housing tax credit project and approving and authorizing the NBHA Public Facility

¹ *NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the NBHA 's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.*

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

Corporation to approve the resolution for such transaction.

F. RECESS NBHA BOARD OF COMMISSIONERS MEETING.

1. Open NBHA Public Facility Corporation meeting

G. REOPEN NBHA BOARD COMMISSIONERS MEETING.

H. ADJOURNMENT

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

CERTIFICATION

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

Gayle Wilkinson, City Secretary

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

D. DRAFT MINUTES

**HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS MINUTES OF THE
REGULAR MEETING OF THE BOARD OF COMMISSIONERS May 19, 2026 -10 AM**

A. CALL TO ORDER

The Board of Commissioners of the Housing Authority of the City of New Braunfels, Texas, met in a Regular Session on May 19th, 2026, at 10:00 a.m. The meeting was called to order by Chairperson Sharon Samples.

B. ROLL CALL

Roll was called by Administrative Assistant Irene Cantu. A quorum was present.

COMMISSIONERS PRESENT:

- Sharon Samples - Chairperson
- Sarah Dixon - Vice Chairperson
- Cinderella Brown - Commissioner

STAFF PRESENT:

- Herny Alvarez - Executive Director
- Isabel Lee, MBA - Administrative Supervisor
- Irene Cantu - Administrative Assistant
- Stacy Howard - Administrative Assistant
- Mickey Lloyd - Programs Manager
- Phillip Colton - Property Manager
- Flor Colon - Maintenance
- Peggy Miller - Tenant Services
- Summer Greathouse - Bracewell, LLP
- Nathan Brown - Assistant City Attorney
- Douglas Poneck - Esquire

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

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.

Eight (8) citizens addressed the board.

D. MINUTES

Consideration and approval of minutes of the New Braunfels Housing Authority Board of Commissioners meeting of October 16, 2025.

Chairperson Samples asked for a motion. Commissioner Brown motioned to approve

Vice-Chairperson Dixon seconded. Motion passed.

Chairperson Samples recessed at 10:30 a.m.

E. PUBLIC HEARING – 10:30a.m., TIME CERTAIN

NBHA's Public Housing Authority ("PHA") revised Five-Year PHA Plan for the City of New Braunfels Housing Authority.

Isabel presented the plan. Chairperson Samples closed at 10:41.

F. CONSENT AGENDA

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

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

1. Consideration and ratification of resolution approving Memorandum of Understanding (MOU) for Executive Services with the San Marcos Housing Authority.
2. Consideration and approval of resolution to approve Payables Report fourth (4) Quarter 2025 payables.

Sharon Samples introduced the agenda item.

Isabel Lee presented the items. Vice chair Sarah Dixon motioned to approve items.

Commissioner Brown seconded. Motion passed.

INDIVIDUAL ITEMS FOR CONSIDERATION

- G1.** Consideration and possible action regarding a resolution authorizing the Lyndon Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the formation of NBHA Lyndon Ranch Landowner, LLC and the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in NBHA Lyndon Ranch GP, LLC; and authorizing the financing for such transaction; and authorizing NBHA Public Facility Corporation to serve as the general contractor; and other matters in connection therewith.

Henry presented the item. Esquire Poneck spoke on the item 1 to be copied on record as item G1.

Vice Chairperson Dixon moved to approve the item. Commissioner Brown seconded. Motion passed.

- G2.** Consideration and approval of resolution to establish a New Braunfels Housing Authority policy governing the board composition of NBHA-created Public Facility Corporations, Nonprofits and other entities and their development transactions.

Henry presented the item. Poneck spoke on the to copy the item on record as G2. Three citizens were heard. Vicechair Dixon motioned to approve the item. Commissioner Brown seconded. Motion passed.

- G3.** Consideration and approval of resolution to approve the revised PHA 2024-2028 Five-Year Plan for the New Braunfels Housing Authority

Isabel presented the item. Vice chair Dixon motioned to approve the item.

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

G4. Consideration and approval of resolution to approve the New Braunfels Housing Authority's 2024-2025 Fiscal Year End Financial Reports.

Mrs. Lee presented the item. Henry spoke on the item. Vice chair Dixon motion to approve the item. Commissioner Brown seconded. Motion passed.

H. EXECUTIVE DIRECTOR REPORT

1. Boiler Assessment

Henry presented the report.

I. RECESS NBHA BOARD OF COMMISSIONERS MEETING.

Recessed the meeting at 11.39 am.

J. OPENED NBHA BOARD OF COMMISSIONERS MEETING

Chairperson Samples opened at 11.44am

K. NBHA BOARD COMMISSIONERS MEETING REOPENED.

Reopened the meeting at 11.45

**Vice Chair Dixon motioned to approve the non-profit Lyndon Ranch.
Commissioner Brown seconded. Motion passed.**

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

L. EXECUTIVE SESSION - Closed Session

Convened Executive Session at 11:46.

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

Reconvened into open session at 12:29

N. ADJOURNMENT

There being no further business the meeting adjourned at 12:30

Attest:

Sharon Samples, Chairperson

Date

Henry Alvarez, Executive Director

Date

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

E. INDIVIDUAL ITEMS FOR CONSIDERATION

Agenda Item E. 1

SUBJECT:

Consideration and approval regarding Resolution No. 202607160001 approval of the Authority's First (1st) and Second (2nd) Quarters Payables.

BACKGROUND AND RATIONAL:

The Payables Report captures operational expenditures for the first (1st) and second (2nd) quarters.

FISCAL IMPACT:

Reflects the accounts/vendors paid for referenced quarters. Key expenditures for both quarters remain unit make-ready costs, major appliance repairs and replacement, IT and software services and property insurance premiums.

STAFF RECCOMENDATION:

Staff recommend approval of the first (1st) and second (2) Quarter payables.

ATTACHMENT:

Accounts Payable Reports - First (1st) and Second (2nd) Quarter

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

New Braunfels Housing Authority

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Low Rent

Q1 Payables Report

October, November, December 2025

100185	AT&T 6909		
Totals for Vendor:		2	2,381.02
101184	AT&T MOBILITY		
Totals for Vendor:		2	207.55
100152	AUTOMATIC ELEVATOR INC		
Totals for Vendor:		2	2,820.90
102039	Alliance Laundry Systems		
Totals for Vendor:		1	1,772.73
101341	BRAD CLARK ELEVATOR INSPEC,INC		
Totals for Vendor:		1	330.00
101732	CHRIS PICKETTS PEST CONTROL		
Totals for Vendor:		5	9,033.00
101102	CULPEPPER PLUMBING SERV INC		
Totals for Vendor:		1	2,250.00
101847	ESCAMILLA & PONECK, LLP		
Totals for Vendor:		4	1,485.00
102030	EWALD II LLC		
Totals for Vendor:		2	2,341.51
101916	FLOR COLON		
Totals for Vendor:		1	19.17
100157	GULF COAST PAPER CO.		
Totals for Vendor:		1	718.16
100159	HD SUPPLY FACILITIES MAINTENANCE, LTD		
Totals for Vendor:		11	11,290.88
100251	HERALD ZEITUNG		
Totals for Vendor:		1	62.92
101005	HOLT CAT		
Totals for Vendor:		1	2,423.62
100951	IES COMMERCIAL, INC.		
Totals for Vendor:		1	3,475.20
100729	JUAN JOSE GOMEZ		
Totals for Vendor:		14	9,811.00
101640	JUDY JETER		
Totals for Vendor:		1	485.00
100750	KNIGHT OFFICE SOLUTIONS INC		
Totals for Vendor:		3	1,288.06
101815	LANDSCAPE COMMANDER, LLC		
Totals for Vendor:		1	2,950.00
101358	LARRY McKENZIE		
Totals for Vendor:		5	1,000.00
102032	LEGACY AUTO GLASS AND CALIBRATIONS, LLC		
Totals for Vendor:		3	1,766.88

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

New Braunfels Housing Authority
Low Rent

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Q1 Payables Report

October, November, December 2025

100601	Lowe's Credit Services		
Totals for Vendor:		2	7,389.01
101836	Lowry Electrical		
Totals for Vendor:		1	362.08
101874	M&M CONTRACTOR		
Totals for Vendor:		5	3,396.00
100296	MEDALLION SPRINKLER SYSTEMS		
Totals for Vendor:		1	204.00
15772	MORRIS CAROL		
Totals for Vendor:		1	100.00
101922	MRI Software LLC		
Totals for Vendor:		2	13,458.25
21887	Maribel Quimbaya		
Totals for Vendor:		1	100.00
101824	NB Signs and Design		
Totals for Vendor:		1	149.00
100210	NEW BRAUNFELS HOUSING AUTHORITY		
Totals for Vendor:		1	100.00
19755	Nathaniel E Slavik		
Totals for Vendor:		1	100.00
101515	Nova 401(k) Associates		
Totals for Vendor:		1	465.00
100279	OTT PLUMBING COMPANY INC		
Totals for Vendor:		5	1,720.24
100184	QUILL		
Totals for Vendor:		3	416.14
101810	READY REFRESH		
Totals for Vendor:		5	247.51
100628	SAN MARCOS HOUSING AUTHORITY		
Totals for Vendor:		1	(237.92)
100237	SHERWIN WILLIAMS CO INC		
Totals for Vendor:		8	562.66
101331	SOUTHWEST NAHRO SERVICE OFFIC		
Totals for Vendor:		1	140.00
101933	Spectrum Enterprise		
Totals for Vendor:		1	231.21
101967	Spectrum Enterprise		
Totals for Vendor:		1	487.56
101933	Spectrum Enterprise		
Totals for Vendor:		1	231.21
101967	Spectrum Enterprise		
Totals for Vendor:		1	487.56

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

New Braunfels Housing Authority
Low Rent

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Q1 Payables Report

October, November, December 2025

101933	Spectrum Enterprise		
Totals for Vendor:		1	231.21
101967	Spectrum Enterprise		
Totals for Vendor:		1	487.56
100329	TEXAS MUNICIPAL LEAGUE		
Totals for Vendor:		1	729.00
101702	THE KEY DEPOT		
Totals for Vendor:		6	898.00
101459	TIME WARNER CABLE		
Totals for Vendor:		3	422.22
102040	TREE SERVICE PROS		
Totals for Vendor:		1	680.00
100353	Texas Dept of Licensing & Reg		
Totals for Vendor:		2	40.00
101995	Top Tek Pros, LLC		
Totals for Vendor:		3	6,349.07
100626	Waste Management/Comal Landfil		
Totals for Vendor:		4	1,245.62
16674	William Boggess Jr		
Totals for Vendor:		1	214.00

Grand Totals:	130	99,318.79
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CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

New Braunfels Housing Authority
Low Rent

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Q2 Payables Report

January, February, March 2026

102046 A-1 Engineering		
Totals for Vendor:	1	1,800.00
101184 AT&T MOBILITY		
Totals for Vendor:	3	312.86
100152 AUTOMATIC ELEVATOR INC		
Totals for Vendor:	3	5,147.03
21019 Adan Cortez		
Totals for Vendor:	1	215.00
101732 CHRIS PICKETTS PEST CONTROL		
Totals for Vendor:	8	10,590.00
100168 CINTAS FIRE PROTECTION, INC.		
Totals for Vendor:	1	723.57
101102 CULPEPPER PLUMBING SERV INC		
Totals for Vendor:	2	375.00
10462 Chris A Rodriguez		
Totals for Vendor:	1	103.00
102031 EFRAIN CORTEZ		
Totals for Vendor:	1	20.42
101847 ESCAMILLA & PONECK, LLP		
Totals for Vendor:	7	5,032.50
100159 HD SUPPLY FACILITIES MAINTENANCE, LTD		
Totals for Vendor:	16	10,706.72
100251 HERALD ZEITUNG		
Totals for Vendor:	1	204.23
101005 HOLT CAT		
Totals for Vendor:	1	2,617.40
101844 Hodel Window Covering, Inc.		
Totals for Vendor:	1	3,625.20
100951 IES COMMERCIAL, INC.		
Totals for Vendor:	2	1,233.81
101903 ISABEL LEE		
Totals for Vendor:	4	974.76
100729 JUAN JOSE GOMEZ		
Totals for Vendor:	17	20,862.61
100750 KNIGHT OFFICE SOLUTIONS INC		
Totals for Vendor:	3	994.48
101358 LARRY McKENZIE		
Totals for Vendor:	7	1,400.00
102032 LEGACY AUTO GLASS AND CALIBRATIONS, LLC		
Totals for Vendor:	1	733.15
100601 Lowe's Credit Services		
Totals for Vendor:	2	6,523.47

CITY OF NEW BRAUNFELS HOUSING AUTHORITY BOARD of COMMISSIONERS

New Braunfels Housing Authority
Low Rent

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Q2 Payables Report

January, February, March 2026

101836 Lowry Electrical		
Totals for Vendor:	1	302.10
101874 M&M CONTRACTOR		
Totals for Vendor:	10	10,682.25
100413 NAN MCKAY & ASSOC INC		
Totals for Vendor:	1	239.00
101824 NB Signs and Design		
Totals for Vendor:	1	574.60
100210 NEW BRAUNFELS HOUSING AUTHORITY		
Totals for Vendor:	2	600.00
100432 New Braunfels Chamber of Comme		
Totals for Vendor:	1	337.99
101515 Nova 401(k) Associates		
Totals for Vendor:	1	465.00
100279 OTT PLUMBING COMPANY INC		
Totals for Vendor:	19	9,647.44
100184 QUILL		
Totals for Vendor:	2	604.68
101960 QuickAlign		
Totals for Vendor:	2	202.54
101810 READY REFRESH		
Totals for Vendor:	6	404.23
100237 SHERWIN WILLIAMS CO INC		
Totals for Vendor:	5	559.11
100194 SHRED-IT USA, LLC		
Totals for Vendor:	1	909.53
101840 SPECTRUM BUSINESS		
Totals for Vendor:	3	1,628.55
101933 Spectrum Enterprise		
Totals for Vendor:	1	231.21
101967 Spectrum Enterprise		
Totals for Vendor:	1	487.56
101933 Spectrum Enterprise		
Totals for Vendor:	1	231.21
101967 Spectrum Enterprise		
Totals for Vendor:	1	487.56
100329 TEXAS MUNICIPAL LEAGUE		
Totals for Vendor:	1	52,704.75
100396 TEXAS NAHRO		
Totals for Vendor:	1	295.00
101702 THE KEY DEPOT		
Totals for Vendor:	3	310.00

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

New Braunfels Housing Authority
Low Rent
Q2 Payables Report
January, February, March 2026

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101459 TIME WARNER CABLE		
Totals for Vendor:	2	281.48
102050 TREVINO CONTRACTOR		
Totals for Vendor:	5	10,660.00
100360 Texas Housing Association		
Totals for Vendor:	1	440.00
101995 Top Tek Pros, LLC		
Totals for Vendor:	3	6,363.57
102045 VORTEX COLORADO, LLC		
Totals for Vendor:	2	6,997.71
102023 WILLBANKS & ASSOCIATES, INC.		
Totals for Vendor:	2	4,707.70
100626 Waste Management/Comal Landfil		
Totals for Vendor:	5	1,397.88

Grand Totals:

Paid Invoices: 167 186,947.86

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

RESOLUTION NO. 202607160001

CONSIDERATION AND APPROVAL OF FIRST (1ST) AND SECOND (2ND) QUARTER PAYABLES REPORT.

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 U.S. Department of Housing and Urban Development (HUD) requires Housing Authority Boards to review and approves Authority expenditures; and

WHEREAS, The HUD required auditors to recommend a similar Authority review of its operational expenditures.

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 accepts and approves the City of New Braunfels Housing Authority Board of Commissioners hereby accepts and approves the first (1st) and second (2nd) Quarter Payables Reports.

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.

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

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 July 16, 2026 {the "Meeting"} of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**APPROVAL OF RESOLUTION 202607160001 FOR FIRST (1ST) AND SECOND (2ND)
QUARTER PAYABLES REPORT**

(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 _____, 2026.

Henry Alvarez, Secretary/Executive Director

(SEAL)

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

Agenda Item E. 2

SUBJECT:

Consideration and approval regarding Resolution No. 202607160002 approval of the Authority's 2025 - 2026 Year to Date Financial Reports.

BACKGROUND AND RATIONAL:

Reflects the Authority's 2025-2026 Year to Date revenue and expenditure activities of the Low Rent and Section 8 programs for period ending May 31, 2026.

Low Rent Program

Revenue: \$891,780
Expenses: \$1,107,811
Net Loss: (\$216,032)
Low Rent Account Bank Balance: \$69,700

Housing Choice Voucher Program

Revenue: \$1,689,481
Expenses: \$1,822,761
Net Loss: (\$133,280)
Section 8 Account Bank Balance: \$221,406

FISCAL IMPACT:

The New Braunfels Housing Authority continues to maintain housing assistance and property management operations through available operating revenues and federal funding sources. These resources support ongoing program administration, resident services, and the delivery of affordable housing opportunities within the community.

STAFF RECCOMENDATION:

Staff recommend approval of the 2024-2025 Year to Date Financial Reports.

ATTACHMENT:

2025-2026 Year to Date Financial Reports

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

07/08/2026 05:13 PM

New Braunfels Housing Authority Comparative Balance Sheet FDS Level

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Low Rent

As of Date: 5/31/2026

	5/31/2026	5/31/2025	Variance
Assets			
Cash and Cash Equivalents			
Cash - Unrestricted	15,384.13	3,567.72	11,816.41
Cash - Other Restricted	68,000.00	68,000.00	0.00
Cash - Tenant Security Deposits	35,800.00	33,650.00	2,150.00
Total Cash and Cash Equivalents	119,184.13	105,217.72	13,966.41
Accounts and Notes Receivables			
Accounts Receivable - HUD Other Projects	27,000.00	(20,026.00)	47,026.00
Accounts Receivable - Tenants	68,922.01	96,607.71	(27,685.70)
Allowance for Doubtful Accounts - Tenant	(13,229.40)	(8,829.98)	(4,399.42)
Total Accounts and Notes Receivables	82,692.61	67,751.73	14,940.88
Investments and Other Current Assets			
Investments - Unrestricted	479,690.80	440,162.05	39,528.75
Prepaid Expenses and Other Assets	19,947.96	4,152.73	15,795.23
Inter Program - Due From	128.55	10,207.56	(10,079.01)
Total Investments and Other Current Assets	499,767.31	454,522.34	45,244.97
Capital Assets, Net of Accumulated Depreciation			
Land	165,168.60	165,168.60	0.00
Buildings	6,425,834.94	6,425,834.94	0.00
Furniture, Equipment & Machinery - Dwelling	1,382,492.87	1,382,492.87	0.00
Furniture, Equipment & Machinery - Admin	874,338.48	874,338.48	0.00
Leasehold Improvements	633,482.88	633,482.88	0.00
Accumulated Depreciation	(8,310,196.03)	(8,125,754.12)	(184,441.91)
Total Capital Assets, Net of Accumulated Depreciation	1,171,121.74	1,355,563.65	(184,441.91)
Total Assets	1,872,765.79	1,983,055.44	(110,289.65)
Liabilities			
Current Liabilities			
Accounts Payable <= 90 Days	107,339.19	18,819.81	88,519.38
Accrued Compensated Absences - Current	3,232.64	1,510.63	1,722.01
Accounts Payable - Other Government	0.00	48,780.49	(48,780.49)
Tenant Security Deposits	27,965.00	27,711.00	254.00
Other Current Liabilities	115,858.51	0.00	115,858.51
Total Current Liabilities	254,395.34	96,821.93	157,573.41
Non-Current Liabilities			
Accrued Compensated Absences - Non-Current	29,093.76	13,595.66	15,498.10
Total Non-Current Liabilities	29,093.76	13,595.66	15,498.10
Total Liabilities	283,489.10	110,417.59	173,071.51
Net Position			
Net Position			
Unrestricted Net Position	1,805,308.29	2,040,267.99	(234,959.70)
Total Net Position	1,805,308.29	2,040,267.99	(234,959.70)
Net Income (Loss)	(216,031.60)	(167,630.14)	(48,401.46)
Total Net Position	1,589,276.69	1,872,637.85	(283,361.16)
Total Liabilities and Net Position	1,872,765.79	1,983,055.44	(110,289.65)
			0.00

Report Criteria

PHA: 1 Project: '01','12'

Include UnApproved: False Include Zero Balance: False User Define 1:

User Define 2:

User Define 3: PHA

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

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New Braunfels Housing Authority Comparative Income Statement FDS Low Rent

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	Start: 10/01/2025 End: 05/31/2026	Start: 10/01/2024 End: 05/31/2025	Variance
Operating Revenue			
Tenant Revenue			
Net Tenant Rental Revenue	384,933.00	369,192.00	15,741.00
Tenant Revenue - Other	3,980.00	4,803.98	(823.98)
Total Tenant Revenue	388,913.00	373,995.98	14,917.02
Fee Revenue			
HUD PHA Operating Grants	321,885.98	333,744.00	(11,858.02)
Total Fee Revenue	321,885.98	333,744.00	(11,858.02)
Other Revenue			
Other Revenue	180,980.66	6,673.25	174,307.41
Total Other Revenue	180,980.66	6,673.25	174,307.41
Total Operating Revenue	891,779.64	714,413.23	177,366.41
Operating Expenses			
Administrative Expenses			
Administrative Salaries	71,841.79	201,972.81	130,131.02
Auditing Fees	1,400.00	13,000.00	11,600.00
Employee Benefit Contributions - Admin	89,839.67	83,042.79	(6,796.88)
Office Expenses	7,380.23	9,629.96	2,249.73
Legal Expense	86,302.74	15,784.76	(70,517.98)
Travel	974.76	0.00	(974.76)
Other Administrative Expense	38,851.04	50,916.76	12,065.72
Total Administrative Expenses	296,590.23	374,347.08	77,756.85
Tenant Services Expense			
Tenant Services - Salaries	21,768.69	23,026.65	1,257.96
Employee Benefit Contributions - Tenant	(1,132.79)	10,295.37	11,428.16
Tenant Services - Other	12,021.90	11,691.02	(330.88)
Total Tenant Services Expense	32,657.80	45,013.04	12,355.24
Utilities Expense			
Water	14,412.71	8,707.70	(5,705.01)
Electricity	40,191.38	47,515.18	7,323.80
Gas	7,590.76	7,013.79	(576.97)
Sewer	0.00	418.18	418.18
Total Utilities Expense	62,194.85	63,654.85	1,460.00
Ordinary Maintenance and Operations			
Ord Maintenance and Operations - Lab	106,085.25	71,776.67	(34,308.58)
Ord Maintenance and Operations - Mat	72,494.56	26,860.60	(45,633.96)
Ord Maintenance and Operations - Cor	216,215.40	125,545.84	(90,669.56)
Employee Benefit Contributions - Ord M	94,712.78	55,110.13	(39,602.65)
Total Ordinary Maintenance and Operations	489,507.99	279,293.24	(210,214.75)
Insurance Premiums			
Property Insurance	98,184.50	67,584.00	(30,600.50)
Liability Insurance	461.00	1,461.50	1,000.50
Workmen's Compensation	4,687.50	1,610.00	(3,077.50)
All Other Insurance	2,805.50	1,684.00	(1,121.50)
Total Insurance Premiums	106,138.50	72,339.50	(33,799.00)
Other General Expenses			
Bad Debt - Tenant Rents	74,718.84	0.00	(74,718.84)
Total Other General Expenses	74,718.84	0.00	(74,718.84)
Other Expenses			
Extraordinary Maintenance	2,745.53	1,000.00	(1,745.53)
Casualty Losses - Non-capitalized	349.48	0.00	(349.48)

Report Criteria PHA: 1 Project: 101112

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

Custom 2:

Custom 3: PHA

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

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New Braunfels Housing Authority Comparative Income Statement FDS Low Rent

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	Start: 10/01/2025 End: 05/31/2026	Start: 10/01/2024 End: 05/31/2025	Variance
Capital Fund Expenses	42,908.02	46,395.66	3,487.64
Total Other Expenses	46,003.03	47,395.66	1,392.63
Total Operating Expenses	(1,107,811.24)	(882,043.37)	(225,767.87)
Net Income (Loss)	(216,031.60)	(167,630.14)	(48,401.46)

Report Criteria PHA: 1 Project: '01','12'

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

Custom 2:

Custom 3: PHA

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

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New Braunfels Housing Authority Budgeted Income Statement

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Low Rent

Fiscal Year End Date:	9/30/2026	ACCOUNT			1 Month(s) Ended May 31, 2026	8 Month(s) Ended May 31, 2026	Budget	Variance	Variance %
Operating Revenue									
Tenant Revenue									
Dwelling Rental	1	01	3110	5	48,715.00	384,933.00	0.00	384,933.00	100.00 %
Other Income	1	01	3690	5	855.00	3,980.00	0.00	3,980.00	100.00 %
Total Tenant Revenue					49,570.00	388,913.00	0.00	388,913.00	-100.00 %
Fee Revenue									
Operating Subsidy - Current Year	1	01	8020	0	0.00	136,489.67	0.00	136,489.67	100.00 %
Operating Subsidy - 2026	1	01	8020.26	0	37,000.00	185,396.31	0.00	185,396.31	100.00 %
Total Fee Revenue					37,000.00	321,885.98	0.00	321,885.98	-100.00 %
Other Revenue									
Other Income - Misc Other Revenue	1	01	3690.1	5	540.50	22,948.11	0.00	22,948.11	100.00 %
Operating Transfer In From CFP	1	01	3690.99	5	150,000.00	157,112.00	0.00	157,112.00	100.00 %
Casualty Losses	1	01	4620.4	5	0.00	920.55	0.00	920.55	100.00 %
Total Other Revenue					150,540.50	180,980.66	0.00	180,980.66	-100.00 %
Total Operating Revenue					237,110.50	891,779.64	0.00	891,779.64	100.00 %
Operating Expenses									
Administrative Expenses									
Administrative Salaries	1	01	4110	5	(10,587.73)	71,841.79	0.00	(71,841.79)	-100.00 %
Legal Expense	1	01	4130	5	10,292.80	86,302.74	0.00	(86,302.74)	-100.00 %
Travel - Local	1	01	4150.1	5	0.00	974.76	0.00	(974.76)	-100.00 %
Accounting Fees	1	01	4170	5	1,038.19	8,305.52	0.00	(8,305.52)	-100.00 %
Audit Fees	1	01	4171	5	1,400.00	1,400.00	0.00	(1,400.00)	-100.00 %
Employee Benefit Contributions-Admin	1	01	4182	5	11,145.60	89,839.67	0.00	(89,839.67)	-100.00 %
Publications	1	01	4190.11	5	0.00	1,284.00	0.00	(1,284.00)	-100.00 %
Membership Dues and Fees	1	01	4190.12	5	1,111.92	9,449.77	0.00	(9,449.77)	-100.00 %
Telephone	1	01	4190.13	5	399.00	5,575.01	0.00	(5,575.01)	-100.00 %
Forms & Office Supplies	1	01	4190.17	5	197.50	1,805.22	0.00	(1,805.22)	-100.00 %
Postage and Misc Sundry Expense	1	01	4190.18	5	0.00	2,723.40	0.00	(2,723.40)	-100.00 %
Administrative Contracts	1	01	4190.19	5	4,579.42	11,476.93	0.00	(11,476.93)	-100.00 %
Other Administrative Expense	1	01	4190.6	5	732.73	5,611.42	0.00	(5,611.42)	-100.00 %
Total Administrative Expenses					20,309.43	296,590.23	0.00	(296,590.23)	-100.00 %
Tenant Services Expense									
Tenant Services - Salaries	1	01	4210	5	2,515.43	21,768.69	0.00	(21,768.69)	-100.00 %
Tenant Services	1	01	4210.4	5	487.56	4,137.41	0.00	(4,137.41)	-100.00 %
Ten Services - Recreation, Pubs, Othe	1	01	4220	5	2,291.45	6,465.55	0.00	(6,465.55)	-100.00 %
Employee Benefit Contribution-Tenant	1	01	4222	5	442.80	(1,132.79)	0.00	1,132.79	100.00 %
Tenant Services-Other	1	01	4231	5	480.00	1,418.94	0.00	(1,418.94)	-100.00 %
Total Tenant Services Expense					6,217.24	32,657.80	0.00	(32,657.80)	-100.00 %
Utilities Expense									
Water	1	01	4310	5	0.00	14,412.71	0.00	(14,412.71)	-100.00 %
Electricity	1	01	4320	5	6,852.12	40,191.38	0.00	(40,191.38)	-100.00 %
Natural Gas	1	01	4330	5	1,120.65	7,590.76	0.00	(7,590.76)	-100.00 %
Total Utilities Expense					7,972.77	62,194.85	0.00	(62,194.85)	-100.00 %
Ordinary Maintenance and Operations									
Labor	1	01	4410	5	12,151.45	106,085.25	0.00	(106,085.25)	-100.00 %
Materials and Other	1	01	4420	5	13,668.15	67,608.56	0.00	(67,608.56)	-100.00 %
Materials - Capital Fund	1	01	4420.CF	5	0.00	4,886.00	0.00	(4,886.00)	-100.00 %
Contract Costs	1	01	4430	5	5,358.16	43,130.46	0.00	(43,130.46)	-100.00 %
Contract Costs - Extermination	1	01	4430.01	5	3,845.00	11,380.00	0.00	(11,380.00)	-100.00 %
Contract Costs - Elevator	1	01	4430.02	5	0.00	852.50	0.00	(852.50)	-100.00 %
Contract Costs - Other Repairs	1	01	4430.03	5	0.00	2,006.25	0.00	(2,006.25)	-100.00 %
Contract Costs - Auto/Truck Allowance	1	01	4430.08	5	0.00	288.94	0.00	(288.94)	-100.00 %
Contract Costs - Cleaning Units	1	01	4430.10	5	0.00	1,995.00	0.00	(1,995.00)	-100.00 %
Contract Costs - Other	1	01	4430.13	5	0.00	235.33	0.00	(235.33)	-100.00 %
Contract Costs-Heating & Cooling Cont	1	01	4430.17	5	0.00	9,551.67	0.00	(9,551.67)	-100.00 %
Contract Costs-Landscapping CFP	1	01	4430.1CF5		0.00	1,100.00	0.00	(1,100.00)	-100.00 %
Contract Costs-Plumbing	1	01	4430.20	5	441.92	8,289.52	0.00	(8,289.52)	-100.00 %
Contract Costs-Operations CFP	1	01	4430.6CF5		13,841.18	79,973.54	0.00	(79,973.54)	-100.00 %

Report Criteria PHA: 1 Project: '01','12'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True

Custom 1:

Custom 2:

Custom 3: PHA

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

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New Braunfels Housing Authority Budgeted Income Statement

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Low Rent

Fiscal Year End Date:	9/30/2026	ACCOUNT	1 Month(s) Ended May 31, 2026	8 Month(s) Ended May 31, 2026	Budget	Variance	Variance %
Contract Costs-Heating and Cooling C	1	01 4430.91C5	853.66	7,052.36	0.00	(7,052.36)	-100.00 %
Contract Costs-Unit Turnaround	1	01 4430.92 5	5,215.00	8,935.00	0.00	(8,935.00)	-100.00 %
Contract Costs - Unit Turnaround CFP	1	01 4430.92C5	0.00	7,500.00	0.00	(7,500.00)	-100.00 %
Contract Costs-Routine Maint CFP	1	01 4430.9CF5	0.00	26,717.00	0.00	(26,717.00)	-100.00 %
Garbage and Trash Collection	1	01 4431 5	147.44	7,207.83	0.00	(7,207.83)	-100.00 %
Employee Benefit Cont.-Ordinary Main	1	01 4433 5	11,552.64	94,712.78	0.00	(94,712.78)	-100.00 %
Total Ordinary Maintenance and Operations			67,074.60	489,507.99	0.00	(489,507.99)	-100.00 %
Insurance Premiums							
Insurance - F&EC	1	01 4510.01 5	0.00	98,184.50	0.00	(98,184.50)	-100.00 %
Insurance - OL&T/Comprehensive	1	01 4510.02 5	0.00	461.00	0.00	(461.00)	-100.00 %
Insurance - Automobile	1	01 4510.03 5	0.00	1,108.00	0.00	(1,108.00)	-100.00 %
Insurance - Workmans Comp	1	01 4510.04 5	0.00	4,687.50	0.00	(4,687.50)	-100.00 %
Insurance - Other	1	01 4510.15 5	0.00	1,697.50	0.00	(1,697.50)	-100.00 %
Total Insurance Premiums			0.00	106,138.50	0.00	(106,138.50)	-100.00 %
Other General Expenses							
Collection Losses	1	01 4570 5	0.00	74,718.84	0.00	(74,718.84)	-100.00 %
Total Other General Expenses			0.00	74,718.84	0.00	(74,718.84)	-100.00 %
Other Expenses							
Casualty losses - non capitalized	1	01 4620 5	0.00	349.48	0.00	(349.48)	-100.00 %
Replacement Of Non-Expend Equipm	1	01 7520.9 5	0.00	2,745.53	0.00	(2,745.53)	-100.00 %
Replacement Of Non-Expend Equip C	1	01 7520.CF 5	9,729.49	42,908.02	0.00	(42,908.02)	-100.00 %
Total Other Expenses			9,729.49	46,003.03	0.00	(46,003.03)	-100.00 %
Total Operating Expenses			(111,303.53)	(1,107,811.24)	0.00	(1,107,811.24)	100.00 %
Total Net Income (Loss)			125,806.97	(216,031.60)	0.00	(216,031.60)	100.00 %

Report Criteria PHA: 1 Project: '01','12'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True
Custom 1: Custom 2: Custom 3: PHA

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
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New Braunfels Housing Authority
Comparative Balance Sheet FDS

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Section 8

As of Date: 5/31/2026

	5/31/2026	5/31/2025	Variance
Assets			
Cash and Cash Equivalents			
Cash - Unrestricted	256,807.55	251,355.98	5,451.57
Cash - Other Restricted	(58,187.20)	(46,032.45)	(12,154.75)
Total Cash and Cash Equivalents	198,620.35	205,323.53	(6,703.18)
Accounts and Notes Receivables			
Accounts Receivable - Miscellaneous	26,590.65	59,550.45	(32,959.80)
Accounts Receivable - Tenants	(46,921.33)	(49,175.17)	2,253.84
Total Accounts and Notes Receivables	(20,330.68)	10,375.28	(30,705.96)
Investments and Other Current Assets			
Inter Program - Due From	19,016.97	0.00	19,016.97
Total Investments and Other Current Assets	19,016.97	0.00	19,016.97
Capital Assets, Net of Accumulated Depreciation			
Furniture, Equipment & Machinery - Admin	83,695.66	83,695.66	0.00
Leasehold Improvements	4,657.00	4,657.00	0.00
Accumulated Depreciation	(84,723.57)	(82,872.97)	(1,850.60)
Total Capital Assets, Net of Accumulated Depreciation	3,629.09	5,479.69	(1,850.60)
Total Assets	200,935.73	221,178.50	(20,242.77)
Liabilities			
Current Liabilities			
Accounts Payable <= 90 Days	3,341.00	11,533.25	(8,192.25)
Accrued Wage/Payroll Taxes Payable	(237.50)	0.00	(237.50)
Accrued Compensated Absences - Current	720.44	277.54	442.90
Other Current Liabilities	4,073.93	0.00	4,073.93
Inter Program - Due To	128.55	10,207.56	(10,079.01)
Total Current Liabilities	8,026.42	22,018.35	(13,991.93)
Non-Current Liabilities			
Accrued Compensated Absences - Non-Current	6,483.94	2,497.83	3,986.11
Total Non-Current Liabilities	6,483.94	2,497.83	3,986.11
Total Liabilities	14,510.36	24,516.18	(10,005.82)
Net Position			
Net Position			
Restricted Net Position	280,393.21	138,699.84	141,693.37
Unrestricted Net Position	39,312.34	0.00	39,312.34
Total Net Position	319,705.55	138,699.84	181,005.71
Net Income (Loss)	(133,280.18)	57,962.48	(191,242.66)
Total Net Position	186,425.37	196,662.32	(10,236.95)
Total Liabilities and Net Position	200,935.73	221,178.50	(20,242.77)
			0.00

Report Criteria PHA: 7 Project: '01','02'
 Include UnApproved: False Include Zero Balance: False

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

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New Braunfels Housing Authority Comparative Income Statement FDS Section 8

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	Start: 10/01/2025 End: 05/31/2026	Start: 10/01/2024 End: 05/31/2025	Variance
Operating Revenue			
Tenant Revenue			
Tenant Revenue - Other	0.00	4,198.00	(4,198.00)
Total Tenant Revenue	<u>0.00</u>	<u>4,198.00</u>	<u>(4,198.00)</u>
Fee Revenue			
HUD PHA Operating Grants	1,664,012.00	1,714,621.43	(50,609.43)
Total Fee Revenue	<u>1,664,012.00</u>	<u>1,714,621.43</u>	<u>(50,609.43)</u>
Other Revenue			
Other Revenue	25,468.62	39,284.92	(13,816.30)
Total Other Revenue	<u>25,468.62</u>	<u>39,284.92</u>	<u>(13,816.30)</u>
Total Operating Revenue	<u>1,689,480.62</u>	<u>1,758,104.35</u>	<u>(68,623.73)</u>
Operating Expenses			
Administrative Expenses			
Administrative Salaries	161,777.77	27,899.30	(133,878.47)
Employee Benefit Contributions - Admin	14,715.30	17,728.51	3,013.21
Other Administrative Expense	3,002.92	2,655.00	(347.92)
Total Administrative Expenses	<u>179,495.99</u>	<u>48,282.81</u>	<u>(131,213.18)</u>
Ordinary Maintenance and Operations			
Ord Maintenance and Operations - Mat	103.55	0.00	(103.55)
Total Ordinary Maintenance and Operations	<u>103.55</u>	<u>0.00</u>	<u>(103.55)</u>
Other General Expenses			
Other General Expenses	8,293.72	4,168.24	(4,125.48)
Total Other General Expenses	<u>8,293.72</u>	<u>4,168.24</u>	<u>(4,125.48)</u>
Housing Assistance Payments			
Housing Assistance Payments	1,612,042.54	1,611,615.88	(426.66)
Total Housing Assistance Payments	<u>1,612,042.54</u>	<u>1,611,615.88</u>	<u>(426.66)</u>
HAP Port In			
HAP Portability-In	22,825.00	36,074.94	13,249.94
Total HAP Port In	<u>22,825.00</u>	<u>36,074.94</u>	<u>13,249.94</u>
Total Operating Expenses	<u>(1,822,760.80)</u>	<u>(1,700,141.87)</u>	<u>(122,618.93)</u>
Net Income (Loss)	<u>(133,280.18)</u>	<u>57,962.48</u>	<u>(191,242.66)</u>

Report Criteria PHA: 7 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

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New Braunfels Housing Authority Budgeted Income Statement

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Section 8

Fiscal Year End Date:	9/30/2026	ACCOUNT			1 Month(s) Ended May 31, 2026	8 Month(s) Ended May 31, 2026	Budget	Variance	Variance %
Operating Revenue									
Fee Revenue									
Administrative Fees Earned	7	01	3112	5	18,768.00	149,469.00	0.00	149,469.00	100.00 %
HAP Earned Income	7	01	4902	5	267,629.00	1,514,543.00	0.00	1,514,543.00	100.00 %
Total Fee Revenue					286,397.00	1,664,012.00	0.00	1,664,012.00	-100.00 %
Other Revenue									
Admin Fees Earned for Portability	7	01	3300.P	5	492.44	2,643.62	0.00	2,643.62	100.00 %
Housing Assistance Port In Revenue	7	01	4590.PID	5	3,276.00	22,825.00	0.00	22,825.00	100.00 %
Total Other Revenue					3,768.44	25,468.62	0.00	25,468.62	-100.00 %
Total Operating Revenue					290,165.44	1,689,480.62	0.00	1,689,480.62	100.00 %
Operating Expenses									
Administrative Expenses									
Non-Technical Salaries	7	01	4110	5	39,762.55	161,777.77	0.00	(161,777.77)	-100.00 %
Employee Benefit Contributions-Admin	7	01	4182	5	3,039.93	14,715.30	0.00	(14,715.30)	-100.00 %
Publications	7	01	4190.11	5	0.00	239.00	0.00	(239.00)	-100.00 %
Membership Dues and Fees	7	01	4190.12	5	307.95	2,442.32	0.00	(2,442.32)	-100.00 %
Sundry	7	01	4190.6	5	0.00	321.60	0.00	(321.60)	-100.00 %
Total Administrative Expenses					43,110.43	179,495.99	0.00	(179,495.99)	-100.00 %
Ordinary Maintenance and Operations									
Materials and Other	7	01	4420	5	0.00	103.55	0.00	(103.55)	-100.00 %
Total Ordinary Maintenance and Operations					0.00	103.55	0.00	(103.55)	-100.00 %
Other General Expenses									
Admin Fees Paid for Portability	7	01	4590.P	5	1,459.37	8,293.72	0.00	(8,293.72)	-100.00 %
Total Other General Expenses					1,459.37	8,293.72	0.00	(8,293.72)	-100.00 %
Housing Assistance Payments									
HAP Payments - Rents	7	01	4715.1	5	185,205.00	1,464,764.89	0.00	(1,464,764.89)	-100.00 %
HAP Payments - Utilities	7	01	4715.4	5	1,169.00	1,169.00	0.00	(1,169.00)	-100.00 %
HAP Payments - Portability	7	01	4715.P	5	25,609.44	146,108.65	0.00	(146,108.65)	-100.00 %
Total Housing Assistance Payments					211,983.44	1,612,042.54	0.00	(1,612,042.54)	-100.00 %
HAP Port In									
HAP Port In	7	01	4590.PIE	5	4,463.00	22,825.00	0.00	(22,825.00)	-100.00 %
Total HAP Port In					4,463.00	22,825.00	0.00	(22,825.00)	-100.00 %
Total Operating Expenses					(261,016.24)	(1,822,760.80)	0.00	(1,822,760.80)	100.00 %
Total Net Income (Loss)					29,149.20	(133,280.18)	0.00	(133,280.18)	100.00 %

Report Criteria PHA: 7 Project: '01','02'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True

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

RESOLUTION NO. 202607160002

RESOLUTION APPROVING THE NBHA 2025-2026 YEAR TO DATE FINANCIAL REPORTS.

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 accept the 2025-2026 Year To Date Financial Reports; and

WHEREAS, the Board of Commissioners desires to approve and accept the 2025-2026 Year To Date Financial Reports;

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 accepts and approves the NBHA 2025-2026 Year To Date Financial Reports;

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.

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

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 July 16, 2026 (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 202607160002 APPROVING THE NBHA 2025-2026 YEAR TO DATE
FINANCIAL REPORTS**

(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 _____, 2026.

Henry Alvarez, Secretary /Executive Director

(SEAL)

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

Agenda Item E. 3

SUBJECT:

Consideration and approval regarding Resolution No. 202607160003 approval of the Authority's 2025 - 2026 Fiscal Year Audit Report.

BACKGROUND AND RATIONAL:

Pursuant to the Code of Federal Regulations (CFR), Title 2, Subtitle A, Chapter II, Part 200, Subpart F; *Audit Requirements*, non-Federal entities that expend \$750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single or program-specific audit conducted for that year.

Reporting is done in accordance with Generally Accepted Accounting Principles (GAAP) as promulgated by the Government Accounting Standards Board Reporting (GASB). All PHAs report the results of their audits electronically through HUD's FASS-PH system. The FASS-PH system was developed under an "entity-wide" concept; that is, PHAs report all the programs and activities that are administered by the PHA. Under this concept, HUD is generally able to obtain a higher level of assurance on the accuracy of the financial data as the financial data is directly comparable to the audit required under the Code of Federal Regulations (CFR), Title 2, Subtitle A, Chapter II, Part 200, Subpart F -*Audit Requirements*.

The Audit was conducted by Leal & Carter, PC. The Audit reports no finding.

FISCAL IMPACT:

All NBHA programs are subject to these Audit Requirements to receive continued funding from HUD.

STAFF RECCOMENDATION:

Staff recommend acceptance of the 2024 - 2025 Fiscal Year Audit Report

ATTACHMENT:

Exhibit 1

NBHA 2024 - 2025 FISCAL YEAR AUDIT REPORT SUMMARY

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

**NEW BRAUNFELS HOUSING AUTHORITY
NEW BRAUNFELS, TEXAS**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

A. Summary of the Auditor's Results:

1. The auditors' report expresses an unmodified opinion on whether the financial statements of the PHA were prepared in accordance with GAAP.
2. No significant deficiencies or material weaknesses in internal control were disclosed by the audit of the financial statements of the PHA.
3. No instances of noncompliance material to the financial statements of the PHA which would be required to be reported in accordance with *Government Auditing Standards*, were noted during the audit.
4. No significant deficiencies or material weaknesses in internal control over the major programs were noted by the audit of the PHA.
5. The auditors' report issued on compliance for major programs expresses an unmodified opinion.
6. The audit disclosed no audit findings that are required to be reported in accordance with 2 CFR section 200.516 (a).
7. Major programs of the PHA are:

 Housing Voucher Cluster –
 Section 8 Housing Choice Vouchers – Assistance Listing No. 14.871
8. Dollar threshold used to distinguish between Type A and Type B programs was \$1,000,000 or larger.
9. The auditee did qualify as a low risk auditee.

B. Findings Relating to the Financial Statements Which Are Required to be Reported in Accordance with *Generally Accepted Government Auditing Standards*.
None Noted

C. Findings and Questioned Costs for Federal Awards Programs, which must include audit findings as defined by the Uniform Guidance [2 CFR 200.516 (a)]
None Noted

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

RESOLUTION NO. 202607160003

**RESOLUTION FOR APPROVAL AND ACCEPTANCE OF THE LEAL & CARTER, PC
AUDIT FOR THE NBHA PROGRAM 2024 - 2025 FISCAL YEAR AUDIT REPORT**

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 accept the Audit Report for Fiscal Year End 2025; and

WHEREAS, the Board of Commissioners desires to approve and accept the Audit for Fiscal Year End 2025;

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

Section I. The Board hereby accepts and approves the NBHA Audit for Program Year 2025, 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.

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

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 July 16, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other businesses transacted at the Meeting, a written.

RESOLUTION 202607160003 FOR APPROVAL AND ACCEPTANCE OF THE LEAL & CARTER, PC AUDIT FOR THE NBHA PROGRAM 2024 - 2025 FISCAL YEAR AUDIT REPORT

(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 _____, 2026.

Henry Alvarez, Secretary /Executive Director

(SEAL)

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

Agenda Item E. 4

SUBJECT:

Consideration and approval of Resolution No. 202607160004 amending the NBHA 401(k) Plan Normal Retirement Age (NRA) from 65 years to 62 years of age.

BACKGROUND AND RATIONAL:

The NBHA 401(k) Plan currently defines Normal Retirement Age (NRA) as age 65. The proposed amendment would reduce the NRA to age 62, providing employees with greater retirement flexibility and aligning the plan with current retirement planning preferences.

FISCAL IMPACT:

There is no direct fiscal impact associated with this amendment. The change does not affect employer contribution requirements or plan funding levels.

STAFF RECCOMENDATION:

Staff recommend approval of the resolution amending the NBHA 401(k) Plan to change the Normal Retirement Age from 65 to 62.

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

RESOLUTION NO. 202607160004

**RESOLUTION FOR APPROVAL AND ACCEPTANCE OF AN AMENDMENT TO THE
NEW BRAUNFELS HOUSING AUTHORITY 401(k) RETIREMENT PLAN TO CHANGE
THE NORMAL RETIREMENT AGE FROM SIXTY-FIVE (65) TO SIXTY-TWO (62)**

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 accept the amendment to the New Braunfels Housing Authority 401 (k) Retirement Plan to change the Normal Retirement Age from sixty-five (65) to sixty-two (62); and

WHEREAS, the Board of Commissioners desires to approve and accept the amendment to the New Braunfels Housing Authority 401(k) Retirement Plan to change the Normal Retirement Age from sixty-five (65) to sixty-two (62);

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

Section I. The Board hereby accepts and approves the amendment to the New Braunfels Housing Authority 401 (k) Retirement Plan to change the Normal Retirement Age from sixty-five (65) to sixty-two (62);

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.

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

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 July 16, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other businesses transacted at the Meeting, a written.

RESOLUTION 202607160004 FOR APPROVAL AND ACCEPTANCE OF AN AMENDMENT TO THE NEW BRAUNFELS HOUSING AUTHORITY 401(k) RETIREMENT PLAN TO CHANGE THE NORMAL RETIREMENT AGE FROM SIXTY-FIVE (65) TO SIXTY-TWO (62)

(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 _____, 2026.

Henry Alvarez, Secretary /Executive Director

(SEAL)

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

Agenda Item E. 5

SUBJECT:

Consideration and appropriate action regarding Resolution [XXXX], authorizing the NBHA Public Facility Corporation (“NBHAPFC”) to approve the resolution for the Park at Dogwood 9% low-income housing tax credit project (the “Project”).

BACKGROUND AND RATIONAL:

The Project is a 76-unit 9% low-income housing tax credit project located at approximately 1869 McQueeney Rd., New Braunfels, Texas 78130. Of the 76 units, there will be 8 total units reserved for tenants making 30% AMI or less, 31 total units reserved for tenants making 50% AMI or less, and 37 total units reserved for tenants making 60% or less AMI.

The Project is expected to cost approximately \$21,200,000. The Project does not have tax exempt bonds as this is not a requirement of the 9% LIHTC Program. The sources of funds are as follows: approximately \$15,698,430 in tax credit equity to be provided by Hudson Housing Capital’s purchase of the tax credits; approximately \$13,800,000 in construction financing that will be reduced upon conversion to approximately \$4,700,000 in permanent financing from Security Bank and Trust Company; and approximately \$840,000 in deferred developer fees.

NBHAPFC will be the general contractor for the Project to obtain a sales tax exemption. NBHA Dogwood Landowner, LLC, a wholly owned subsidiary of NBHAPFC, will own the land and lease it to the tax credit partnership.

FISCAL IMPACT:

The PFC will receive a right of first refusal at the end of the 15-year tax credit compliance period to acquire the project for the outstanding debt plus exit taxes. Additionally, the NBHAPFC anticipates receiving the following payments: 25% of the development fee including deferred development fee (approximately \$575,000), and 25% of the cash flow.

STAFF RECCOMENDATION:

Staff recommend approval of the resolution authorizing execution of the permanent financing documents and related agreements for the Park at Dogwood development.

ATTACHMENT:

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

RESOLUTION NO. 202607160005

RESOLUTION 202607160005 APPROVING THE PARK AT DOGWOOD 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE NBHA PUBLIC FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

WHEREAS, one of the strategic goals of the New Braunfels Housing Authority (“NBHA”) is to expand the supply of affordable housing; and

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

WHEREAS, the Board of Commissioners of New Braunfels Housing Authority (the “Board”) desires to approve the participation of NBHA Public Facility Corporation (“NBHAPFC”) in the project proposed by Comal Partners, L.P., a Texas limited partnership (the “Partnership”), to acquire and construct an approximately 76-unit low-income housing tax credit facility (the “Housing Facility”) located at approximately 1869 McQueeney Rd., New Braunfels, Texas to be known as Park at Dogwood Apartments (the “Project”); and

WHEREAS, the Project has received an allocation of 9% low-income housing tax credits; and

WHEREAS, the Board desires to approve the Project; and

WHEREAS, pursuant to chapters 303 and 392 of the Texas Local Government Code, as amended, NBHA conducted a public hearing at the regular meeting of the Board on July 16, 2026, with respect to the Project; and

WHEREAS, at the request of the Partnership, NBHAPFC has agreed to (i) serve as the sole member NBHA Dogwood GP, LLC, a Texas limited liability company (the “General Partner”), which shall serve as sole general partner of the Partnership in connection with the financing of the Project, (ii) form NBHA Dogwood Landowner, LLC, a Texas limited liability company, which shall acquire the Land and lease it to the Partnership pursuant to a Ground Lease, and (iii) serve as the general contractor for the Project;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of New Braunfels for the various entities to enter into the transactions described above so that the Project may be constructed; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of NBHA and NBHAPFC;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the NBHA, that:

- 1) The Board hereby approves the Project.
- 2) The Board hereby approves **Resolution 202607160005** authorizing the transactions for the Project and the participation of NBHAPFC, General Partner and any affiliates thereof in the Project.

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

3) The officers of NBHA and NBHAPFC, or any of them, or Henry Alvarez, as Authorized Signatory, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

4) If any section, paragraph, clause, or provisions 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.

5) 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.

6) 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.

7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

8) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 16th day of July 2026.

Sharon Navarre Samples
Chair, Board of Commissioners

Attested and approved as to form:

Henry Alvarez
Executive Director

CITY OF NEW BRAUNFELS HOUSING AUTHORITY

BOARD of COMMISSIONERS

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 July 16, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other businesses transacted at the Meeting, a written.

RESOLUTION 202607160005 APPROVING THE PARK AT DOGWOOD 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE NBHA PUBLIC FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

(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 _____, 2026.

Henry Alvarez, Secretary/Executive Director

(SEAL)

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

F. RECESS NBHA BOARD OF COMMISSIONERS MEETING

1, Open NBHA Public Facility Corporation meeting

G. REOPEN NBHA BOARD COMMISSIONERS MEETING

H. ADJOURNMENT