



# **WESLACO**

HOUSING AUTHORITY

## **NOTICE OF REGULAR MEETING**

**April 15, 2020**

**NOTICE** In light of the COVID-19 pandemic and the current state of emergency declared by state and local officials, and the mandatory or recommended restrictions on public gatherings, convening a quorum of the Board of Commissioners of Housing Authority of City of Weslaco at one location would be difficult or impossible. Therefore, the April 15, 2020 Regular Meeting of the Board of Commissioners of the Housing Authority of City of Weslaco will be conducted via teleconference Meeting.

The public may participate by calling the following toll-free number:

**1(848) 220-3300 / Meeting ID 158-7573**



**Agenda Packet**

April 9, 2020

**PUBLIC NOTICE OF REGULAR MEETING**

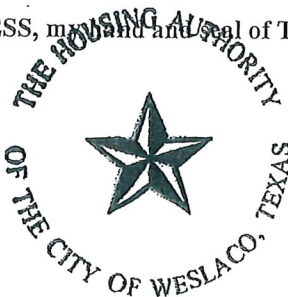
In light of the COVID-19 pandemic and the current state of emergency declared by state and local officials, and the mandatory or recommended restrictions on public gatherings, convening a quorum of the Board of Commissioners of Housing Authority of the City of Weslaco at one location would be difficult or impossible. Therefore, the April 15, 2020 Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Weslaco will be conducted via a Teleconference Meeting. The public may participate by calling the following toll-free number: 1(848) 220-3300, Meeting ID 158-7573

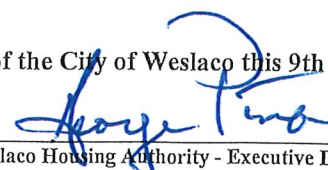
**AGENDA**

1. Roll call and call to order
2. Public Comment
3. Approval of minutes for meeting of Board of Commissioners - Exhibit
  - A. Special Meeting held on March 25, 2020
4. Discussion and possible action to approve – Exhibits A
  - A. February 29, 2020 Financial Report and Check Registers for Public Housing and Housing Choice Voucher Program (HCVP)
5. Discussion and possible action to approve – Exhibit
  - A. Resolution #2020-0415-01 Resolution for Disposition and Sale of 40-acre tract of vacant farmland owned by Weslaco Housing Authority.
6. Discussion and comment – Exhibits
  - A. UAG Tax Credit Report (Sevilla, CenterPoint and Alta Vista)
  - B. Public Housing Report
  - C. Housing Choice Voucher Program (HCVP)
7. Director's Report
  - A. HUD update on Corona Virus
8. EXECUTIVE SESSION in accordance with Chapter 551.071 of the Texas Government code (Open Meetings Act), the Housing Authority of the City of Weslaco, Board of Commissioners hereby gives notice that it will meet in executive session. Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting then final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code V.T.C.A. The Board of Commissioners will discuss the following matters:
  - A. Private consultation with Board's Attorney pursuant to §551.07
9. RECONVENE into OPEN SESSION and consider acting, if any, on items discussed in executive session.
10. Adjournment

WITNESS, my hand and seal of The Housing Authority of the City of Weslaco this 9th day of April 2020.

SEAL



  
George Piña, Weslaco Housing Authority - Executive Director

Roll Call  
April 15, 2020  
Regular Meeting

Commissioner	Present	Not Present
Chairman Johnny Bautista	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Rodolfo "Fito" Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Sergio Lozano	<input type="checkbox"/>	<input type="checkbox"/>
Resident Commissioner Arlene Perez	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Vacant	<input type="checkbox"/>	<input type="checkbox"/>
Attorney Marissa Carranza Hernandez	<input type="checkbox"/>	<input type="checkbox"/>
Executive Director George Piña	<input type="checkbox"/>	<input type="checkbox"/>



ITEM 2  
Public Comment



ITEM 3

Approval of minutes for meeting of Board of Commissioners – Exhibit

A. Special Meeting held on March 25, 2020

**MINUTES  
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF WESLACO  
HELD WEDNESDAY, MARCH 25, 2020.**

**Item 1-Roll Call and called to order**

On this 25<sup>TH</sup> day of March at 4:01 p.m. the Board of Commissioner for the City of Weslaco Housing Authority convened in a Special Meeting at the Weslaco Housing Authority conference room, located at 600 N. Airport Dr. Weslaco, TX 78596 the following board members were present:

Chairman	Johnny Bautista
Vice Chairman	Rodolfo "Fito" Rodriguez
Commissioner	Sergio Lozano – Present via Teleconference
Resident	
Commissioner	Arlene Perez – Not present
Attorney	Marissa Carranza Hernandez
Executive Director	Mr. George Piña

**Item 2 Public Comment**

No public comment at this time.

**For the record Ms. Carranza Hernandez clarified that Commissioner Lozano was able to participate in the meeting via teleconference given the opinion that was issued by the office of the Attorney General Section 418.016 (see attachment)**

**Item 3- Approval of minutes for meeting of the Weslaco Housing Authority Board of Commissioners - Exhibit**

**A. Regular Meeting held on February 19, 2020**

Motion to approve minutes for Regular Meeting of the Board of Commissioners held February 19, 2020 was made by Commissioner Rodriguez, Second by Commissioner Lozano without objection and further discussion all Commissioners present voted in favor, motion carries.

**Item 4-Discussion and possible action to approve – Exhibits**

**A. January 31, 2020 Financial Reports and Check Registers for Public Housing and Housing Choice Voucher Program (HCVP)**

Mr. George Piña, Executive Director presented the financial reports and check registers for January 31, 2019 for the Public Housing and HCVP programs.

The Weslaco Housing Authority Public Housing Program Supplementary Schedule Report for January 31, 2019 is as follows: Current Reserve Level is 150%, Quick Ratio is 26.68 to 1, and MENAR is 11.27.

Mr. Piña requested approval for the January 31, 2019 Financials.

A motion to approve the January 31, 2019 Financial Reports and Check Registers as presented for Public Housing and Housing Choice Voucher Program was made by Commissioner Rodriguez, 2<sup>nd</sup> by

Commissioner Lozano, without objection and further discussion all Commissioners present voted in favor, motion carries.

**Item 5. Discussion and possible action to approve – Exhibit**

**A. Submission for the 40-acre tract disposition application**

This item was tabled

**Item 6. Discuss and comments – Exhibits**

**A. UAG Tax Credit Report (Alta Vista, CenterPoint Homes and Sevilla) Ms. Garza in absence of Karen Klotoposki, UAG Report for February 29, 2020.**

For Alta Vista the following was reported \$51,649 collected for rent, \$2,727 in delinquency, 97% occupancy and 5 vacancies. Center Point Homes report for February 29, 2020 100% occupancy, \$27,727 collected for rent, and \$5,436 in delinquency. Sevilla report for February 29, 2020 report \$39,915 collected in rent, \$5,263 in delinquency, 92.5% occupancy, and 8 vacant units.

**A. Public Housing Report by Gloria Garza**

Ms. Garza presented the Public Housing Report for February 29, 2020 as follows:

CenterPoint rent collection was reported at \$11,627 with a delinquency of (\$458.72) 10 work orders were completed, and 7 inspections for the month. For El Jardin, it was reported 100% occupancy, \$1,930 in rent collections with (\$493.72) delinquency, and 1 work order for the month. Overall occupancy for CenterPoint, Sevilla and Alta Vista is at 100% occupancy, PIC reporting is at 100%. Waiting list is still open for Public Housing Program with 496 applicants.

**B. Housing Choice Voucher Program by Gloria Garza**

Ms. Garza presented the HCVP Report for February 29, 2020 as follows:

The Program started the month with 436 vouchers and finished the month with 438 leased vouchers, HAP Disbursement was \$208,970, HAP payment was \$187,587. Waiting list is currently open with 438 applicants.

**Item 8 Director's Report**

**A. Plumbing Upgrade Status**

Mr. Piña informed the Commissioners 10 units have been completed and will continue to work on completing the plumbing project by September 2020.

**B. HUD update on Corona Virus**

Mr. Piña stated he is in constant communication with HUD and continues to disseminate COVID-19 coronavirus information as soon as it's made available to the PHA's.

**C. WHA Measures to Prevent the Spread of COVID-19 (Coronavirus) Notice to Residents**

Mr. Piña told the Commissioners that the WHA provided Measures to Prevent the COVID-19 notice to all the WHA residents and clients. See attachment.

**Item 9. EXECUTIVE SESSION in accordance with Chapter 551.071 of the Texas Government code (Open Meetings Act), the Housing Authority of the City of Weslaco, Board of Commissioners hereby gives notice that it will meet in executive session. Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting, then final action, decision, or final vote shall be made during the open meeting held in**

compliance with Chapter 551, government code V.T.C.A. The Board of Commissioners will discuss the following matters:

A. Private consultation with Board's Attorney pursuant to §551.071

Time in: 4:41 pm

**Item 10. RECONVENE into OPEN SESSION** and consider acting, if any, on items discussed in executive session.

Time out: 4:53 pm

No action taken

**Item 11. Adjournment**

There being no further business to come before the Special Meeting of the Board of Commissioners, at 4:53 p.m. it was moved by Commissioner Rodriguez that meeting be adjourned seconded by Commissioner Lozano.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

Attest: \_\_\_\_\_  
Secretary





ITEM 4

Discussion and possible action to approve – Exhibit

- A. February 29, 2020 Financial Report and Check Registers for public Housing and Housing Choice Voucher Program (HCVP)

**WESLACO HOUSING AUTHORITY  
SUPPLEMENTARY SCHEDULE  
February 29, 2020**

Total Revenues

85,773.15 - Operating Revenues  
229,837.83 - Operating Subsidy  
**315,610.98** Total Revenues

2020 Max. Oper. Reserve

**360,155.00**

Total Routine Exp.

181,629.20 Administrative  
 1,078.18 Tenant Services  
 6,136.26 Utilities  
 51,947.01 Maintenance  
 1,184.18 Protective Services  
 6,612.05 General  
14.00 Other  
**248,600.88** Total Routine Exp.

Unrestricted  
 Net Assets  
 + Current Inc.

480,504.31  
67,010.10  
**547,514.41**

Excess Revenues  
Over Expenses

315,610.98 Total Revenues  
(248,600.88) Total Routine Expenses  
 67,010.10 Subtotal  
 (0) Depreciation Expense

Current Reserve Level

547,514.41  
 360,155.00 = **152%**

**67,010.10 - Surplus/Deficit**

Current Assets 547,514.41  
 Current Liabilities 20,288.78 = **26.99 to 1**

Unrestricted  
Net Position

567,803.19 Current Assets  
(20,288.78) Current Liabilities  
 -  
547,514.41  
 -  
 Subtotal  
 Utility Deposits  
 Deferred Charges

Current Assets less  
 Current Liabilities 547,514.41  
 Avg. Mo. Oper. Exp. 49,720.18 = **11.02**  
 (248,600.88/5)

MENAR

**547,514.41** - Unrestricted Net Position



To Management and Board of Commissioners:

Attached is the Housing Authority's monthly financial reporting package. Management of the Housing Authority is responsible for the accompanying statements. Lindsey and Company is responsible for the compilation of these reports based on information that the Housing Authority has provided to us. Our compilation includes performing limited procedures to verify the accuracy or completeness of the information provided by management.

It is the Housing Authority's responsibility to establish a system of internal control to ensure that assets are secure and have limited risk of theft and are used in compliance with all local, state and federal requirements. Lindsey and Company's compilation procedures are not designed to detect fraud, abuse or other irregularities, however, while performing our monthly procedures, if we become aware of such irregularities, we will alert the proper officials concerning such matters.

It is the Housing Authority's responsibility to establish a system of internal control to ensure that assets are secure and have limited risk of theft and are used in compliance with all local, state and federal requirements. Lindsey and Company's compilation procedures are not designed to detect fraud, abuse or other irregularities, however, while performing our monthly procedures, if we become aware of such irregularities, we will alert the proper officials concerning such matters.

Sincerely,

*Lindsey & Co.,  
an MRI Software Company*

WESLACO HOUSING AUTHORITY LOW RENT  
Financial Statements  
2/29/2020

Prepared by Lindsey and Company, Inc.  
Fee Accountant: Stanley Sackman  
Telephone: (501) 372-5324 Ext 706  
Email: stanleys@lindseysoftware.com

Weslaco TX  
**Comparative Balance Sheet - FDS**  
 Weslaco Low Rent  
 Weslaco Low Rent  
 As of Date: 2/29/2020

	2/29/2020	2/28/2019	Variance
<b>Assets</b>			
<b>Cash and Cash Equivalents</b>			
Cash - Unrestricted	528,913.16	455,356.56	73,556.60
Cash - Other Restricted	2.45	0.00	2.45
Cash - Tenant Security Deposits	16,600.55	13,150.55	3,450.00
<b>Total Cash and Cash Equivalents</b>	<b>545,516.16</b>	<b>468,507.11</b>	<b>77,009.05</b>
<b>Accounts and Notes Receivables</b>			
Accounts Receivable - HUD Other Projects	(35,625.16)	(39,978.40)	4,353.24
Accounts Receivable - Miscellaneous	14,744.34	14,744.34	0.00
Accounts Receivable - Tenants	(712.39)	3,451.66	(4,164.05)
Allowance for Doubtful Accounts - Tenant	(263.84)	0.00	(263.84)
<b>Total Accounts and Notes Receivables</b>	<b>(21,857.05)</b>	<b>(21,782.40)</b>	<b>(74.65)</b>
<b>Investments and Other Current Assets</b>			
Prepaid Expenses and Other Assets	11,026.87	13,215.28	(2,188.41)
Inter Program - Due From	28,876.92	13,701.92	15,175.00
<b>Total Investments and Other Current Assets</b>	<b>39,903.79</b>	<b>26,917.20</b>	<b>12,986.59</b>
<b>Capital Assets, Net of Accumulated Depreciation</b>			
Land	1,420,752.65	1,420,752.65	0.00
Buildings	4,430,864.16	4,370,904.06	59,960.10
Furniture, Equipment & Machinery - Admin	170,689.08	141,793.86	28,895.22
Leasehold Improvements	455,170.98	455,170.98	0.00
Accumulated Depreciation	(3,222,011.34)	(3,023,226.99)	(198,784.35)
Construction in Progress	458,359.96	86,848.59	371,511.37
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>3,713,825.49</b>	<b>3,452,243.15</b>	<b>261,582.34</b>
<b>Other Non-Current Assets</b>			
Other Assets	(4,000.00)	0.00	(4,000.00)
<b>Total Other Non-Current Assets</b>	<b>(4,000.00)</b>	<b>0.00</b>	<b>(4,000.00)</b>
<b>Total Assets</b>	<b>4,273,388.39</b>	<b>3,925,885.06</b>	<b>347,503.33</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Wage/Payroll Taxes Payable	1,208.43	1,272.12	(63.69)
Accrued Compensated Absences - Current	654.99	461.54	193.45
Tenant Security Deposits	17,484.55	15,560.55	1,924.00
Other Current Liabilities	940.81	1,210.47	(269.66)
<b>Total Current Liabilities</b>	<b>20,288.78</b>	<b>18,504.68</b>	<b>1,784.10</b>
<b>Non-Current Liabilities</b>			
Accrued Compensated Absences - Non-Current	5,894.93	4,153.84	1,741.09
<b>Total Non-Current Liabilities</b>	<b>5,894.93</b>	<b>4,153.84</b>	<b>1,741.09</b>
<b>Total Liabilities</b>	<b>26,183.71</b>	<b>22,658.52</b>	<b>3,525.19</b>
<b>Net Position</b>			
<b>Net Position</b>			
Net Investment in Capital Assets	3,402,664.37	3,442,407.69	(39,743.32)
Unrestricted Net Position	480,504.31	389,387.63	91,116.68
<b>Total Net Position</b>	<b>3,883,168.68</b>	<b>3,831,795.32</b>	<b>51,373.36</b>
<b>Net Income (Loss)</b>	<b>364,036.00</b>	<b>69,912.72</b>	<b>294,123.28</b>
<b>Total Net Position</b>	<b>4,247,204.68</b>	<b>3,901,708.04</b>	<b>345,496.64</b>
<b>Total Liabilities and Net Position</b>	<b>4,273,388.39</b>	<b>3,924,366.56</b>	<b>349,021.83</b>

Weslaco TX  
Comparative Balance Sheet - FDS  
Weslaco Low Rent  
Weslaco Low Rent  
As of Date: 2/29/2020

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	2/29/2020	2/28/2019	Variance
<b>Variance</b>		1,518.50	<b>(1,518.50)</b>

**Weslaco TX  
Budgeted Income Statement**

Weslaco Low Rent  
Weslaco Low Rent

U/M Month: 128 - U/M YTD: 640 - U/M Year: 1536

Fiscal Year End Date:	9/30/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	PUM	5 Month(s) Ended February 29, 2020	PUM	Budget	Budget P.U.M	Variance	
<b>Tenant Revenue</b>										
Dwelling Rent	1	01 3110	5	12,751.00	99.62	61,025.00	95.35	122,180.00	79.54	(61,155.00)
Excess Utilities	1	01 3120	5	0.00	0.00	0.00	0.00	800.00	0.52	(800.00)
Other Income - Tenant	1	01 3690	5	537.72	4.20	2,664.42	4.16	240.00	0.16	2,424.42
Other Income - Collection Losses	1	01 3690.70	5	100.00	0.78	3,893.00	6.08	0.00	0.00	3,893.00
<b>Total Tenant Revenue</b>				<b>13,388.72</b>	<b>104.60</b>	<b>67,582.42</b>	<b>105.60</b>	<b>123,220.00</b>	<b>80.22</b>	<b>(55,637.58)</b>
<b>Fee Revenue</b>										
Operating Subsidy - Current Year	1	01 8020	0	53,267.00	416.15	229,837.83	359.12	462,892.00	301.36	(233,054.17)
<b>Total Fee Revenue</b>				<b>53,267.00</b>	<b>416.15</b>	<b>229,837.83</b>	<b>359.12</b>	<b>462,892.00</b>	<b>301.36</b>	<b>(233,054.17)</b>
<b>Other Revenue</b>										
Nondwelling Rental	1	01 3190	5	0.00	0.00	0.00	0.00	8,000.00	5.21	(8,000.00)
Investment Income - Unrestricted	1	01 3610	5	195.58	1.53	997.58	1.56	2,000.00	1.30	(1,002.42)
Other Income - Misc Other Revenue	1	01 3690.1	5	801.60	6.26	1,805.15	2.82	0.00	0.00	1,805.15
Other Income - OIG Finding from WHO Acct	1	01 3690.5	5	0.00	0.00	15,388.00	24.04	0.00	0.00	15,388.00
<b>Total Other Revenue</b>				<b>997.18</b>	<b>7.79</b>	<b>18,190.73</b>	<b>28.42</b>	<b>10,000.00</b>	<b>6.51</b>	<b>8,190.73</b>
<b>Total Operating Revenue</b>				<b>67,652.90</b>	<b>528.54</b>	<b>315,610.98</b>	<b>493.14</b>	<b>596,112.00</b>	<b>388.09</b>	<b>(280,501.02)</b>
<b>Administrative Expenses</b>										
Nontechnical Salaries	1	01 4110	5	12,567.45	98.18	63,804.34	99.69	137,200.00	89.32	73,395.66
Legal Expense	1	01 4130	5	2,316.60	18.10	4,738.50	7.40	20,000.00	13.02	15,261.50
Staff Training	1	01 4140	5	4,581.36	35.79	5,881.36	9.19	8,000.00	5.21	2,118.64
Travel	1	01 4150	5	305.00	2.38	457.50	0.71	15,000.00	9.77	14,542.50
Accounting Fees	1	01 4170	5	490.00	3.83	3,170.00	4.95	7,370.00	4.80	4,200.00
Audit Fees	1	01 4171	5	0.00	0.00	0.00	0.00	7,500.00	4.88	7,500.00
Employee Benefits Cont - Admin	1	01 4182	5	4,029.83	31.48	16,246.80	25.39	45,240.00	29.45	28,993.20
Advertising and Marketing	1	01 4190.08	5	88.83	0.69	436.87	0.68	2,000.00	1.30	1,563.13
Inspection Cost	1	01 4190.09	5	0.00	0.00	350.00	0.55	0.00	0.00	(350.00)
Membership Dues and Fees	1	01 4190.12	5	0.00	0.00	407.75	0.64	1,600.00	1.04	1,192.25
Telephone	1	01 4190.13	5	0.00	0.00	565.91	0.88	3,750.00	2.44	3,184.09
Forms & Office Supplies	1	01 4190.17	5	392.27	3.06	1,872.55	2.93	3,500.00	2.28	1,627.45
Other Sundry Expense	1	01 4190.18	5	102.95	0.80	1,688.60	2.64	3,030.00	1.97	1,341.40
Administrative Contact Costs	1	01 4190.19	5	2,734.95	21.37	9,890.49	15.45	32,000.00	20.83	22,109.51
Operating Subsidy - Tax Cr Project	1	01 4190.20	5	15,405.98	120.36	72,118.53	112.69	182,000.00	118.49	109,881.47
<b>Total Administrative Expenses</b>				<b>43,015.22</b>	<b>336.06</b>	<b>181,629.20</b>	<b>283.80</b>	<b>468,190.00</b>	<b>304.81</b>	<b>286,560.80</b>
<b>Tenant Services Expense</b>										

**Weslaco TX  
Budgeted Income Statement**

Weslaco Low Rent  
Weslaco Low Rent

U/M Month: 128 - U/M YTD: 640 - U/M Year: 1536

Fiscal Year End Date: 9/30/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	PUM	5 Month(s) Ended February 29, 2020	PUM	Budget	Budget P.U.M	Variance
	1 01 4210 5	1,001.56	7.82	1,001.56	1.56	20,800.00	13.54	19,798.44
Tenant Services Salary								
	1 01 4220.1 5	0.00	0.00	0.00	0.00	2,850.00	1.86	2,850.00
Ten Services - Resident Participation Ex								
	1 01 4222 5	76.62	0.60	76.62	0.12	8,640.00	5.63	8,563.38
Employee Benefits Cont - Ten Svc								
<b>Total Tenant Services Expense</b>		<b>1,078.18</b>	<b>8.42</b>	<b>1,078.18</b>	<b>1.68</b>	<b>32,290.00</b>	<b>21.02</b>	<b>31,211.82</b>
<b>Utilities Expense</b>								
	1 01 4310 5	911.31	7.12	3,688.30	5.76	12,500.00	8.14	8,811.70
Water								
	1 01 4320 5	552.01	4.31	2,009.13	3.14	6,000.00	3.91	3,990.87
Electricity								
	1 01 4390 5	86.21	0.67	438.83	0.69	1,200.00	0.78	761.17
Sewer								
<b>Total Utilities Expense</b>		<b>1,549.53</b>	<b>12.11</b>	<b>6,136.26</b>	<b>9.59</b>	<b>19,700.00</b>	<b>12.83</b>	<b>13,563.74</b>
<b>Ordinary Maintenance and Operations</b>								
	1 01 4410 5	5,003.89	39.09	24,358.49	38.06	55,640.00	36.22	31,281.51
Labor								
	1 01 4420 5	1,999.88	15.62	11,206.66	17.51	37,000.00	24.09	25,793.34
Materials								
	1 01 4430 5	65.00	0.51	65.00	0.10	0.00	0.00	(65.00)
Contract Costs								
	1 01 4430.01 5	0.00	0.00	1,900.00	2.97	4,200.00	2.73	2,300.00
Contract Coits-Extermination								
	1 01 4430.08 5	0.00	0.00	58.52	0.09	2,400.00	1.56	2,341.48
Contract Costs-Auto/Truck Allowance								
	1 01 4430.11 5	151.22	1.18	783.01	1.22	10,000.00	6.51	10,000.00
Contract Costs-Uniforms/Cleaning								
	1 01 4430.13 5	0.00	0.00	0.00	0.00	1,500.00	0.98	1,500.00
Contract Costs-Other								
	1 01 4430.17 5	0.00	0.00	1,054.09	1.65	6,000.00	3.91	4,945.91
Contact Costs-Heating & Cooling Contract								
	1 01 4430.19 5	460.00	3.59	4,100.00	6.41	0.00	0.00	1,900.00
Contract Costs-Landscape & Ground								
	1 01 4430.21 5	428.50	3.35	428.50	0.67	0.00	0.00	(428.50)
Contract Costs-Electrical Contracts								
	1 01 4430.22 5	475.00	3.71	475.00	0.74	0.00	0.00	(475.00)
Contract Costs-Plumbing Contracts								
	1 01 4430.23 5	144.00	1.13	144.00	0.23	0.00	0.00	(144.00)
Contract Costs-Janitorial Contracts								
	1 01 4431 5	45.15	0.35	243.68	0.38	600.00	0.39	356.32
Garbage and Trash Collection								
	1 01 4433 5	1,375.22	10.74	7,130.06	11.14	22,290.00	14.51	15,159.94
Emp Benefit Cont - Maintenance								
<b>Total Ordinary Maintenance and Operations</b>		<b>10,147.86</b>	<b>79.28</b>	<b>51,947.01</b>	<b>81.17</b>	<b>142,030.00</b>	<b>92.47</b>	<b>90,082.99</b>
<b>Protective Services</b>								
	1 01 4480 5	94.90	0.74	646.50	1.01	2,500.00	1.63	1,853.50
Protective Services - Contract Costs								
	1 01 4510 5	537.68	4.20	537.68	0.84	0.00	0.00	(537.68)
Insurance								
<b>Total Protective Services</b>		<b>632.58</b>	<b>4.94</b>	<b>1,184.18</b>	<b>1.85</b>	<b>2,500.00</b>	<b>1.63</b>	<b>1,315.82</b>
<b>Insurance Premiums</b>								
	1 01 4510.01 5	823.35	6.43	4,116.75	6.43	16,800.00	10.94	12,683.25
Insurance -Property (Fire & EC)								
	1 01 4510.02 5	67.52	0.53	337.60	0.53	1,200.00	0.78	862.40
Insurance - General Liability								
	1 01 4510.03 5	85.26	0.67	426.30	0.67	2,000.00	1.30	1,573.70
Insurance - Automobile								
	1 01 4510.04 5	307.08	2.40	1,535.40	2.40	6,300.00	4.10	4,764.60
Insurance - Workman's Comp								
	1 01 4510.09 5	39.20	0.31	196.00	0.31	400.00	0.26	204.00
Insurance - Fidelity Bond								
<b>Total Insurance Premiums</b>		<b>1,322.41</b>	<b>10.33</b>	<b>6,612.05</b>	<b>10.33</b>	<b>26,700.00</b>	<b>17.38</b>	<b>20,087.95</b>
<b>Other General Expenses</b>								



**Weslaco TX**  
**Budgeted Income Statement**

Weslaco Low Rent  
Weslaco Low Rent

U/M Month: 128 - U/M YTD: 640 - U/M Year: 1536

Fiscal Year End Date: 9/30/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	PUM	5 Month(s) Ended February 29, 2020	PUM	Budget	Budget P.U.M	Variance
	1 01 4570	0.00	0.00	0.00	0.00	6,000.00	3.91	6,000.00
	1 01 4590	0.00	0.00	14.00	0.02	0.00	0.00	(14.00)
	<b>Total Other General Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>14.00</b>	<b>0.02</b>	<b>6,000.00</b>	<b>3.91</b>	<b>5,986.00</b>
	<b>Other Expenses</b>							
	1 01 4610.2	0.00	0.00	0.00	0.00	1,500.00	0.98	1,500.00
	1 01 7520	0.00	0.00	10,135.22	15.84	15,000.00	9.77	4,864.78
	1 01 7520.9	0.00	0.00	0.00	0.00	6,400.00	4.17	6,400.00
	1 01 7590	0.00	0.00	(10,135.22)	(15.84)	0.00	0.00	10,135.22
	<b>Total Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,900.00</b>	<b>14.91</b>	<b>22,900.00</b>
	<b>Total Operating Expenses</b>	<b>(57,745.78)</b>	<b>(451.14)</b>	<b>(248,600.88)</b>	<b>(388.44)</b>	<b>(720,310.00)</b>	<b>(468.95)</b>	<b>471,709.12</b>
	<b>Total Operating Income (Loss)</b>	<b>9,907.12</b>	<b>77.43</b>	<b>67,010.10</b>	<b>104.70</b>	<b>(124,198.00)</b>	<b>(80.87)</b>	<b>191,208.10</b>
	<b>Other Financing Sources</b>							
	1 01 3690.99	0.00	0.00	0.00	0.00	193,271.00	125.83	(193,271.00)
	<b>Total Other Financing Sources</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>193,271.00</b>	<b>125.83</b>	<b>(193,271.00)</b>
	<b>Total Other Financing Sources</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>193,271.00</b>	<b>125.83</b>	<b>(193,271.00)</b>
	<b>Total Net Income (Loss)</b>	<b>9,907.12</b>	<b>77.43</b>	<b>67,010.10</b>	<b>104.70</b>	<b>69,073.00</b>	<b>44.96</b>	<b>(2,062.90)</b>

Report Criteria PHA: 1 Project: '01'

Include Unapproved: False

Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

Custom 1:

Custom 2:

Custom 3: PHA

Prepared By Lindsey and Company, Inc.

WESLACO HOUSING AUTHORITY SECTION 8  
Financial Statements  
2/29/2020

Prepared by Lindsey and Company, Inc.  
Fee Accountant: Stanley Sackman  
Telephone: (501) 372-5324 Ext 706  
Email: Stanley.Sackman@mrisoftware.com

Weslaco TX  
**Balance Sheet (UNP & NRP)**  
Weslaco Section 8  
Weslaco Section 8  
As of Date: 2/29/2020

<b>Assets</b>					
<b>Cash and Cash Equivalents</b>					
General Fund	7	01	1111.11	0	161,049.42
HAP Restricted Funds - Contra	7	01	1111.11H	0	(13,177.81)
Elsa State Bank - HAP	7	01	1111.12	0	1,266.98
Petty Cash	7	01	1117	0	100.00
HAP Restricted Funds	7	01	1114.11H	0	<u>13,177.81</u>
<b>Total Cash and Cash Equivalents</b>					<b>162,416.40</b>
<b>Accounts and Notes Receivables</b>					
Accounts Receivable - Fraud Recovery	7	01	1122	0	9,204.10
Accounts Receivable - Allowance for Doubtful	7	01	1122.1	0	<u>(9,204.10)</u>
<b>Total Accounts and Notes Receivables</b>					<b>0.00</b>
<b>Investments and Other Current Assets</b>					
Prepaid Insurance	7	01	1211	0	<u>5,988.30</u>
<b>Total Investments and Other Current Assets</b>					<b>5,988.30</b>
<b>Capital Assets, Net of Accumulated Depreciation</b>					
Automotive Equipment	7	01	1475.7	4	23,866.69
Accumulated Depreciation	7	01	1400.5	4	<u>(12,689.83)</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>					<b>11,176.86</b>
<b>Other Non-Current Assets</b>					
July Check Cleared in June	7	01	1290.01	0	<u>134.75</u>
<b>Total Other Non-Current Assets</b>					<b>134.75</b>
<b>Total Assets</b>					<b><u>179,716.31</u></b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Accrued Comp Absences - Short Term	7	01	2135.1	0	287.26
Intercompany Payables - Low Rent	7	01	2119.01	0	<u>28,064.25</u>
<b>Total Current Liabilities</b>					<b>28,351.51</b>
<b>Non-Current Liabilities</b>					
Accrued Comp Absences - Long Term	7	01	2135.2	0	<u>2,585.37</u>
<b>Total Non-Current Liabilities</b>					<b>2,585.37</b>
<b>Total Liabilities</b>					<b><u>30,936.88</u></b>
<b>Net Position</b>					
<b>Net Position</b>					
Net Capital Assets	7	01	2701	0	4,420.06
Restricted HAP Equity	7	01	2841.1	0	65,413.89
Operating Reserve - Sec 8 Voucher	7	01	2826.1	0	<u>91,809.52</u>
<b>Total Net Position</b>					<b>161,643.47</b>
<b>Net Income (Loss)</b>					<b>(12,864.04)</b>
<b>Total Net Position</b>					<b><u>148,779.43</u></b>
<b>Total Liabilities and Net Position</b>					<b><u>179,716.31</u></b>

Weslaco TX  
**Comparative Income Statement (UNP and NRP)**  
Weslaco Section 8  
Weslaco Section 8

					Start: 10/01/2019	Start: 10/01/2018	
					End: 02/29/2020	End: 02/28/2019	Variance
<b>Operating Revenue</b>							
<b>Fee Revenue</b>							
Administrative Fees Earned	7	01	3112	5	108,416.00	105,949.00	2,467.00
HAP Earned Income	7	01	4902	5	905,370.00	794,658.00	110,712.00
<b>Total Fee Revenue</b>					<b>1,013,786.00</b>	<b>900,607.00</b>	<b>113,179.00</b>
<b>Other Revenue</b>							
Interest Earned on Operating R	7	01	3300	5	288.17	192.22	95.95
Fraud Recovery - PHA Portion	7	01	3300.1	5	2,136.92	534.75	1,602.17
Lawsuit Settlements	7	01	3300.3	5	31,503.50	0.00	31,503.50
Admin Fees Earned for Portabil	7	01	3300.P	5	20.00	0.00	20.00
HAP - HUD Portion Fraud Recove	7	01	4715.8	5	(2,156.92)	(534.75)	1,622.17
<b>Total Other Revenue</b>					<b>31,791.67</b>	<b>192.22</b>	<b>34,843.79</b>
<b>Total Operating Revenue</b>					<b>1,049,891.51</b>	<b>901,868.72</b>	<b>148,022.79</b>
<b>Operating Expenses</b>							
<b>Administrative Expenses</b>							
Nontechnical Salaries	7	01	4110	5	55,241.87	52,725.05	(2,516.82)
Legal Expense	7	01	4130	5	3,159.00	3,213.60	54.60
Staff Training	7	01	4140	5	3,704.24	0.00	(3,704.24)
Travel	7	01	4150	5	480.60	136.50	(344.10)
Accounting Fees	7	01	4170	5	4,685.00	4,680.00	(5.00)
Employee Benefits Cont - Admin	7	01	4182	5	19,291.67	17,453.36	(1,838.31)
Advertising and Marketing	7	01	4190.08	5	0.00	358.39	358.39
Inspection Cost	7	01	4190.09	5	1,550.00	350.00	(1,200.00)
Membership Dues and Fees	7	01	4190.12	5	532.25	1,187.25	655.00
Telephone	7	01	4190.13	5	760.87	949.76	188.89
Forms & Office Supplies	7	01	4190.17	5	827.83	1,263.90	436.07
Other Sundry Expense	7	01	4190.18	5	623.03	706.02	82.99
Administrative Contact Costs	7	01	4190.19	5	5,122.96	7,456.22	2,333.26
<b>Total Administrative Expenses</b>					<b>95,979.32</b>	<b>90,480.05</b>	<b>(5,499.27)</b>
<b>Utilities Expense</b>							
Fuel	7	01	4340	5	64.59	0.00	(64.59)
<b>Total Utilities Expense</b>					<b>64.59</b>	<b>0.00</b>	<b>(64.59)</b>
<b>Ordinary Maintenance and Operations</b>							
Maintenance & Operations	7	01	4400	5	130.40	84.98	(45.42)
<b>Total Ordinary Maintenance and Operations</b>					<b>130.40</b>	<b>84.98</b>	<b>(45.42)</b>
<b>Insurance Premiums</b>							
Insurance -Property (Fire & EC	7	01	4510.01	5	2,911.33	834.20	(2,077.13)
Insurance - General Liability	7	01	4510.02	5	241.61	82.45	(159.16)
Insurance - Automobile	7	01	4510.03	5	312.42	140.95	(171.47)
Insurance - Workman's Comp	7	01	4510.04	5	1,080.18	282.95	(797.23)
Insurance - Fidelity Bond	7	01	4510.09	5	130.62	0.00	(130.62)
Insurance - Other	7	01	4510.15	5	2,001.21	0.00	(2,001.21)
<b>Total Insurance Premiums</b>					<b>6,677.37</b>	<b>1,340.55</b>	<b>(5,336.82)</b>
<b>Other General Expenses</b>							
Other General Expense	7	01	4590	5	140.87	0.00	(140.87)
<b>Total Other General Expenses</b>					<b>140.87</b>	<b>0.00</b>	<b>(140.87)</b>
<b>Other Expenses</b>							
Replacement Of Non-Expend Equi	7	01	7520	5	6,756.80	0.00	(6,756.80)
Operating Exp For Property - C	7	01	7590	5	(6,756.80)	0.00	6,756.80
<b>Total Other Expenses</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Housing Assistance Payments</b>							

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

Weslaco TX  
**Comparative Income Statement (UNP and NRP)**  
 Weslaco Section 8  
 Weslaco Section 8

				Start: 10/01/2019	Start: 10/01/2018		
				End: 02/29/2020	End: 02/28/2019	Variance	
HAP Payments - Rent	7	01	4715.1	5	952,929.00	907,871.00	(45,058.00)
HAP Payments - Utilities	7	01	4715.4	5	6,834.00	8,053.00	1,219.00
<b>Total Housing Assistance Payments</b>					<u>959,763.00</u>	<u>915,924.00</u>	<u>(43,839.00)</u>
<b>Total Operating Expenses</b>					<u>(1,062,755.55)</u>	<u>(1,007,829.58)</u>	<u>(54,925.97)</u>
<b>Net Income (Loss)</b>					<u>(12,864.04)</u>	<u>(105,960.86)</u>	<u>93,096.82</u>

WESLACO HOUSING OPPORTUNITIES CORP.  
Financial Statements  
2/29/2020

Prepared by Lindsey and Company, Inc.  
Fee Accountant: Stanley Sackman  
Telephone: (501) 372-5324 Ext 706  
Email: stanleys@lindseysoftware.com

Weslaco TX  
**Balance Sheet**  
 Housing Opporunities Corp  
 Weslaco Housing Opporunities Corp  
 As of Date: 2/29/2020

		<b>Assets</b>					
<b>Cash and Cash Equivalents</b>							
General Fund		3	01	1111.11	0	97,472.64	
Petty Cash		3	01	1117	0	100.00	
<b>Total Cash and Cash Equivalents</b>						<b>97,572.64</b>	
<b>Total Assets</b>						<b>97,572.64</b>	
		<b>Liabilities</b>					
<b>Current Liabilities</b>							
Intercompany Payable Low Rent		3	01	2119.01	0	146.63	
<b>Total Current Liabilities</b>						<b>146.63</b>	
<b>Total Liabilities</b>						<b>146.63</b>	
		<b>Net Position</b>					
<b>Net Position</b>							
Net Assets - Unrestricted		3	01	2841	0	19,700.00	
<b>Total Net Position</b>						<b>19,700.00</b>	
<b>Net Income (Loss)</b>						<b>77,726.01</b>	
<b>Total Net Position</b>						<b>97,426.01</b>	
<b>Total Liabilities and Net Position</b>						<b>97,572.64</b>	



ITEM 5

Discussion and possible action to approve – Exhibit

- A. Resolution #2020-0415-01 Resolution for Disposition and Sale of 40-acre tract of vacant farmland owed by Weslaco Housing Authority.



**Weslaco Housing Authority  
Resolution No. 2020-0415-01**

**RESOLUTION FOR DISPOSITION AND SALE OF 40 ACRE TRACT OF VACANT FARMLAND OWNED  
BY WESLACO HOUSING AUTHORITY**

**WHEREAS**, 24 CFR 970.17 (D) allows for disposition of vacant land that is incidental to, or does not interfere with operation of the Housing Authority ; and

**WHEREAS**, It is cost prohibitive to construct infrastructure where the land is located; and

**WHEREAS**, The Weslaco Housing Authority has included disposition of the vacant land in its Annual Plan; and

**WHEREAS**, The Commissioner of the Weslaco Housing Authority believe it is in the best interest, financial and administrative to dispose of the vacant land; and

**WHEREAS**, The Commissioners of the Weslaco Housing Authority desire to submit a Section 18 Disposition application through the Special Application Center for the disposition of the vacant farmland;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Commissioners hereby approves the adoption of the Weslaco Housing Authority's Resolution to for Disposition and Sale of 40 acre tract of vacant farmland owned by Weslaco Housing Authority 15<sup>th</sup> day of April 2020.

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Johnny Bautista, Board of commissioners Chairman

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George Piña, Executive Director, Board Secretary



## ITEM 6

### Discussion and comment - Exhibits

- A. UAG Tax Credit Report (Sevilla, CenterPoint, and Alta Vista)
- B. Public Housing Report
- C. Housing Choice Voucher Program (HCVP)



Property	MTD Revenue Actual	MTD Revenue Last Period	% Variance	MTD Expenses Actual	MTD Expenses Last Period	% Variance	Concessions	Bad Debt	Delinquency	Delinquency %	MTD NOI Actual	MTD NOI Budget	% Variance	YTD Revenue Actual	YTD Revenue Budget	YTD Expense Actual	YTD Expense Budget
Alla Vista Towers	\$52,145	\$51,640	1.0%	\$30,871	\$27,317	13.0%	\$2,825	(\$516)	\$1,250	2.3%	\$24,274	\$19,032	6.4%	\$166,554	\$160,719	\$86,123	\$90,832
Notes: Expenses are higher due to Covid-19 Payroll.																	
Centerpointe Homas	\$28,167	\$27,327	3.1%	\$12,174	\$10,134	20.1%	\$1,002	\$0	\$4,256	14.8%	\$15,004	\$16,416	(2.6%)	\$83,022	\$86,659	\$33,140	\$38,455
Notes:																	
Sevilla	\$42,181	\$39,915	5.7%	\$20,697	\$20,566	1.1%	\$1,635	(\$384)	\$2,756	0.0%	\$15,354	\$20,877	(26.5%)	\$121,792	\$136,723	\$79,063	\$76,339
Notes: March Income Higher is due to February rent paid in March.																	
Portfolio Summary	\$122,494	\$118,890	9.7%	\$69,662	\$64,017	34.2%	\$5,322	(\$900)	\$8,202	6.4%	\$52,592	\$56,925	(20.8%)	\$351,049	\$374,100	\$200,326	\$205,626

**Public Housing  
Monthly Report FY 2020  
Centerpoint**

2019	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.
Vacancy	0	0	0	0	0	0						
Occupancy	100%	100%	100%	100%	100%	100%						
Collections	\$10,183.00	\$10,589.00	\$10,271.00	\$10,895.00	\$11,627.00	\$11,078.54						
Delinquency	-\$2,279.39	-\$2,037.11	-\$1,563.11	-\$563.44	-\$458.72	\$1.78						
Work Orders	10	9	8	15	10	14						
Inspections	6	7	12	10	7	8						
Move out bal.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						

**El Jardin**

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.
Vacancy	0	0	0	0	0	0						
Occupancy	100%	100%	100%	100%	100%	100%						
Collections	1,912	\$1,755.00	\$1,881.00	\$1,911.00	\$1,930.00	\$1,873.00						
Delinquency	-249	-87.00	-95.00	-105.00	-493.72	34.00						
Work orders	5	2	2	0	1	4						

**NEW CENTERPOINT HOMES**

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.
Vacancy	0	0	0	0	0	0						
Occupancy	100%	100%	100%	100%	100%	100%						

**SEVILLA**

Vacancy	0	0	2	2	0	0						
Occupancy	100%	100%	98%	98%	100%	100%						

**ALTA VISTA**

Vacancy	0	0	1	0	0	0						
Occupancy	100%	100%	98%	100%	100%	100%						

**OVER-ALL OCCUPANCY**

Over-All Occupancy	100%	100%	98%	98%	100%	100%						
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**PIC REPORTING RATE**

PIC Reporting Rate	100%	100%	100%	100%	100%	100%						
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**100**

Application date	Efficiency	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	Waiting list Total
Oct-19	0	0	0	4	0	4
Nov-19				0	0	0
Dec-19				0	0	0
Jan-20			11	0	11	11
Feb-20		20	9	9	1	39
Mar-20		0	4	3	1	24
Apr-20		0	0	0	0	0
May-20		0	0	0	0	0
Jun-20						
Jul-20						
Aug-20						
Sep-20						
Oct-20	0	0	0	0	0	0
Applications removed from waiting list due to non response or not eligible						0
Waiting list Total						520

## SECTION 8 - HCVP Monthly Report FY 2019-2020

	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
Active Vouchers 1st of Month 2020	424	434	436	442	436	437						
HUD HAP Disbursement	\$184,520.00	\$ 142,179.00	\$ 194,431.00	\$ 175,270.00	\$ 175,270.00	\$191,353.00						
HAP Total	\$ 187,776	\$ 186,448	\$ 187,265	\$ 194,177	\$ 187,587	\$ 187,923						
Total Vouchers at end of the month	433	437	443	446	438	437						
Total Applications September 2019												
	489											
Removed from Waiting List 10/2019	213											
Total Applications October 8, 2019	39											
Total Applications November 12, 2019		12										
Total Applications December 10, 2019			17									
Total Applications January 14, 2020				45								
Total Applications February					42							
Total Applications March 2020						26						
Waiting List at Month End	252	264	281	326	368	394						



ITEM 7

Director's Report

A. HUD Update on Corona Virus



ITEM 8

Executive Session in accordance with Chapter 551.07 of the Texas Government code (Open Meetings Act), the Housing Authority of the City of Weslaco, Board of Commissioners hereby gives the opinion of the Board with regard to any item deliberated during a closed meeting then final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government code V.T.C.A. The Board of Commissioners will discuss the following matters:

- A. Private Consultation with Board's Attorney pursuant to §551.071





ITEM 9

RECONVENE into OPEN SESSION and consider acting if any, on items discussed in executive session.



ITEM 10

Adjournment