

HARLINGEN



REGULAR BOARD MEETING

Wednesday, April 21, 2021 @ 12:00 p.m. (Noon)

Remote Meeting Via Telephone and Video Conference

AGENDA

Because of the ongoing Corona Virus Pandemic/COVID-19 and to minimize and/or prevent the spread of this disease, the Governor and the Attorney General have suspended certain requirements of the Open Meetings Act. The Harlingen Housing Authority hereby invokes this ruling and gives notice that public attendance and participation will be available remotely by telephone and video conference as provided below.

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, April 21, 2021 at 12:00 p.m. (Noon) at the Harlingen Housing Authority, 219 E. Jackson Ave., Harlingen, Texas, available for participation remotely via telephone (Toll-free 844-855-4444 access code 4107893) and by video conference (hha.my.webex.com, Meeting #: 182 723 0243, Password: hha42121, join by phone 408-418-9388, Password 44242121. One or more members of the Board of Commissioners may participate remotely in accordance with Texas Government Code sec. 551.127.

A copy of the agenda packet is available to the public on our website at www.harlingenha.org.

The Harlingen Housing Authority reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

I. OPENING

1. Call to Order
2. Roll call/determination of a Quorum – Jorge Olivares
3. Invocation – Diana Perez
4. Pledge of Allegiance – Diana Perez
5. Introduction of Visitors and Staff – Hilda Benavides
6. Public Comments – Jorge Olivares
7. Consider and take action to approve the Minutes of the Regular Board Meeting of March 17, 2021. (pg. 3-7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2021, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Oscar Sandoval (pg. 8-25)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of March 2021.
Presenter: Cynthia Lucio (pg. 26-29)

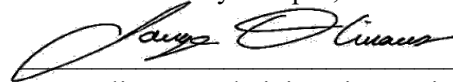
3. Consider and take action to accept/reject bids and award contract for One (1) 2021 SUV, two (2) 2021 Pick-up trucks.
Presenters: Cynthia Lucio & Diana Perez (pg. 30-34)
4. Executive Session under Government Code Section 551.074, personnel, deliberation regarding the evaluation of the job performance of the Executive Director.
5. Discuss and take action on the job performance and compensation of the Executive Director and to extend contract until May 1, 2023.
Presenter: Board of Commissioners & Hilda Benavides (pg. 35-38)

III. OLD BUSINESS

1. Executive Director Reports by Program Administrators and Coordinators:
 - a) Financial Report and Human Resources Report by Oscar Sandoval; (pg. 39-95)
 - b) Youth Coordinator Report by Anna Morales; (pg. 96-98)
 - c) Resident Events Coordinator Report by Angie Q. Rodriguez; (pg. 99-101)
 - d) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg. 102-104)
 - e) Low Rent Occupancy Report by Diana Perez; (pg. 105-106)
 - f) Public Housing Administrator Report by Cynthia Lucio; (pg. 107-108)
 - g) Maintenance Report by Jose Zepeda; (pg. 109)
 - h) MIS Coordinator Report by Rosie Lucio; (pg. 110)
2. Executive Director's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. (pg. 111-121)
3. Adjournment.

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, Bonita Park Apartments, 601 South Rangerville Road, Sunset Terrace Apartments, 1401 North Sunset Drive, Le Moyne Gardens Apartments, 3221 North 25th Street, Harlingen, Texas 78550, Facebook: <https://www.facebook.com/harlingenha/>, and www.harlingenha.org, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, April 16, 2021 at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of April, 2021.



Jorge Olivares, Administrative Assistant



Minutes of the Regular Board Meeting
Wednesday, March 17, 2021 at 12:00 p.m. (noon)
Remote Meeting via Telephone and Video Conference

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, March 17, 2021 at 12:00 p.m. (noon) by means of a Remote Meeting Via Telephone and Video Conference.

ROLL CALL/DETERMINATION OF A QUORUM

Vice-Chair Muñiz determined a quorum was present. Those in attendance by means of the video conference were: Carlos Muñiz, Maria Ines Borjas, Vanessa Serna, and Julio Cavazos. Carlos Perez was not present.

INVOCATION

Public Housing Administrator, Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

Public Housing Administrator, Cynthia Lucio led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Executive Director Benavides introduced staff and visitors starting with Jorge Olivares, Administrative Assistant, Diana Perez, HCV/Section 8 & Admissions Administrator, Oscar Sandoval, Finance Officer, Cynthia Lucio, Public Housing Administrator, Rosie Lucio, Accounting Assistant/MIS Coordinator, Melissa Guajardo, Human Resource/Accounting Clerk, Ariana Valle, Admissions Specialist, Elijio Sanchez, Maintenance Aide B, Alan Ozuna, Attorney, John Alvarado, System Engineer, Computer Network Group, and Hilda Benavides, Executive Director.

PUBLIC COMMENTS

No members of the public were present via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 20, 2021.

After the Board reviewed them, Vice-Chair Muñiz entertained a motion to approve the Minutes of the Regular Board Meeting of January 20, 2021. Commissioner Serna made the motion to approve the Minutes of the Regular Board Meeting of January 20, 2021. Motion was seconded by Commissioner Cavazos and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” FOR THE MONTHS OF APRIL, MAY, AND JUNE 2021.

Executive Director Benavides read a letter congratulating Elijio Sanchez for being selected Employee of the Quarter for the months of April, May, and June 2021. Mr. Sanchez began his employment with us on August 10, 2015 as Maintenance Aide B. Mr. Sanchez demonstrates his dedication in completing his daily tasks in a timely matter. Mr. Sanchez has been recognized for his accomplishments by our Board of Commissioners and he will receive a wall plaque, a gift card, and a reserved parking space. Mr. Sanchez thanked the Board of Commissioners and Ms. Benavides for the recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTHS OF DECEMBER 2020 AND JANUARY 2021, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Finance Officer Sandoval told the Board that the Unaudited Financial Statement for all accounts for the months of December 2020 and January 2021 were included in the Board packet. He reported as follows:

December 2020	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$348,578.49	\$63,507.15	\$87,160.54	\$86,477.67	\$107,616.52	\$3,816.61	\$447,761.67
Total Expenditures	\$278,367.46	\$73,794.24	\$57,294.55	\$63,173.95	\$81,194.82	\$2,909.90	\$422,285.31
Revenues Over (Under) Expenditures	\$70,211.03	(\$10,287.09)	\$29,865.99	\$23,303.72	\$26,421.70	\$906.71	\$25,476.36
Cash reserves or funds transferred in	\$10,287.09	\$10,287.09					
January 2021	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$652,128.01	\$63,626.22	\$177,757.30	\$174,715.51	\$232,212.10	\$3,816.88	\$445,669.00
Total Expenditures	\$283,122.92	\$79,920.17	\$50,003.03	\$66,769.64	\$81,224.42	\$5,205.66	\$429,849.51
Revenues Over (Under) Expenditures	\$369,005.09	(\$16,293.95)	\$127,754.27	\$107,945.87	\$150,987.68	(\$1,388.78)	\$15,819.49
Cash reserves or funds transferred in	\$17,682.73	\$16,293.95				\$1,388.78	

No questions were asked. Vice-Chair Muñiz entertained a motion to approve the Unaudited Financial Statement for all accounts for the months of December 2020 and January 2021, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Serna made the motion to approve the Unaudited Financial Statement for all accounts for the months of December 2020 and January 2021 as presented by Administration. Motion was seconded by Commissioner Cavazos and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JANUARY AND FEBRUARY 2021.

Public Housing Administrator Lucio informed the Board that the agenda packets contained a listing of unpaid balances due for vacated unit accounts for the months of January and February 2021 in the total amount of \$2,081.78 for January and \$374.00 for February. The total amount consists of:

For the month of January 2021

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 757.78	\$ -	\$ 213.00	\$ -	\$ 1,111.00

For the month of February 2021

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 374.00

After some discussion no questions were asked. Vice-Chair Muñiz entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of January and February 2021 in the total amount of \$2,081.78 for January and \$374.00 for February. Commissioner Cavazos made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of January and February 2021 in the total amount of \$2,081.78 for January and \$374.00 for February. Motion was seconded by Commissioner Borjas and passed unanimously.

3. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1474 ADOPTING THE HARLINGEN HOUSING AUTHORITY FISCAL YEAR ENDING MARCH 31, 2022 OPERATING BUDGET.

Finance Officer Sandoval told the Board that the Harlingen Housing Authority (HHA) Fiscal Year ending March 31, 2022 Operating Budget was included in the Board packet. Mr. Sandoval stated the HHA program Managers met February 23, 2021 to finalize the Housing Authority budgets. The result was a projected average increase of 3.26% in revenues and expenses. The enclosed budgets are balanced and include a 2% cost of living wage increase.

Commissioner Cavazos asked if there are any potential revenue increases due to the second and third stimulus payments. Ms. Benavides replied, the HHA has not heard of anything regarding additional funds. After some discussion, no other questions were asked.

Vice-Chair Muñiz entertained a motion to pass Resolution 1474 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2022 Operating Budget. Commissioner Cavazos made the motion to pass Resolution 1474 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2022 Operating Budget. Motion was seconded by Commissioner Serna and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1475 REQUEST FOR PROPOSAL FOR INFORMATION TECHNOLOGY “IT” SERVICES AND AWARD CONTRACT TO COMPUTER NETWORK GROUP.

Finance Officer Sandoval told the Board that the packets contained a Request for Proposal. Mr. Sandoval said a Request for Proposal (RFP) for Information Technology “IT” Support Services was posted in the Valley Morning Star newspaper on January 3rd, 10th, 13th 14th and 17th.

John Alvarado, Computer Network Group (CNG), was the only vendor that submitted a proposal for the IT Support Services RFP. The sealed bid submitted was opened via Webex on Wednesday, January 27, 2021 at 11:00 a.m.

The Request for Proposal (RFP) was evaluated by Committee evaluators Cynthia Lucio, Rosie Lucio, Jorge Olivares, Diana Perez, and Oscar Sandoval via Webex on February 9, 2021.

The proposal submitted received a total of 105 points out of 105 points available. Factors included experience (over 20 years), certifications include A+ Computer Technician, HP ASE Accredited Systems Engineer, Cisco CCNA Network and Switching, and cost at \$65.00 per hr. which is below the State of Texas average of \$70-\$80 per hr.

Commissioner Cavazos asked how the price compared to what we were paying last year. Mr. Sandoval replied it is lower than the previous year.

Vice-Chair Muñiz asked what the services will cover and if a security check will be done. Mr. Alvarado replied, I work on the network system and make sure that everybody can connect at the office and home. We have security in place, and we will be scheduling an intrusion test for this year.

Vice-Chair Muñiz entertained a motion to pass resolution 1475 Request for Proposal for Information Technology "IT" services and award contract to Computer Network Group. Commissioner Serna abstained from voting due to the fact that Mr. Alvarado is helping them (RGV Credit Union) with their website. Commissioner Cavazos made the motion to pass resolution 1475 Request for Proposal for Information Technology "IT" services and award contract to Computer Network Group. Motion was seconded by Commissioner Borjas and passed unanimously.

5. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1476 ADOPTING UTILITY ALLOWANCES FOR THE HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM TO BECOME EFFECTIVE APRIL 1, 2021.

HCV/Section 8 & Admissions Administrator Perez presented Resolution 1476. The Harlingen Housing Authority Housing Choice Voucher/Section 8 Program asked the Board of Commissioners to pass resolution 1476 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2021. Ms. Perez said Nelrod does a study every year and if the increase or decrease in utilities is more than 10% of the current rate we will update the Utility Allowances.

After some discussion Vice-Chair Muñiz entertained a motion to pass Resolution 1476 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2021. Commissioner Serna made the motion to pass Resolution 1476 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2021. Motion was seconded by Commissioner Cavazos.

III. OLD BUSINESS

1. EXECUTIVE DIRECTOR'S REPORTS BY PROGRAM ADMINISTRATORS AND COORDINATORS:

- a) Finance Report and Human Resources Report by Oscar Sandoval;
- b) Youth Coordinator Report by Anna Morales;
- c) Resident Events Coordinator Report by Angie Q. Rodriguez;
- d) Housing Choice Voucher/Section 8 Report by Diana Perez;
- e) Housing Choice Voucher Summary Report by Diana Perez;
- f) Public Housing Administrator Report by Cynthia Lucio;
- g) Maintenance Report by Jose Montoya;
- h) MIS Coordinator Report by Rosie Lucio;

Executive Director Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets and she asked if they had any questions. No questions were asked.

2. EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MEETINGS, LEGAL CONFERENCES, OTHER MEETINGS HELD, AND SCHEDULED ACTIVITIES FOR THE NEXT 6+ MONTHS.

Executive Director Benavides told the Board that her report was included in the agenda packet. Ms. Benavides informed the Board we received the check from the Valley Baptist Legacy Foundation for the first year of internet service. Our next Regular Board and Harlingen Affordable Housing Corp. meeting will be April 21, 2021 at 12:00 p.m. via WebEx. After some discussion no questions were asked.

3. ADJOURNMENT

Vice-Chair Muñiz entertained a motion to adjourn. Motion to adjourn was made by Commissioner Serna. Motion was seconded by Commissioner Cavazos. Meeting was adjourned at 12:33 p.m.

Date: _____

Vice-Chair, Carlos Muñiz

Executive Director, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

February, 2021

Low Rent Program

Family Living Center

Section 8

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Budgeted Income Statements

The per unit month (PUM) rate is calculated by dividing the Account amount by Unit Months (UM) available. PUM is the measure of revenue or cost per units available for the month or year to date.



**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended February 2021**

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$184,526.90	\$37,700.04	\$28,853.96	\$46,317.79	\$67,836.71	\$3,818.40	\$449,121.63
Total Expenditures	\$237,726.66	\$43,873.15	\$47,313.31	\$59,946.24	\$83,737.89	\$2,856.07	\$342,487.05
Revenues Over (Under) Expenditures	<u>(\$53,199.76)</u>	<u>(\$6,173.11)</u>	<u>(\$18,459.35)</u>	<u>(\$13,628.45)</u>	<u>(\$15,901.18)</u>	<u>\$962.33</u>	<u>\$106,634.58</u>
Cash reserves or funds transferred in	<u>\$54,162.09</u>	<u>\$6,173.11</u>	<u>\$18,459.35</u>	<u>\$13,628.45</u>	<u>\$15,901.18</u>		

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 2021

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$3,809,868.11	\$674,950.04	\$920,692.64	\$950,609.54	\$1,221,593.87	\$42,022.02	\$4,710,518.85
Total Expenditures	\$2,790,713.03	\$651,293.35	\$597,485.96	\$665,539.68	\$854,849.15	\$21,544.89	\$4,499,509.87
Revenues Over (Under) Expenditures	<u>\$1,019,155.08</u>	<u>\$23,656.69</u>	<u>\$323,206.68</u>	<u>\$285,069.86</u>	<u>\$366,744.72</u>	<u>\$20,477.13</u>	<u>\$211,008.98</u>
Cash reserves or funds transferred in	<u>\$0.00</u>						

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operating transfer in /	1 06	3690.22 5	0.00	0.00	17,000.00	(17,000.00)	-100.00 %
Other Income - CFP 50118 / 50119	1 06	3690.25 5	0.00	44,441.00	44,441.00	0.00	0.00 %
CFP 50120 Admin	1 06	3690.27 5	0.00	60,600.00	89,599.00	(28,999.00)	-32.37 %
Total Operating Income			0.00	105,041.00	151,040.00	(45,999.00)	-30.45 %
Rental Income							
NON-DWELLING RENT	1 06	3190 5	1,139.85	11,891.70	13,236.00	(1,344.30)	-10.16 %
Total Rental Income			1,139.85	11,891.70	13,236.00	(1,344.30)	-10.16 %
Other Income							
Investment Income - Unrestricted	1 06	3610 5	107.78	1,365.45	9,624.00	(8,258.55)	-85.81 %
OTHER INCOME	1 06	3690 5	42.66	3,700.43	1,946.00	1,754.43	90.16 %
Other Income - Management Fee - CC	1 06	3690.2 5	26,796.25	300,336.53	309,204.00	(8,867.47)	-2.87 %
Other Income - Asset Management Fe	1 06	3690.3 5	4,980.00	144,900.00	186,912.00	(42,012.00)	-22.48 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	3,637.50	96,510.00	123,390.00	(26,880.00)	-21.78 %
Other Income - Insurance Equity	1 06	3690.451 5	0.00	42.72	0.00	42.72	100.00 %
IT Fees	1 06	3690.5 5	996.00	10,956.00	11,952.00	(996.00)	-8.33 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	206.21	500.00	(293.79)	-58.76 %
Total Other Income			36,560.19	558,017.34	643,528.00	(85,510.66)	-13.29 %
Total Revenue			37,700.04	674,950.04	807,804.00	(132,853.96)	-16.45 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06	4110 5	30,372.31	382,354.40	445,332.00	62,977.60	14.14 %
LEGAL EXPENSE	1 06	4130 5	0.00	5,949.00	8,000.00	2,051.00	25.64 %
STAFF TRAINING	1 06	4140 5	0.00	0.00	4,500.00	4,500.00	100.00 %
TRAVEL	1 06	4150 5	0.00	(274.50)	25,000.00	25,274.50	101.10 %
Travel-Mileage Reimbursement	1 06	4150.2 5	0.00	50.60	1,000.00	949.40	94.94 %
Accounting Fees	1 06	4170 5	0.00	23,241.64	38,000.00	14,758.36	38.84 %
Audit Fees	1 06	4171 5	0.00	2,907.77	5,000.00	2,092.23	41.84 %
Employee Benefits Cont - Admin	1 06	4182 5	6,608.59	108,757.44	150,516.00	41,758.56	27.74 %
SUNDRY	1 06	4190 5	0.00	31.00	2,500.00	2,469.00	98.76 %
Postage/FedEx/UPS	1 06	4190.03 5	0.00	2,319.23	3,500.00	1,180.77	33.74 %
Advertising and Marketing	1 06	4190.08 5	0.00	3,474.49	1,000.00	(2,474.49)	-247.45 %
PUBLICATIONS	1 06	4190.11 5	0.00	2,365.90	4,500.00	2,134.10	47.42 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	0.00	330.00	1,500.00	1,170.00	78.00 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	1,334.11	12,246.96	8,000.00	(4,246.96)	-53.09 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	162.26	10,070.65	5,000.00	(5,070.65)	-101.41 %
Other Sundry Expense	1 06	4190.18 5	775.55	7,419.68	3,750.00	(3,669.68)	-97.86 %
Administrative Contact Costs	1 06	4190.19 5	257.37	42,621.48	22,894.00	(19,727.48)	-86.17 %
BOARD MEETING EXPENSE	1 06	4190.9 5	0.00	1,774.74	6,000.00	4,225.26	70.42 %
Total Administrative Expense			39,510.19	605,640.48	735,992.00	130,351.52	17.71 %
Utilities Expense							
WATER	1 06	4310 5	13.67	158.85	180.00	21.15	11.75 %
ELECTRICITY	1 06	4320 5	0.00	8,863.18	13,200.00	4,336.82	32.85 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	17.36	209.79	300.00	90.21	30.07 %
Total Utilities Expense			31.03	9,231.82	13,680.00	4,448.18	32.52 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06	4410 5	896.91	6,948.89	6,868.00	(80.89)	-1.18 %
MATERIALS	1 06	4420 5	0.00	4,446.62	7,500.00	3,053.38	40.71 %
CONTRACT COSTS	1 06	4430 5	0.00	51.48	0.00	(51.48)	-100.00 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	53.12	584.64	800.00	215.36	26.92 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1 06	4430.08 5	197.90	393.98	1,000.00	606.02	60.60 %
VEHICLE-MAINTENANCE	1 06	4430.1 5	0.00	95.48	0.00	(95.48)	-100.00 %
Contract Costs-Other	1 06	4430.13 5	60.00	60.00	0.00	(60.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17 5	0.00	1,552.50	6,000.00	4,447.50	74.12 %
Contact Costs-Electrical Contracts	1 06	4430.21 5	0.00	450.00	5,000.00	4,550.00	91.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2021				ACCOUNT	1 Month(s) Ended	11 Month(s) Ended	Budget	Variance	Variance %
						February 28, 2021	February 28, 2021			
Garbage and Trash Removal	1	06	4431	5		46.79	514.69	750.00	235.31	31.37 %
Emp Benefit Cont - Maintenance	1	06	4433	5		266.34	5,963.73	3,000.00	(2,963.73)	-98.79 %
Total Ordinary Maintenance and Operation						1,521.06	21,062.01	35,918.00	14,855.99	41.36 %
Protective Services										
Protective Services - Contract Costs	1	06	4480	5		0.00	3,003.03	6,000.00	2,996.97	49.95 %
Total Protective Services						0.00	3,003.03	6,000.00	2,996.97	49.95 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5		2,461.00	3,651.92	3,000.00	(651.92)	-21.73 %
Insurance - General Liability	1	06	4510.02	5		0.00	393.69	700.00	306.31	43.76 %
Insurance - Automobile	1	06	4510.03	5		0.00	819.20	1,030.00	210.80	20.47 %
Insurance - Workman's Comp	1	06	4510.04	5		0.00	2,823.71	6,100.00	3,276.29	53.71 %
Insurance - Fidelity Bond	1	06	4510.09	5		0.00	651.82	1,300.00	648.18	49.86 %
Insurance - Other	1	06	4510.15	5		349.87	3,684.29	3,684.00	(0.29)	-0.01 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	331.38	400.00	68.62	17.16 %
Total General Expense						2,810.87	12,356.01	16,214.00	3,857.99	23.79 %
Other Expenditures										
Replacement Of Non-Expend Equipm	1	06	7520	5		0.00	1,129.20	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1	06	7540.4	5		0.00	21,594.56	45,000.00	23,405.44	52.01 %
Operating Exp For Property - Contra	1	06	7590	5		0.00	(22,723.76)	(45,000.00)	(22,276.24)	-49.50 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(43,873.15)	(651,293.35)	(807,804.00)	156,510.65	19.37 %
Total Net Income (Loss)						(6,173.11)	23,656.69	0.00	23,656.69	100.00 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	22,504.00	150.03	235,341.00	142.63	290,676.00	(55,335.00)	-19.04 %
Total Rental Income			22,504.00	150.03	235,341.00	142.63	290,676.00	(55,335.00)	-19.04 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	255.96	1.71	2,714.36	1.65	16,764.12	(14,049.76)	-83.81 %
Interest Income - Bank Statement	1 01 3610.01	5	0.00	0.00	0.00	0.00	15,998.00	(15,998.00)	-100.00 %
Other Income-Tenants	1 01 3690	5	255.00	1.70	4,350.00	2.64	24,784.00	(20,434.00)	-82.45 %
Other Income - Misc Other Revenue	1 01 3690.1	5	(30,000.00)	(200.00)	1,205.43	0.73	3,311.00	(2,105.57)	-63.59 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	281.31	0.17	0.00	281.31	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	580.54	0.35	2,000.00	(1,419.46)	-70.97 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	132,405.00	80.25	90,000.00	42,405.00	47.12 %
Total Other Income			(29,489.04)	(196.59)	141,536.64	85.78	152,857.12	(11,320.48)	-7.41 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	35,839.00	238.93	543,815.00	329.58	604,252.00	(60,437.00)	-10.00 %
Total Other Receipts			35,839.00	238.93	543,815.00	329.58	604,252.00	(60,437.00)	-10.00 %
Total Revenue			28,853.96	192.36	920,692.64	558.00	1,047,785.12	(127,092.48)	-12.13 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,022.46	26.82	66,062.79	40.04	101,617.12	35,554.33	34.99 %
Legal Expense	1 01 4130	5	0.00	0.00	0.00	0.00	2,700.00	2,700.00	100.00 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	2,439.00	2,439.00	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,504.62	3.34	5,515.00	10.38	0.19 %
Employee Benefits Cont - Admin	1 01 4182	5	1,093.81	7.29	33,641.72	20.39	28,412.61	(5,229.11)	-18.40 %
Sundry	1 01 4190	5	0.00	0.00	35.00	0.02	550.00	515.00	93.64 %
Postage/FedEx/UPS	1 01 4190.03	5	58.89	0.39	658.89	0.40	1,000.00	341.11	34.11 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,243.54	0.75	4,191.00	2,947.46	70.33 %
Tenant Tracker	1 01 4190.10	5	173.19	1.15	1,968.09	1.19	3,500.00	1,531.91	43.77 %
Publications	1 01 4190.11	5	0.00	0.00	2,456.50	1.49	4,000.00	1,543.50	38.59 %
Membership Dues and Fees	1 01 4190.12	5	50.48	0.34	1,248.38	0.76	1,100.00	(148.38)	-13.49 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	559.07	3.73	5,503.92	3.34	7,000.00	1,496.08	21.37 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	8,640.00	5.24	11,500.00	2,860.00	24.87 %
Forms & Office Supplies	1 01 4190.17	5	1,168.98	7.79	3,265.78	1.98	14,000.00	10,734.22	76.67 %
Other Sundry Expense	1 01 4190.18	5	238.01	1.59	5,074.02	3.08	13,050.53	7,976.51	61.12 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 01	4190.19 5	647.84	4.32	22,937.06	13.90	33,637.37	10,700.31	31.81 %	
Management Fee Expense - AMP	1 01	4190.21 5	8,121.75	54.15	89,935.04	54.51	93,144.00	3,208.96	3.45 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	16,500.00	10.00	18,000.00	1,500.00	8.33 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	12,030.00	7.29	13,230.00	1,200.00	9.07 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,300.00	2.00	3,600.00	300.00	8.33 %	
Total Administrative Expense			19,900.98	132.67	280,005.35	169.70	365,886.63	85,881.28	23.47 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	648.91	4.33	8,869.28	5.38	26,362.56	17,493.28	66.36 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	1,154.27	0.70	3,200.00	2,045.73	63.93 %	
Employee Benefits Cont -Ten Svc	1 01	4222 5	151.34	1.01	3,048.95	1.85	9,393.66	6,344.71	67.54 %	
Total Tenant Services			800.25	5.33	13,072.50	7.92	38,956.22	25,883.72	66.44 %	
Utilities Expense										
Water	1 01	4310 5	73.87	0.49	1,779.17	1.08	3,800.00	2,020.83	53.18 %	
Electricity	1 01	4320 5	0.00	0.00	8,908.24	5.40	13,000.00	4,091.76	31.48 %	
Gas	1 01	4330 5	205.72	1.37	974.62	0.59	750.00	(224.62)	-29.95 %	
Other Utility Expense - Sewer	1 01	4390 5	20.63	0.14	913.57	0.55	1,500.00	586.43	39.10 %	
Total Utilities Expense			300.22	2.00	12,575.60	7.62	19,050.00	6,474.40	33.99 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	6,938.50	46.26	82,980.19	50.29	94,262.23	11,282.04	11.97 %	
Materials	1 01	4420 5	1,300.68	8.67	17,617.24	10.68	115,000.00	97,382.76	84.68 %	
Contract Costs	1 01	4430 5	0.00	0.00	77.22	0.05	22,108.51	22,031.29	99.65 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	475.00	3.17	6,075.00	3.68	11,000.00	4,925.00	44.77 %	
Contract Costs-Other Repairs	1 01	4430.03 5	1,995.00	13.30	1,995.00	1.21	61,486.50	59,491.50	96.76 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	63.87	0.43	574.49	0.35	1,200.00	625.51	52.13 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	2,136.32	14.24	7,186.58	4.36	6,200.00	(986.58)	-15.91 %	
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %	
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,260.00	0.76	18,485.76	17,225.76	93.18 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	3,025.00	1.83	6,000.00	2,975.00	49.58 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	0.00	0.00	7,100.00	4.30	30,302.00	23,202.00	76.57 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	30,104.00	30,104.00	100.00 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	550.00	0.33	12,000.00	11,450.00	95.42 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	7,915.00	4.80	15,000.00	7,085.00	47.23 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	2,600.00	2,600.00	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	510.00	0.31	2,000.00	1,490.00	74.50 %	
Garbage and Trash Collection	1 01	4431 5	93.27	0.62	2,013.92	1.22	2,000.00	(13.92)	-0.70 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	1,651.81	11.01	33,084.65	20.05	38,638.27	5,553.62	14.37 %	
Total Ordinary Maintenance and Operation			14,669.45	97.80	171,964.29	104.22	470,887.27	298,922.98	63.48 %	

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Protective Services									
Protective Services - Contract Costs	1 01 4480	5	0.00	0.00	19,225.04	11.65	36,000.00	16,774.96	46.60 %
Total Protective Services			0.00	0.00	19,225.04	11.65	36,000.00	16,774.96	46.60 %
General Expense									
Insurance -Property (Fire & EC)	1 01 4510.01	5	4,668.26	31.12	12,511.06	7.58	10,000.00	(2,511.06)	-25.11 %
Insurance - General Liability	1 01 4510.02	5	0.00	0.00	346.46	0.21	500.00	153.54	30.71 %
Insurance - Automobile	1 01 4510.03	5	0.00	0.00	1,177.60	0.71	1,500.00	322.40	21.49 %
Insurance - Workman's Comp	1 01 4510.04	5	0.00	0.00	2,087.10	1.26	3,800.00	1,712.90	45.08 %
Insurance - Fidelity Bond	1 01 4510.09	5	0.00	0.00	481.79	0.29	1,100.00	618.21	56.20 %
Insurance - Other	1 01 4510.15	5	5,073.15	33.82	53,422.48	32.38	54,053.00	630.52	1.17 %
Payments in Lieu of Taxes	1 01 4520	5	2,500.00	16.67	27,500.00	16.67	30,000.00	2,500.00	8.33 %
PROPERTY TAXES	1 01 4520.1	5	0.00	0.00	47.38	0.03	52.00	4.62	8.88 %
Collection Losses	1 01 4570	5	(599.00)	(3.99)	3,069.31	1.86	16,000.00	12,930.69	80.82 %
Total General Expense			11,642.41	77.62	100,643.18	61.00	117,005.00	16,361.82	13.98 %
Other Expenditures									
Replacement Of Non-Expend Equipment	1 01 7520	5	0.00	0.00	1,129.20	0.68	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1 01 7540.4	5	0.00	0.00	105,185.00	63.75	230,325.42	125,140.42	54.33 %
Operating Exp For Property - Contra	1 01 7590	5	0.00	0.00	(106,314.20)	(64.43)	(230,325.42)	(124,011.22)	-53.84 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(47,313.31)	(315.42)	(597,485.96)	(362.11)	(1,047,785.12)	450,299.16	42.98 %
Net Income (Loss)			(18,459.35)	(123.07)	323,206.68	195.88	0.00	323,206.68	100.00 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	24,546.00	165.85	268,232.00	164.76	319,512.00	(51,280.00)	-16.05 %
Nondwelling Rental	1 02 3190	5	700.00	4.73	2,800.00	1.72	4,200.00	(1,400.00)	-33.33 %
Total Rental Income			25,246.00	170.58	271,032.00	166.48	323,712.00	(52,680.00)	-16.27 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	186.79	1.26	1,876.71	1.15	12,232.00	(10,355.29)	-84.66 %
Other Income - Tenants	1 02 3690	5	495.00	3.34	11,199.00	6.88	17,472.00	(6,273.00)	-35.90 %
Other Income - Misc Other Revenue	1 02 3690.1	5	(28,000.00)	(189.19)	(1,629.02)	(1.00)	0.00	(1,629.02)	-100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	313.24	0.19	0.00	313.24	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	355.61	0.22	1,000.00	(644.39)	-64.44 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	151,190.00	92.87	90,000.00	61,190.00	67.99 %
Total Other Income			(27,318.21)	(184.58)	163,305.54	100.31	120,704.00	42,601.54	35.29 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	48,390.00	326.96	516,272.00	317.12	547,880.00	(31,608.00)	-5.77 %
Total Other Receipts			48,390.00	326.96	516,272.00	317.12	547,880.00	(31,608.00)	-5.77 %
Total Revenue			46,317.79	312.96	950,609.54	583.91	992,296.00	(41,686.46)	-4.20 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,923.09	46.78	87,267.20	53.60	108,767.72	21,500.52	19.77 %
Legal Expense	1 02 4130	5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	800.00	800.00	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	800.00	800.00	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,061.79	3.72	6,000.00	(61.79)	-1.03 %
Employee Benefits Cont - Admin	1 02 4182	5	1,395.09	9.43	36,038.06	22.14	45,559.21	9,521.15	20.90 %
Sundry	1 02 4190	5	0.00	0.00	0.50	0.00	887.55	887.05	99.94 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	600.00	0.37	796.00	196.00	24.62 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	2.34	0.00	1,987.00	1,984.66	99.88 %
Tenant Tracker	1 02 4190.10	5	170.88	1.15	1,910.16	1.17	3,000.00	1,089.84	36.33 %
Publications	1 02 4190.11	5	0.00	0.00	2,855.40	1.75	2,800.00	(55.40)	-1.98 %
Membership Dues and Fees	1 02 4190.12	5	49.81	0.34	1,231.73	0.76	1,000.00	(231.73)	-23.17 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	755.39	5.10	7,981.41	4.90	10,500.00	2,518.59	23.99 %
Forms & Office Supplies	1 02 4190.17	5	320.72	2.17	4,916.79	3.02	8,500.00	3,583.21	42.16 %
Other Sundry Expense	1 02 4190.18	5	512.53	3.46	6,873.68	4.22	3,800.00	(3,073.68)	-80.89 %
Administrative Contact Costs	1 02 4190.19	5	802.29	5.42	29,371.47	18.04	32,616.00	3,244.53	9.95 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	7,900.75	53.38	89,743.20	55.12	92,508.00	2,764.80	2.99 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	16,280.00	10.00	17,760.00	1,480.00	8.33 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	12,015.00	7.38	13,140.00	1,125.00	8.56 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,256.00	2.00	3,552.00	296.00	8.33 %	
Total Administrative Expense			21,679.05	146.48	306,404.73	188.21	359,273.48	52,868.75	14.72 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	498.44	3.37	7,416.33	4.56	24,693.51	17,277.18	69.97 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	953.06	0.59	3,000.00	2,046.94	68.23 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	118.66	0.80	2,467.39	1.52	8,634.16	6,166.77	71.42 %	
Total Tenant Services			617.10	4.17	10,836.78	6.66	36,327.67	25,490.89	70.17 %	
Utilities Expense										
Water	1 02	4310 5	77.29	0.52	1,087.40	0.67	1,460.00	372.60	25.52 %	
Electricity	1 02	4320 5	0.00	0.00	9,120.91	5.60	14,000.00	4,879.09	34.85 %	
Gas	1 02	4330 5	200.38	1.35	1,786.68	1.10	1,500.00	(286.68)	-19.11 %	
Other Utility Expense - Sewer	1 02	4390 5	44.40	0.30	376.90	0.23	1,000.00	623.10	62.31 %	
Total Utilities Expense			322.07	2.18	12,371.89	7.60	17,960.00	5,588.11	31.11 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	6,642.61	44.88	78,085.90	47.96	85,525.90	7,440.00	8.70 %	
Materials	1 02	4420 5	553.91	3.74	33,676.84	20.69	95,000.00	61,323.16	64.55 %	
Contract Costs	1 02	4430 5	0.00	0.00	106.04	0.07	36,000.00	35,893.96	99.71 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	460.98	3.11	9,777.62	6.01	14,000.00	4,222.38	30.16 %	
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	18,630.00	11.44	55,396.00	36,766.00	66.37 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	63.87	0.43	636.84	0.39	1,200.00	563.16	46.93 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	134.00	0.91	812.73	0.50	3,000.00	2,187.27	72.91 %	
Contract Costs-Other	1 02	4430.13 5	14,235.00	96.18	15,478.20	9.51	21,950.00	6,471.80	29.48 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	4,070.00	2.50	18,000.00	13,930.00	77.39 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	0.00	0.00	6,276.00	3.85	25,000.00	18,724.00	74.90 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	0.00	0.00	35,000.00	35,000.00	100.00 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,725.00	11.66	5,641.00	3.46	0.00	(5,641.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	3,885.00	2.39	4,200.00	315.00	7.50 %	
Connect/Disconnect Fees	1 02	4430.4 5	75.00	0.51	600.00	0.37	1,200.00	600.00	50.00 %	
Garbage and Trash Collection	1 02	4431 5	182.60	1.23	1,914.25	1.18	2,200.00	285.75	12.99 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	1,274.63	8.61	31,571.85	19.39	36,841.95	5,270.10	14.30 %	
Total Ordinary Maintenance and Operation			25,347.60	171.27	211,162.27	129.71	436,513.85	225,351.58	51.63 %	
Protective Services										
4480 - L/R-Security Service	1 02	4430.5 5	0.00	0.00	60.00	0.04	0.00	(60.00)	-100.00 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT			1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
					February 28, 2021		February 28, 2021				
Protective Services - Contract Costs	1 02 4480	5			83.98	0.57	21,934.00	13.47	27,000.00	5,066.00	18.76 %
Total Protective Services					83.98	0.57	21,994.00	13.51	27,000.00	5,006.00	18.54 %
General Expense											
Insurance -Property (Fire & EC)	1 02 4510.01	5			4,904.91	33.14	13,637.99	8.38	9,300.00	(4,337.99)	-46.65 %
Insurance - General Liability	1 02 4510.02	5			0.00	0.00	314.95	0.19	415.00	100.05	24.11 %
Insurance - Automobile	1 02 4510.03	5			0.00	0.00	1,177.60	0.72	1,200.00	22.40	1.87 %
Insurance - Workman's Comp	1 02 4510.04	5			0.00	0.00	1,964.32	1.21	4,000.00	2,035.68	50.89 %
Insurance - Fidelity Bond	1 02 4510.09	5			0.00	0.00	453.44	0.28	1,035.00	581.56	56.19 %
Insurance - Other	1 02 4510.15	5			4,723.28	31.91	49,738.21	30.55	61,992.00	12,253.79	19.77 %
Payments in Lieu of Taxes	1 02 4520	5			2,268.25	15.33	24,950.75	15.33	27,219.00	2,268.25	8.33 %
PROPERTY TAXES	1 02 4520.1	5			0.00	0.00	46.75	0.03	60.00	13.25	22.08 %
Collection Losses	1 02 4570	5			0.00	0.00	4,986.00	3.06	10,000.00	5,014.00	50.14 %
Total General Expense					11,896.44	80.38	97,270.01	59.75	115,221.00	17,950.99	15.58 %
Other Expenditures											
Extraord Maint - Contract Costs	1 02 4610.3	5			0.00	0.00	5,500.00	3.38	0.00	(5,500.00)	-100.00 %
Replacement Of Non-Expend Equipment	1 02 7520	5			0.00	0.00	1,129.20	0.69	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1 02 7540.4	5			0.00	0.00	84,158.19	51.69	214,000.00	129,841.81	60.67 %
Operating Exp For Property - Contra	1 02 7590	5			0.00	0.00	(85,287.39)	(52.39)	(214,000.00)	(128,712.61)	-60.15 %
Total Other Expenditures					0.00	0.00	5,500.00	3.38	0.00	(5,500.00)	-100.00 %
Total Expenses					(59,946.24)	(405.04)	(665,539.68)	(408.81)	(992,296.00)	326,756.32	32.93 %
Net Income (Loss)					(13,628.45)	(92.08)	285,069.86	175.10	0.00	285,069.86	100.00 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110 5		23,525.00	117.63	244,275.00	111.03	345,208.00	(100,933.00)	-29.24 %
Nondwelling Rental	1 03 3190 5		0.00	0.00	4,200.00	1.91	4,200.00	0.00	0.00 %
Total Rental Income			23,525.00	117.63	248,475.00	112.94	349,408.00	(100,933.00)	-28.89 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610 5		283.71	1.42	3,116.92	1.42	21,847.84	(18,730.92)	-85.73 %
Other Income-Tenants	1 03 3690 5		673.00	3.37	6,404.50	2.91	9,020.00	(2,615.50)	-29.00 %
Other Income - Misc Other Revenue	1 03 3690.1 5		(41,600.00)	(208.00)	24,782.32	11.26	43,721.36	(18,939.04)	-43.32 %
Other Income - Insurance Equity	1 03 3690.451 5		0.00	0.00	366.64	0.17	0.00	366.64	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88 5		0.00	0.00	855.49	0.39	550.00	305.49	55.54 %
Other Income - OP Trans In From CFP	1 03 3690.99 5		0.00	0.00	176,541.00	80.25	90,000.00	86,541.00	96.16 %
Total Other Income			(40,643.29)	(203.22)	212,066.87	96.39	165,139.20	46,927.67	28.42 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020 0		84,955.00	424.78	761,052.00	345.93	786,248.00	(25,196.00)	-3.20 %
Total Other Receipts			84,955.00	424.77	761,052.00	345.93	786,248.00	(25,196.00)	-3.20 %
Total Revenue			67,836.71	339.18	1,221,593.87	555.27	1,300,795.20	(79,201.33)	-6.09 %
Administrative Expense									
Nontechnical Salaries	1 03 4110 5		9,824.23	49.12	113,549.16	51.61	159,893.64	46,344.48	28.98 %
Legal Expense	1 03 4130 5		0.00	0.00	916.00	0.42	4,000.00	3,084.00	77.10 %
Staff Training	1 03 4140 5		0.00	0.00	0.00	0.00	2,886.00	2,886.00	100.00 %
Travel	1 03 4150 5		0.00	0.00	0.00	0.00	2,707.00	2,707.00	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2 5		0.00	0.00	0.00	0.00	1,733.00	1,733.00	100.00 %
Audit Fees	1 03 4171 5		0.00	0.00	8,285.53	3.77	7,795.00	(490.53)	-6.29 %
Employee Benefits Cont - Admin	1 03 4182 5		2,122.92	10.61	41,649.51	18.93	65,211.08	23,561.57	36.13 %
Sundry	1 03 4190 5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Postage/FedEx/UPS	1 03 4190.03 5		0.00	0.00	600.00	0.27	1,000.00	400.00	40.00 %
Advertising and Marketing	1 03 4190.08 5		0.00	0.00	502.60	0.23	5,000.00	4,497.40	89.95 %
Tenant Tracker	1 03 4190.10 5		230.93	1.15	2,585.89	1.18	4,000.00	1,414.11	35.35 %
Publications	1 03 4190.11 5		0.00	0.00	2,748.80	1.25	3,867.00	1,118.20	28.92 %
Membership Dues and Fees	1 03 4190.12 5		67.31	0.34	1,664.51	0.76	1,394.00	(270.51)	-19.41 %
Telephone/Cell Phone/Internet	1 03 4190.13 5		793.23	3.97	8,022.51	3.65	12,000.00	3,977.49	33.15 %
Rental of Warehouse Space	1 03 4190.14 5		864.00	4.32	8,640.00	3.93	0.00	(8,640.00)	-100.00 %
Forms & Office Supplies	1 03 4190.17 5		473.62	2.37	2,913.06	1.32	8,000.00	5,086.94	63.59 %
Other Sundry Expense	1 03 4190.18 5		708.34	3.54	5,900.19	2.68	10,000.00	4,099.81	41.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 03	4190.19 5	59.80	0.30	26,808.35	12.19	50,000.00	23,191.65	46.38 %	
Management Fee Expense - AMP	1 03	4190.21 5	10,773.75	53.87	120,658.29	54.84	123,552.00	2,893.71	2.34 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	22,000.00	10.00	24,000.00	2,000.00	8.33 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,462.50	7.31	16,140.00	7.34	17,550.00	1,410.00	8.03 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,400.00	2.00	4,800.00	400.00	8.33 %	
Total Administrative Expense			29,780.63	148.90	387,984.40	176.36	510,388.72	122,404.32	23.98 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	2,138.25	10.69	24,635.24	11.20	34,218.95	9,583.71	28.01 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	971.50	0.44	4,800.00	3,828.50	79.76 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	400.35	2.00	8,480.38	3.85	12,103.56	3,623.18	29.93 %	
Total Tenant Services			2,538.60	12.69	34,087.12	15.49	51,122.51	17,035.39	33.32 %	
Utilities Expense										
Water	1 03	4310 5	459.28	2.30	4,185.93	1.90	6,000.00	1,814.07	30.23 %	
Electricity	1 03	4320 5	0.00	0.00	14,289.02	6.50	21,000.00	6,710.98	31.96 %	
Gas	1 03	4330 5	95.03	0.48	871.08	0.40	1,000.00	128.92	12.89 %	
Other Utility Expense - Sewer	1 03	4390 5	105.30	0.53	766.09	0.35	2,000.00	1,233.91	61.70 %	
Total Utilities Expense			659.61	3.30	20,112.12	9.14	30,000.00	9,887.88	32.96 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	6,947.24	34.74	88,339.58	40.15	126,180.11	37,840.53	29.99 %	
Materials	1 03	4420 5	153.66	0.77	20,859.47	9.48	100,000.00	79,140.53	79.14 %	
Contract Costs	1 03	4430 5	0.00	0.00	106.04	0.05	24,275.21	24,169.17	99.56 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	0.00	0.00	7,824.00	3.56	17,482.40	9,658.40	55.25 %	
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	14,396.20	6.54	27,400.00	13,003.80	47.46 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	100.67	0.50	902.15	0.41	4,363.12	3,460.97	79.32 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	33.00	0.17	153.31	0.07	6,224.81	6,071.50	97.54 %	
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %	
Contract Costs-Other	1 03	4430.13 5	65.00	0.33	2,715.94	1.23	49,995.95	47,280.01	94.57 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	0.00	0.00	20,000.00	20,000.00	100.00 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	0.00	0.00	10,150.00	4.61	46,682.00	36,532.00	78.26 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	23,950.00	119.75	23,950.00	10.89	25,000.00	1,050.00	4.20 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	75.00	0.38	2,220.00	1.01	10,000.00	7,780.00	77.80 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	1,200.00	6.00	5,300.00	2.41	10,000.00	4,700.00	47.00 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	120.00	0.60	825.00	0.38	1,500.00	675.00	45.00 %	
Garbage and Trash Collection	1 03	4431 5	311.92	1.56	2,600.41	1.18	3,000.00	399.59	13.32 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	1,576.03	7.88	36,925.41	16.78	51,095.92	14,170.51	27.73 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	703.00	703.00	100.00 %	

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021		ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation				34,532.52	172.66	217,267.51	98.76	530,402.52	313,135.01	59.04 %
Protective Services										
Protective Services - Contract Costs	1	03	4480	5	0.00	26,605.55	12.09	36,281.45	9,675.90	26.67 %
Total Protective Services				0.00	0.00	26,605.55	12.09	36,281.45	9,675.90	26.67 %
General Expense										
Insurance -Property (Fire & EC)	1	03	4510.01	5	6,397.69	16,619.54	7.55	15,000.00	(1,619.54)	-10.80 %
Insurance - General Liability	1	03	4510.02	5	0.00	472.44	0.21	1,900.00	1,427.56	75.13 %
Insurance - Automobile	1	03	4510.03	5	0.00	1,587.20	0.72	2,500.00	912.80	36.51 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	3,314.79	1.51	7,400.00	4,085.21	55.21 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	765.18	0.35	1,500.00	734.82	48.99 %
Insurance - Other	1	03	4510.15	5	7,041.18	74,146.74	33.70	72,000.00	(2,146.74)	-2.98 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	32,083.26	14.58	35,000.00	2,916.74	8.33 %
PROPERTY TAXES	1	03	4520.1	5	0.00	63.80	0.03	100.00	36.20	36.20 %
Collection Losses	1	03	4570	5	(129.00)	664.50	0.30	7,200.00	6,535.50	90.77 %
Total General Expense				16,226.53	81.13	129,717.45	58.96	142,600.00	12,882.55	9.03 %
Other Expenditures										
Extraord Maint - Contract Costs	1	03	4610.3	5	0.00	39,075.00	17.76	0.00	(39,075.00)	-100.00 %
Replacement Of Non-Expend Equipment	1	03	7520	5	0.00	1,129.20	0.51	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	281,129.63	127.79	320,254.77	39,125.14	12.22 %
Operating Exp For Property - Contra	1	03	7590	5	0.00	(282,258.83)	(128.30)	(320,254.77)	(37,995.94)	-11.86 %
Total Other Expenditures				0.00	0.00	39,075.00	17.76	0.00	(39,075.00)	-100.00 %
Total Expenses				(83,737.89)	(418.69)	(854,849.15)	(388.57)	(1,300,795.20)	445,946.05	34.28 %
Net Income (Loss)				(15,901.18)	(79.51)	366,744.72	166.70	0.00	366,744.72	100.00 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	3	01 3110	5	3,800.00	475.00	41,800.00	475.00	45,600.00	(3,800.00)	-8.33 %
Total Rental Income				3,800.00	475.00	41,800.00	475.00	45,600.00	(3,800.00)	-8.33 %
Other Income										
Interest Earned on Gen Fund Investments	3	01 3610	5	18.40	2.30	168.62	1.92	376.00	(207.38)	-55.15 %
Other Income-Tenants	3	01 3690	5	0.00	0.00	0.00	0.00	225.00	(225.00)	-100.00 %
Other Income - Insurance Equity	3	01 3690.451	5	0.00	0.00	53.40	0.61	0.00	53.40	100.00 %
Total Other Income				18.40	2.30	222.02	2.52	601.00	(378.98)	-63.06 %
Total Revenue				3,818.40	477.30	42,022.02	477.52	46,201.00	(4,178.98)	-9.05 %
 Administrative Expense										
Nontechnical Salaries	3	01 4110	5	33.10	4.14	549.70	6.25	7,432.90	6,883.20	92.60 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Audit Fees	3	01 4171	5	0.00	0.00	989.99	11.25	0.00	(989.99)	-100.00 %
Employee Benefits Cont - Admin	3	01 4182	5	2.33	0.29	149.98	1.70	3,619.00	3,469.02	95.86 %
Sundry	3	01 4190	5	0.00	0.00	0.00	0.00	2,041.00	2,041.00	100.00 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Publications	3	01 4190.11	5	0.00	0.00	102.60	1.17	311.01	208.41	67.01 %
Forms & Office Supplies	3	01 4190.17	5	0.00	0.00	93.71	1.06	0.00	(93.71)	-100.00 %
Other Sundry Expense	3	01 4190.18	5	142.98	17.87	1,482.39	16.85	2,045.85	563.46	27.54 %
Total Administrative Expense				178.41	22.30	3,368.37	38.28	16,149.76	12,781.39	79.14 %
Utilities Expense										
Water	3	01 4310	5	33.67	4.21	388.35	4.41	426.00	37.65	8.84 %
Other Utility Expense - Sewer	3	01 4390	5	61.47	7.68	715.72	8.13	780.00	64.28	8.24 %
Total Utilities Expense				95.14	11.89	1,104.07	12.55	1,206.00	101.93	8.45 %
Ordinary Maintenance and Operation										
Labor	3	01 4410	5	42.16	5.27	299.01	3.40	8,273.84	7,974.83	96.39 %
Materials	3	01 4420	5	354.60	44.33	712.98	8.10	4,000.00	3,287.02	82.18 %
Contract Cots-Extermination	3	01 4430.01	5	0.00	0.00	390.92	4.44	536.00	145.08	27.07 %
Contract Costs-Other Repairs	3	01 4430.03	5	0.00	0.00	4,500.00	51.14	3,724.00	(776.00)	-20.84 %
Contract Costs-Other	3	01 4430.13	5	35.00	4.38	2,525.31	28.70	0.00	(2,525.31)	-100.00 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	75.00	9.38	2,150.00	24.43	2,135.00	(15.00)	-0.70 %
Connect/Disconnect Fees	3	01 4430.4	5	0.00	0.00	0.00	0.00	30.00	30.00	100.00 %
Garbage and Trash Collection	3	01 4431	5	105.22	13.15	902.58	10.26	1,143.00	240.42	21.03 %
Emp Benefit Cont - Maintenance	3	01 4433	5	3.25	0.41	172.53	1.96	4,980.40	4,807.87	96.54 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			615.23	76.90	11,653.33	132.42	24,822.24	13,168.91	53.05 %
Protective Services									
Protective Services - Contract Costs	3 01 4480	5	105.00	13.13	56.72	0.64	0.00	(56.72)	-100.00 %
Total Protective Services			105.00	13.13	56.72	0.64	0.00	(56.72)	-100.00 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	1,739.83	217.48	3,228.60	36.69	1,785.00	(1,443.60)	-80.87 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	47.24	0.54	64.00	16.76	26.19 %
Insurance - Flood	3 01 4510.11	5	0.00	0.00	797.00	9.06	0.00	(797.00)	-100.00 %
Insurance - Other	3 01 4510.15	5	122.46	15.31	1,289.56	14.65	2,174.00	884.44	40.68 %
Total General Expense			1,862.29	232.79	5,362.40	60.94	4,023.00	(1,339.40)	-33.29 %
Total Expenses			(2,856.07)	(357.01)	(21,544.89)	(244.83)	(46,201.00)	24,656.11	53.37 %
Net Income (Loss)			962.33	120.27	20,477.13	232.69	0.00	20,477.13	100.00 %

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01	3112 5	42,366.00	482,549.00	492,144.00	(9,595.00)	-1.95 %
Interest Income HA Portion	7 01	3300 5	147.63	1,119.81	4,089.00	(2,969.19)	-72.61 %
Fraud Recovery PHA Section 8	7 01	3300.3 5	3,456.00	8,987.00	4,798.00	4,189.00	87.31 %
Donations	7 01	3300.5 5	0.00	1,417.00	0.00	1,417.00	100.00 %
Portable Admin Fees Earned	7 01	3300.P 5	0.00	2,723.19	6,870.00	(4,146.81)	-60.36 %
Interest Earned on HUD Funds	7 01	3610 5	0.00	81.85	0.00	81.85	100.00 %
Other Income	7 01	3690 5	0.00	0.00	105.00	(105.00)	-100.00 %
HAP Earned Income	7 01	4902 5	403,152.00	4,211,835.00	4,547,088.00	(335,253.00)	-7.37 %
HAP Earned Income	7 03	4902 5	0.00	1,806.00	0.00	1,806.00	100.00 %
Total Operating Income			449,121.63	4,710,518.85	5,055,094.00	(344,575.15)	-6.82 %
Total Revenue			449,121.63	4,710,518.85	5,055,094.00	(344,575.15)	-6.82 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01	4110 5	12,243.55	124,270.36	126,695.00	2,424.64	1.91 %
Legal Expense	7 01	4130 5	0.00	75.00	1,000.00	925.00	92.50 %
STAFF TRAINING	7 01	4140 5	0.00	0.00	9,000.00	9,000.00	100.00 %
Travel	7 01	4150 5	0.00	0.00	5,814.00	5,814.00	100.00 %
Travel-Mileage Reimbursement	7 01	4150.2 5	0.00	0.00	950.00	950.00	100.00 %
Audit Fees	7 01	4171 5	0.00	771.09	3,000.00	2,228.91	74.30 %
Office Rent & Utilities	7 01	4180 5	1,068.00	11,748.00	13,236.00	1,488.00	11.24 %
Employee Benefits Cont - Admin	7 01	4182 5	2,383.90	45,618.54	47,138.00	1,519.46	3.22 %
Sundry	7 01	4190 5	0.00	0.00	1,000.00	1,000.00	100.00 %
Postage/FedEx/UPS	7 01	4190.03 5	0.00	3,131.31	3,500.00	368.69	10.53 %
Advertising and Marketing	7 01	4190.08 5	0.00	299.40	1,000.00	700.60	70.06 %
Tenant Tracker	7 01	4190.10 5	180.00	480.00	2,000.00	1,520.00	76.00 %
Publications	7 01	4190.11 5	0.00	2,855.70	5,000.00	2,144.30	42.89 %
Membership Dues and Fees	7 01	4190.12 5	168.26	168.26	2,700.00	2,531.74	93.77 %
Telephone/Cell Phone/Internet	7 01	4190.13 5	648.68	5,670.60	5,000.00	(670.60)	-13.41 %
Forms & Office Supplies	7 01	4190.17 5	0.00	4,503.43	10,000.00	5,496.57	54.97 %
Other Sundry Expense	7 01	4190.18 5	96.88	1,069.50	2,000.00	930.50	46.52 %
Administrative Contact Costs	7 01	4190.19 5	161.49	15,685.61	29,484.00	13,798.39	46.80 %
Asset Management Fee - AMP	7 01	4190.22 5	0.00	87,324.00	116,784.00	29,460.00	25.23 %
AMP Bookkeeping Fees	7 01	4190.23 5	0.00	54,015.00	72,990.00	18,975.00	26.00 %
Asset Management Fee - AMP	7 03	4190.22 5	0.00	2,796.00	10,368.00	7,572.00	73.03 %
AMP Bookkeeping Fees	7 03	4190.23 5	0.00	2,310.00	6,480.00	4,170.00	64.35 %
Total Administrative Expense			16,950.76	362,791.80	475,139.00	112,347.20	23.65 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01	4400 5	71.85	1,093.73	2,000.00	906.27	45.31 %
4400 Contracted Cost	7 01	4430 5	0.00	51.48	0.00	(51.48)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01	4430.1 5	49.90	56.90	0.00	(56.90)	-100.00 %
Total Operating Expenses			121.75	1,202.11	2,000.00	797.89	39.89 %
General Expense							
Insurance - Automobile	7 01	4510.03 5	0.00	358.40	400.00	41.60	10.40 %
Insurance - Workman's Comp	7 01	4510.04 5	0.00	2,087.10	3,670.00	1,582.90	43.13 %
Insurance - Fidelity Bond	7 01	4510.09 5	0.00	481.82	0.00	(481.82)	-100.00 %
Insurance - Other	7 01	4510.15 5	0.00	0.00	800.00	800.00	100.00 %
Emp Benefit Cont-Unemployment	7 01	4540.8 5	0.00	2,340.00	0.00	(2,340.00)	-100.00 %
Admin Fee - Paid for Portability	7 01	4590.P 5	240.78	166.13	980.00	813.87	83.05 %
Portability - Port In Deposits	7 01	4590.PID 5	0.00	(31,171.00)	0.00	31,171.00	100.00 %
Portability - Port In Expenses	7 01	4590.PIE 5	0.00	31,171.00	0.00	(31,171.00)	-100.00 %
Portable Admin Fees Paid	7 03	4590.P 5	1,963.84	21,920.32	25,017.00	3,096.68	12.38 %
Total General Expense			2,204.62	27,353.77	30,867.00	3,513.23	11.38 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01	7520 5	0.00	1,129.20	0.00	(1,129.20)	-100.00 %
Operating Exp For Property - Contra	7 01	7590 5	0.00	(1,129.20)	0.00	1,129.20	100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %

Report Criteria PHA: 7 Project: '01','02','03','04','05'

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2021		ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1 5	285,198.00	3,680,757.00	3,926,316.00	245,559.00	6.25 %
HAP Payments - Utilities	7	01	4715.4 5	6,776.00	79,021.00	78,125.00	(896.00)	-1.15 %
Interest Income- HAP Restricted	7	01	4715.5 5	0.00	446.00	0.00	(446.00)	-100.00 %
Fraud Recovery HUD	7	01	4715.8 5	(3,456.00)	(8,987.00)	2,000.00	10,987.00	549.35 %
HAP Portability	7	01	4715.P 5	0.00	0.00	8,000.00	8,000.00	100.00 %
HAP Payments - Port Out	7	01	4715.PO 5	2,985.00	6,221.00	25,000.00	18,779.00	75.12 %
HAP Payments - Rents	7	02	4715.1 5	3,788.00	39,740.00	62,301.00	22,561.00	36.21 %
HAP Payments - Utilities	7	02	4715.4 5	0.00	0.00	4,000.00	4,000.00	100.00 %
HAP Payments - Rent - VASH	7	03	4715.1 5	9,151.00	102,559.13	115,260.00	12,700.87	11.02 %
HAP Payments - Utilities	7	03	4715.4 5	161.00	1,700.00	3,000.00	1,300.00	43.33 %
HAP Payments - Portability	7	03	4715.P 5	0.00	0.00	2,048.00	2,048.00	100.00 %
HAP Payments - Port Out	7	03	4715.PO 5	18,277.92	202,757.06	321,038.00	118,280.94	36.84 %
HAP Payments - Rent	7	04	4715.1 5	329.00	3,948.00	0.00	(3,948.00)	-100.00 %
Total Housing Assistance Payments				323,209.92	4,108,162.19	4,547,088.00	438,925.81	9.65 %
Total Expenses				(342,487.05)	(4,499,509.87)	(5,055,094.00)	555,584.13	10.99 %
Total Net Income (Loss)				106,634.58	211,008.98	0.00	211,008.98	100.00 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, APRIL 21, 2021
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
MARCH 2021

Los Vecinos		
Apartment	Tenant Id.	Amounts
22	12866	\$456.00
217	20235	\$786.00
223	25138	\$221.00
109	12951	\$2,691.00
Los Vecinos Total		\$4,154.00
Bonita Park		
Apartment	Tenant Id.	Amounts
Bonita Park Total		\$0.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
Le Moyne Gardens Total		\$0.00
Grand Total		\$4,154.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Los Vecinos - Amp 010

CHARGE-OFF VACATED APARTMENTS

MANAGER: Elizabeth Zavala

DATE: 04/01/21

FOR THE MONTH OF: MARCH 2021

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
22	12866	-\$200.00	\$0.00	\$223.00	\$0.00	\$433.00	\$0.00	\$456.00	Abandoned

Rent due: February 2021 \$181.00 + March 2021 (Pro Rated) \$42.00 + Refrigerator Cleaning \$50.00 + Stove Cleaning \$50.00 + Bathroom Cleaning \$50.00 + Door Replacement \$43.00 + Trash and Debris Removal \$240.00 = Total \$656.00 - Security Deposit \$200.00 = \$456.00

217	20235	-\$200.00		\$588.00		\$398.00		\$786.00	Abandoned
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Rent due: November 2020 \$139.00 + December 2020 \$139.00 + January 2021 \$139.00 + February 2021 \$139.00 + March 2021 (Pro Rated) \$32.00 + Window Glass \$8.00 + Refrigerator Cleaning \$50.00 + Bathroom Cleaning \$50.00 + Stove Cleaning \$50.00 + Trash and Debris Removal \$240.00 = Total \$986.00 - Security Deposit \$200.00 = \$786.00

223	25138	-\$200.00		\$421.00		\$0.00		\$221.00	30 Day Notice Given
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Rent due: January 2021 \$199.00 + February 2021 \$199.00 + March 2021 (Pro Rated) \$23.00 = Total \$421.00 - Security Deposit \$200.00 = \$221.00

109	12951	-\$200.00	\$512.00	\$1,983.00		\$396.00		\$2,691.00	Abandoned
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Rent due: November 2020 \$222.00 + Formal \$25.00 + December 2020 \$377.00 + Formal \$25.00 + January 2021 \$537.00 + Formal \$25.00 + February 2021 \$537.00 + Formal \$25.00 + March 2021 (Pro Rated) \$150.00 + Formal \$412.00 + Window Replacement \$56.00 + Refrigerator Cleaning \$50.00 + Stove Cleaning \$50.00 + Trash and Debris Removal \$240.00 = Total \$2,891.00 - Security Deposit \$200.00 = \$2,691.00

	TOTALS	-\$800.00	\$512.00	\$3,215.00	\$0.00	\$1,227.00	\$0.00	\$4,154.00	
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BID TABULATION

Harlingen Housing Authority

Vehicle Bid

March 25, 2021

Dealerships	BID
Boggus Ford	SUV \$27,870.00 Short bed Pick up \$29,602.00 Long bed Pick up \$30,692.00

The Harlingen Housing Authority advertised in the Valley Morning Star on the following dates:

Sunday, March 7, 2021

Wednesday, March 10, 2021

Sunday, March 14, 2021

A bid opening was held on March 25, 2021 at 11:00 a.m. via Webex. One bid was picked up and one bid was received.

It is the recommendation of the Housing Authority to award the Vehicle bid to Boggus Ford.



The Housing Authority of the City of Harlingen
Invitation to Bid

2021 Vehicles

***SUV** one (1)

***Pickup Truck** full size, ½ ton, short bed; one (1)

***Pickup Truck** full size, ½ ton, long bed; one (1)

Successful bidder must deliver the 2021 vehicles within ninety (90) days following notification.

Specifications are available electronically at www.harlingenha.org.

Specifications are also available Monday – Friday, 9:00 a.m. to 11:00 a.m. at

The Housing Authority of the City of Harlingen
219 E. Jackson Street
Harlingen, Texas 78550

For inquiries please email:

Cynthia Lucio at clucio@harlingen-ha.com

Diana Perez at dperez@harlingen-ha.com

Jorge Olivares at jolivares@harlingen-ha.com

Bids shall be submitted sealed and properly labeled on the outside of the envelope as follows;

“Sealed bid for 2021 Vehicles”

***SUV** one (1)

***Pickup Truck** full size, ½ ton, short bed; one (1)

***Pickup Truck** full size, ½ ton, long bed; one (1)

The Housing Authority reserves the right to accept or reject any or all bids or proposals and/or to accept the bid proposal most advantageous to the Housing Authority. The Housing Authority is an equal opportunity employer and welcomes Section 3.

Sincerely Yours,

Hilda Benavides,
Executive Director



Harlingen Housing Authority
HCV/S8 Program
SUV Specification List

2021 SUV (Sports Utility Vehicle) with 3rd row seating

Bids must be in a sealed envelope marked "HCV/S8 2021 SUV Bid" in quotes on the lower right front of envelope. No faxed bids or emailed bids will be accepted.

- Wheel base 119 inches minimum
- Rear vision camera
- Engine; V6 or V8
- Locking differential preferred
- Automatic transmission
- Tire pressure monitoring system
- Front and rear parking assist
- Power steering, power breaks, power locks, power windows
- Cruise control
- Passenger capacity 5 minimum
- Air conditioning/heating
- AM-FM Radio
- 18 gal. Fuel tank-minimum
- Color: White
- Tinted glass
- Running boards on driver and passenger side (if needed)
- Weather tech floor/cargo-trunk mats
- Rear-window defroster and washer
- GPS Navigation system
- Seating-cloth

Bids must be in sealed envelope labeled "HCV S/8 2021 SUV"

Delivery: within 30-60 days of award of contract

Bids offers must be valid for 30 days from the date of Bid Opening

Harlingen Housing Authority
HCV/S8 Program
Pick Up Truck Specification List

2021 Pickup truck

Bids must be in a sealed envelope marked "HCV/S8 Pickup Truck Bid" in quotes on the lower right / front of envelope. No faxed bids or emailed bids will be accepted.

- Regular Cab/Short bed/Full Sized (to include factory installed spray on bed liner)
- Powered Windows and locks
- 126 inch wheel base minimum
- Tire pressure monitoring system
- Two (2) Door
- V-8 Engine (preferred)
- Two Wheel Drive
- Single Rear Wheel
- Automatic Transmission
- Power Steering, Power Brakes
- Factory Air Conditioning / Heating
- AM – FM Radio
- Seating – cloth
- Color: White
- Factory Tinted Glass
- Front and rear park assist (if available)
- Reverse alarm
- Running board driver and passenger side
- GPS Navigation System
- Weather tech mats

Bids must be in sealed envelope labeled "HCV/S8 2021 Pickup Truck"

Delivery: Within 30-60 days of award of Contract

Bid offers must be valid for 30 days from the date of Bid Opening

Harlingen Housing Authority
Pick Up Truck Specification List

2021 Pickup

Bids must be in a sealed envelope marked “2021 Pickup Truck Bid” in quotes on the lower right / front of envelope. No faxed bids or emailed bids will be accepted.

- Regular Cab/Long Bed/Full Sized (to included factory installed spray on bed liner)
- Powered Windows or locking
- 126 inch wheel base minimum
- Tire pressure monitoring system
- Factory installed tow package
- Two (2) Door
- Cruise Control
- V-8 Engine (preferred)
- Two Wheel Drive
- Single Rear Wheel
- Automatic Transmission
- Power Steering, Power Brakes
- Factory Air Conditioning / Heating
- AM – FM Radio
- Seating – Vinyl (preferred)
- Color: White
- Factory Tinted Glass
- Front and rear park assist (if available)
- Reverse alarm
- Tommy Lift system
- Headache Rack and side step running boards
- Tool box with lock (full size)
- All-weather mats

Bids must be in sealed envelope labeled "2021 Pickup Truck"

Delivery: Within 30-60 days of award of Contract

Bid offers must be valid for 30 days from the date of Bid Opening

Payroll Change Worksheet

Promotion _____ Anniversary Cost of Living _____ Probation _____

Board of Directors

Payroll Changes:

Employee Name: _____ Hilda Benavides _____

Change _____ Increase _____ Decrease _____ No Change _____

Annual Salary _____ (Amount)

Annual Salary _____ (Percent)



Effective Date: _____ 04/21/2021 _____

Retro To: _____ 04/21/2021 _____

Employee's Signature

Date

Supervisor's Signature

Date

Executive Director's Signature

Date

Housing Authority of the City of Harlingen
Executive Director Summary Evaluation Report

Executive Director: Hilda Benavides Date: 04/21/2021

Evaluation Date 4/21/2021

Type of Evaluation: Annual Period of Evaluation: 4/30/2020 TO 5/1/2021

Directions:

Based on observed information or other information made available to you during the period covered evaluate the Executive Director's effectiveness in meeting each responsibility. Next to each statement assign the rating that most closely represents what. Ratings of .5 or higher will be rounded up and ratings less than .5 will be rounded down.

DRAFT

Rating Criteria:

5. SUPERIOR: Extraordinary and exceptional accomplishments. Performance is consistently far superior to what is normally expected.
4. EXCEEDS EXPECTATIONS: Performance demonstrates increased proficiency and is consistently above expectations.
3. MEETS EXPECTATIONS: Performance is average. Fully and adequately accomplishes all basic position requirements. No significant problems exist.
2. BELOW EXPECTATIONS: Performance is consistently below expectations. Needs improvement and significant problems exist.
1. UNSATISFACTORY: Performance is unacceptable. Will require close monitoring at specified intervals.

Organizational Climate	Rating System:		
	Self		Board
1. The Executive Director displays effective personal leadership attributes.	_____		_____
2. The Executive Director effectively delegates authority and responsibility.	_____		_____
Board/Executive Director Relation			
3. The Executive Director maintains a positive and productive working relationships with the Board of Commissioners.	_____		_____
4. The Executive Director assists in the development of Board policy and provides staff's assistance in the implementation of Board policy.	_____		_____
Organizational Improvement			
5. The Executive Director effectively plans, directs, and supervises the Housing Authority's Low-Rent, Section 8 Voucher, Mode-Rehab, Farm Labor, and Drug Elimination programs and services.	_____		_____
6. Consults with federal, state, city, and local agencies concerning the Authority's goals, priorities, problems, and plans accordingly.	_____		_____
Administrative/Fiscal/Facilities Management			
7. The Executive Director provides for the preparation and expenditure of the Housing Authority budget within the Authority's fiscal responsibilities.	_____		_____
8. The Executive Director determines the Housing Authority's needs for the construction of new developments and renovation, modernization, and overall upkeep of the current developments.	_____		_____
Subtotal			



City of Harlingen Housing Authority

Bank Balances - February 2021

Comparative Income Statements/Charts - February 2021

Comparative Balance Sheets/Charts - February 2021

Budgeted Income Statement –February 2021

Cares Act Income statement – February 2021

Accounting Report



Bank Balances- Reserves as of 02/28/2021

	February 2021 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,516.15 COCC Investment Account		
\$417,582.22 COCC General Fund	\$43,873.15	10.83
Low Rent Reserves:		
\$1,271,490.81 Los Vecinos	\$47,313.31	26.87
\$945,088.55 Bonita Park	\$59,946.24	15.77
\$1,466,840.36 Le Moyne Gardens	\$83,737.89	17.52
Family Living Center Reserves:		
\$77,886.53 FLC bank cash account	\$2,856.07	27.27
Section 8 Reserves:		
\$215,824.94 Admin	\$19,277.13	11.20
\$223,100.25 HAP	\$354,183.00	0.63

Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
ADMINISTRATION BUILDING

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP 50118 / 501	1	06	3690.25	5	44,441.00	42,825.00	1,616.00	3.77 %
Other Income - CFP 50119	1	06	3690.26	5	0.00	67,227.00	(67,227.00)	-100.00 %
CFP 50120 Admin	1	06	3690.27	5	60,600.00	0.00	60,600.00	0.00 %
Total Operating Income					105,041.00	110,052.00	(5,011.00)	-4.55 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	11,891.70	11,819.85	71.85	0.61 %
Total Rental Income					11,891.70	11,819.85	71.85	0.61 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,365.45	7,383.68	(6,018.23)	-81.51 %
OTHER INCOME	1	06	3690	5	3,700.43	7,836.66	(4,136.23)	-52.78 %
Other Income - Management Fee	1	06	3690.2	5	300,336.53	282,321.60	18,014.93	6.38 %
Other Income - Asset Managemen	1	06	3690.3	5	144,900.00	162,168.00	(17,268.00)	-10.65 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	96,510.00	107,220.00	(10,710.00)	-9.99 %
Other Income - Insurance Equit	1	06	3690.451	5	42.72	0.00	42.72	0.00 %
IT Fees	1	06	3690.5	5	10,956.00	10,956.00	0.00	0.00 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	206.21	6.33	199.88	3157.66 %
Total Other Income					558,017.34	577,892.27	(19,874.93)	-3.44 %
Total Revenue					674,950.04	699,764.12	(24,814.08)	-3.55 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	382,354.40	355,557.83	(26,796.57)	-7.54 %
LEGAL EXPENSE	1	06	4130	5	5,949.00	6,541.35	592.35	9.06 %
STAFF TRAINING	1	06	4140	5	0.00	5,366.20	5,366.20	100.00 %
TRAVEL	1	06	4150	5	(274.50)	25,903.02	26,177.52	101.06 %
Travel-Mileage Reimbursment	1	06	4150.2	5	50.60	427.17	376.57	88.15 %
Accounting Fees	1	06	4170	5	23,241.64	23,555.00	313.36	1.33 %
Audit Fees	1	06	4171	5	2,907.77	2,844.88	(62.89)	-2.21 %
Employee Benefits Cont - Admin	1	06	4182	5	108,757.44	113,989.96	5,232.52	4.59 %
SUNDRY	1	06	4190	5	31.00	1,940.40	1,909.40	98.40 %
Postage/FedEx/UPS	1	06	4190.03	5	2,319.23	1,839.30	(479.93)	-26.09 %
Advertising and Marketing	1	06	4190.08	5	3,474.49	2,583.91	(890.58)	-34.47 %
PUBLICATIONS	1	06	4190.11	5	2,365.90	2,052.60	(313.30)	-15.26 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	330.00	2,069.86	1,739.86	84.06 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	12,246.96	9,191.21	(3,055.75)	-33.25 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	10,070.65	4,727.62	(5,343.03)	-113.02 %
Other Sundry Expense	1	06	4190.18	5	7,419.68	6,856.72	(562.96)	-8.21 %
Administrative Contact Costs	1	06	4190.19	5	42,621.48	33,656.03	(8,965.45)	-26.64 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,774.74	2,917.45	1,142.71	39.17 %
Total Administrative Expense					605,640.48	602,020.51	(3,619.97)	-0.60 %
Utilities Expense								
WATER	1	06	4310	5	158.85	161.42	2.57	1.59 %
ELECTRICITY	1	06	4320	5	8,863.18	10,458.12	1,594.94	15.25 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	209.79	215.44	5.65	2.62 %
Total Utilities Expense					9,231.82	10,834.98	1,603.16	14.80 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	6,948.89	6,390.33	(558.56)	-8.74 %
MATERIALS	1	06	4420	5	4,446.62	5,942.29	1,495.67	25.17 %
CONTRACT COSTS	1	06	4430	5	51.48	3,006.21	2,954.73	98.29 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	584.64	621.84	37.20	5.98 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	2,102.36	2,102.36	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	393.98	871.26	477.28	54.78 %
VEHICLE-MAINTENANCE	1	06	4430.1	5	95.48	72.57	(22.91)	-31.57 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3: PHA

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

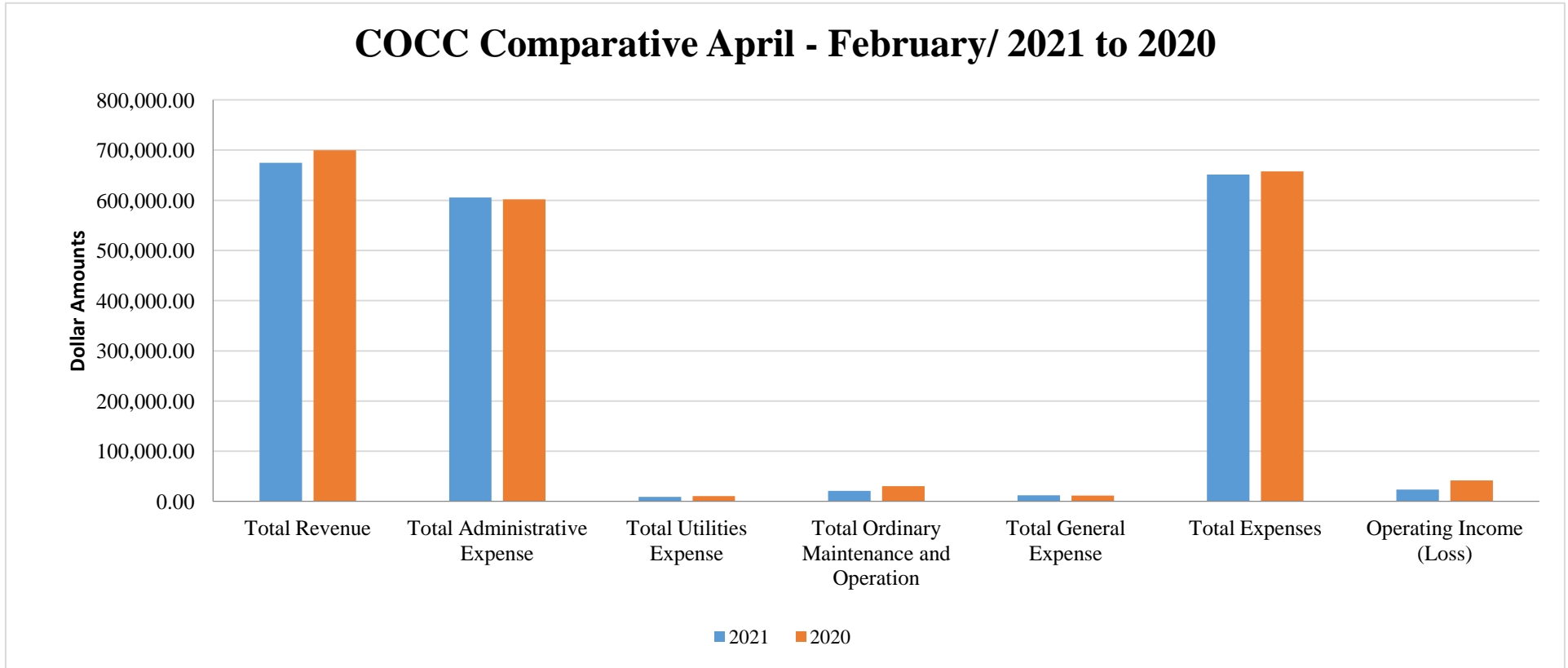
				Start: 04/01/2020	Start: 04/01/2019			
				End: 02/28/2021	End: 02/28/2020	Variance	Variance %	
Contract Costs-Other	1	06	4430.13	5	60.00	60.00	0.00	0.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	1,552.50	0.00	(1,552.50)	0.00 %
Contact Costs-Electrical Contr	1	06	4430.21	5	450.00	835.00	385.00	46.11 %
Garbage and Trash Removal	1	06	4431	5	514.69	525.53	10.84	2.06 %
Emp Benefit Cont - Maintenance	1	06	4433	5	5,963.73	10,173.46	4,209.73	41.38 %
Total Ordinary Maintenance and Operation					21,062.01	30,600.85	9,538.84	31.17 %
Protective Services								
Protective Services - Contract	1	06	4480	5	3,003.03	2,752.28	(250.75)	-9.11 %
Total Protective Services					3,003.03	2,752.28	(250.75)	-9.11 %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	3,651.92	1,539.83	(2,112.09)	-137.16 %
Insurance - General Liability	1	06	4510.02	5	393.69	514.00	120.31	23.41 %
Insurance - Automobile	1	06	4510.03	5	819.20	955.36	136.16	14.25 %
Insurance - Workman's Comp	1	06	4510.04	5	2,823.71	4,361.02	1,537.31	35.25 %
Insurance - Fidelity Bond	1	06	4510.09	5	651.82	876.06	224.24	25.60 %
Insurance - Other	1	06	4510.15	5	3,684.29	2,969.76	(714.53)	-24.06 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	331.38	317.82	(13.56)	-4.27 %
Total General Expense					12,356.01	11,533.85	(822.16)	-7.13 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	06	7520	5	1,129.20	0.00	(1,129.20)	0.00 %
Property Better & Add-Non-Expe	1	06	7540.3	5	0.00	26,138.27	26,138.27	100.00 %
Property Better & Add-Contract	1	06	7540.4	5	21,594.56	7,736.10	(13,858.46)	-179.14 %
Operating Exp For Property - C	1	06	7590	5	(22,723.76)	(33,874.37)	(11,150.61)	32.92 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(651,293.35)	(657,742.47)	6,449.12	-0.98 %
Net Income (Loss)					23,656.69	42,021.65	(18,364.96)	-17.17 %

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

Start: 04/01/2020 Start: 04/01/2019
 End: 02/28/2021 End: 02/28/2020

Total Revenue	674,950.04	699,764.12
Total Administrative Expense	605,640.48	602,020.51
Total Utilities Expense	9,231.82	10,834.98
Total Ordinary Maintenance and Operation	21,062.01	30,600.85
Total General Expense	12,356.01	11,533.85
Total Expenses	651,293.35	657,742.47
Operating Income (Loss)	23,656.69	42,021.65

COCC Comparative April - February/ 2021 to 2020



Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
Los Vecinos

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	235,341.00	262,122.00	(26,781.00)	-10.22 %
Total Rental Income					235,341.00	262,122.00	(26,781.00)	-10.22 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	2,714.36	13,984.98	(11,270.62)	-80.59 %
Other Income-Tenants	1	01	3690	5	4,350.00	13,655.50	(9,305.50)	-68.14 %
Other Income - Misc Other Reve	1	01	3690.1	5	1,205.43	12,054.66	(10,849.23)	-90.00 %
Other Income - Insurance Equit	1	01	3690.451	5	281.31	0.00	281.31	0.00 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	580.54	329.48	251.06	76.20 %
Other Income - OP Trans In Fro	1	01	3690.99	5	132,405.00	95,079.30	37,325.70	39.26 %
Total Other Income					141,536.64	135,103.92	6,432.72	4.76 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	543,815.00	599,835.00	(56,020.00)	-9.34 %
Total Other Receipts					543,815.00	599,835.00	(56,020.00)	-9.34 %
Total Revenue					920,692.64	997,060.92	(76,368.28)	-7.66 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	66,062.79	86,436.63	20,373.84	23.57 %
Legal Expense	1	01	4130	5	0.00	670.60	670.60	100.00 %
Staff Training	1	01	4140	5	0.00	1,106.00	1,106.00	100.00 %
Travel	1	01	4150	5	0.00	4,059.52	4,059.52	100.00 %
Travel-Mileage Reimbursement	1	01	4150.2	5	0.00	78.18	78.18	100.00 %
Audit Fees	1	01	4171	5	5,504.62	5,385.56	(119.06)	-2.21 %
Employee Benefits Cont - Admin	1	01	4182	5	33,641.72	38,892.00	5,250.28	13.50 %
Sundry	1	01	4190	5	35.00	239.25	204.25	85.37 %
Postage/FedEx/UPS	1	01	4190.03	5	658.89	600.00	(58.89)	-9.81 %
Advertising and Marketing	1	01	4190.08	5	1,243.54	3,146.15	1,902.61	60.47 %
Tenant Tracker	1	01	4190.10	5	1,968.09	3,043.04	1,074.95	35.32 %
Publications	1	01	4190.11	5	2,456.50	2,283.00	(173.50)	-7.60 %
Membership Dues and Fees	1	01	4190.12	5	1,248.38	831.55	(416.83)	-50.13 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	5,503.92	7,058.34	1,554.42	22.02 %
Rental of Warehouse Space	1	01	4190.14	5	8,640.00	9,504.00	864.00	9.09 %
Forms & Office Supplies	1	01	4190.17	5	3,265.78	6,587.88	3,322.10	50.43 %
Other Sundry Expense	1	01	4190.18	5	5,074.02	6,789.69	1,715.67	25.27 %
Administrative Contact Costs	1	01	4190.19	5	22,937.06	24,986.59	2,049.53	8.20 %
Management Fee Expense - AMP	1	01	4190.21	5	89,935.04	84,638.40	(5,296.64)	-6.26 %
Asset Management Fee - AMP	1	01	4190.22	5	16,500.00	16,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	12,030.00	12,022.50	(7.50)	-0.06 %
IT Fees-COCC	1	01	4190.24	5	3,300.00	3,300.00	0.00	0.00 %
Total Administrative Expense					280,005.35	318,158.88	38,153.53	11.99 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	8,869.28	24,162.24	15,292.96	63.29 %
Ten Services - Recreation, Pub	1	01	4220	5	1,154.27	443.00	(711.27)	-160.56 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	3,048.95	8,189.25	5,140.30	62.77 %
Total Tenant Services					13,072.50	32,794.49	19,721.99	60.14 %
Utilities Expense								
Water	1	01	4310	5	1,779.17	1,628.90	(150.27)	-9.23 %
Electricity	1	01	4320	5	8,908.24	10,292.65	1,384.41	13.45 %
Gas	1	01	4330	5	974.62	806.37	(168.25)	-20.87 %
Other Utility Expense - Sewer	1	01	4390	5	913.57	1,127.93	214.36	19.00 %
Total Utilities Expense					12,575.60	13,855.85	1,280.25	9.24 %
Ordinary Maintenance and Operation								

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 Los Vecinos

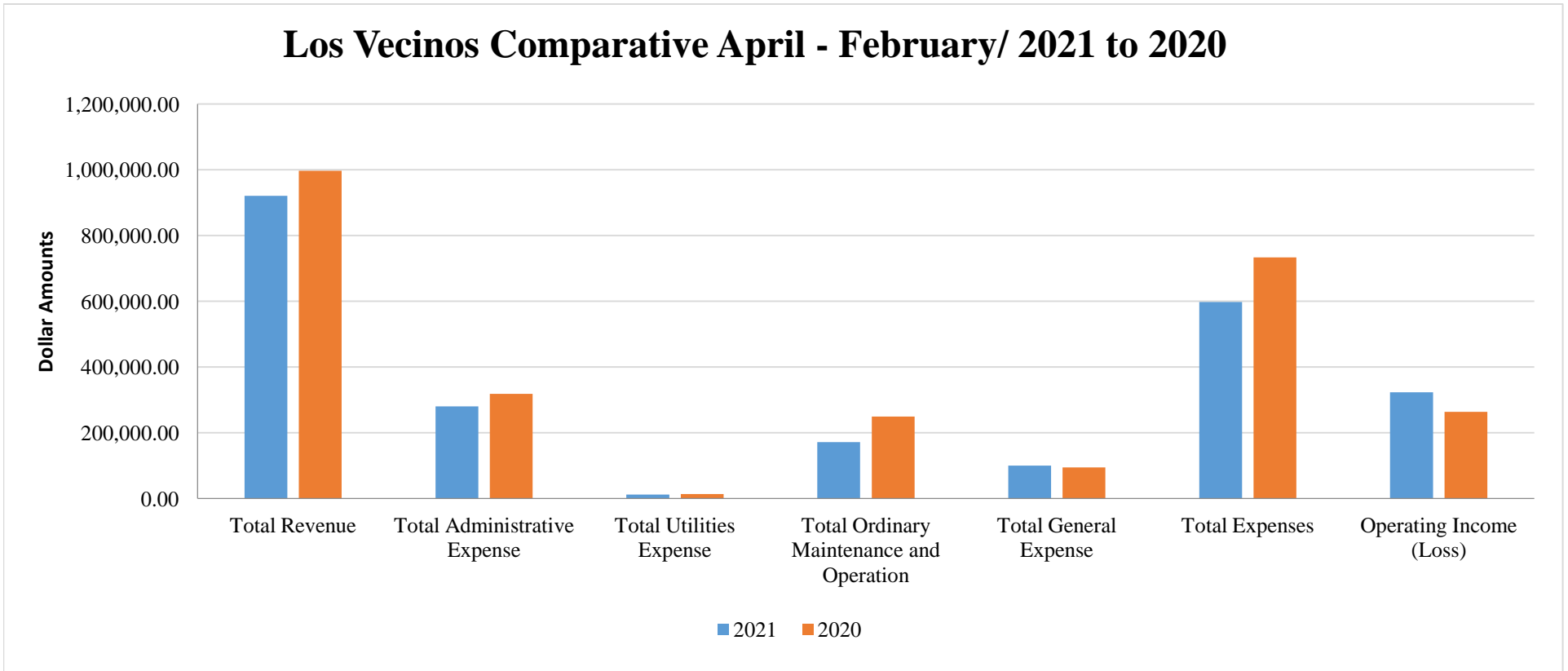
					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Labor	1	01	4410	5	82,980.19	81,519.45	(1,460.74)	-1.79 %
Materials	1	01	4420	5	17,617.24	56,294.75	38,677.51	68.71 %
Contract Costs	1	01	4430	5	77.22	626.54	549.32	87.68 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	6,075.00	10,165.00	4,090.00	40.24 %
Contract Costs-Other Repairs	1	01	4430.03	5	1,995.00	23,499.00	21,504.00	91.51 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	574.49	1,171.94	597.45	50.98 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	7,186.58	2,108.92	(5,077.66)	-240.77 %
Contract Costs-Other	1	01	4430.13	5	1,260.00	7,139.43	5,879.43	82.35 %
Contact Costs-Heating & Coolin	1	01	4430.17	5	3,025.00	250.00	(2,775.00)	-1110.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	7,100.00	5,172.41	(1,927.59)	-37.27 %
Contact Costs-Electrical Contr	1	01	4430.21	5	550.00	6,360.00	5,810.00	91.35 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	7,915.00	16,550.00	8,635.00	52.18 %
Connect/Disconnect Fees	1	01	4430.4	5	510.00	917.40	407.40	44.41 %
Garbage and Trash Collection	1	01	4431	5	2,013.92	2,483.72	469.80	18.92 %
Emp Benefit Cont - Maintenance	1	01	4433	5	33,084.65	35,178.38	2,093.73	5.95 %
Total Ordinary Maintenance and Operation					171,964.29	249,436.94	77,472.65	31.06 %
Protective Services								
Protective Services - Contract	1	01	4480	5	19,225.04	24,228.77	5,003.73	20.65 %
Total Protective Services					19,225.04	24,228.77	5,003.73	20.65 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	12,511.06	10,140.38	(2,370.68)	-23.38 %
Insurance - General Liability	1	01	4510.02	5	346.46	452.34	105.88	23.41 %
Insurance - Automobile	1	01	4510.03	5	1,177.60	1,373.33	195.73	14.25 %
Insurance - Workman's Comp	1	01	4510.04	5	2,087.10	3,223.38	1,136.28	35.25 %
Insurance - Fidelity Bond	1	01	4510.09	5	481.79	647.54	165.75	25.60 %
Insurance - Other	1	01	4510.15	5	53,422.48	43,061.98	(10,360.50)	-24.06 %
Payments in Lieu of Taxes	1	01	4520	5	27,500.00	28,048.30	548.30	1.95 %
PROPERTY TAXES	1	01	4520.1	5	47.38	51.89	4.51	8.69 %
Collection Losses	1	01	4570	5	3,069.31	7,573.00	4,503.69	59.47 %
Total General Expense					100,643.18	94,572.14	(6,071.04)	-6.42 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	01	7520	5	1,129.20	26,062.87	24,933.67	95.67 %
Property Better & Add-Non-Expe	1	01	7540.3	5	0.00	22,235.91	22,235.91	100.00 %
Property Better & Add-Contract	1	01	7540.4	5	105,185.00	158,022.85	52,837.85	33.44 %
Prop Bett & Add-Contract Costs	1	01	7540.93	5	0.00	99.00	99.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	(106,314.20)	(206,321.63)	(100,007.43)	48.47 %
Total Other Expenditures					0.00	99.00	99.00	100.00 %
Total Expenses					(597,485.96)	(733,146.07)	135,660.11	-18.50 %
Net Income (Loss)					323,206.68	263,914.85	59,291.83	60.36 %

Housing Authority of the City of Harlingen
Comparative Income Statement

HHA Low Rent
 LOS VECINOS

Start: 04/01/2020	Start: 04/01/2019
End: 02/28/2021	End: 02/28/2020

Total Revenue	920,692.64	997,060.92
Total Administrative Expense	280,005.35	318,158.88
Total Utilities Expense	12,575.60	13,855.85
Total Ordinary Maintenance and Operation	171,964.29	249,436.94
Total General Expense	100,643.18	94,572.14
Total Expenses	597,485.96	733,146.07
Operating Income (Loss)	323,206.68	263,914.85



Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
BONITA PARK

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	268,232.00	290,998.00	(22,766.00)	-7.82 %
Nondwelling Rental	1	02	3190	5	2,800.00	3,850.00	(1,050.00)	-27.27 %
Total Rental Income					271,032.00	294,848.00	(23,816.00)	-8.08 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,876.71	10,002.22	(8,125.51)	-81.24 %
Other Income - Tenants	1	02	3690	5	11,199.00	11,846.50	(647.50)	-5.47 %
Other Income - Misc Other Reve	1	02	3690.1	5	(1,629.02)	11,724.82	(13,353.84)	-113.89 %
Other Income - Insurance Equit	1	02	3690.451	5	313.24	0.00	313.24	0.00 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	355.61	10,431.07	(10,075.46)	-96.59 %
Other Income - OP Tran In From	1	02	3690.99	5	151,190.00	92,509.99	58,680.01	63.43 %
Total Other Income					163,305.54	136,514.60	26,790.94	19.62 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	516,272.00	592,205.00	(75,933.00)	-12.82 %
Total Other Receipts					516,272.00	592,205.00	(75,933.00)	-12.82 %
Total Revenue					950,609.54	1,023,567.60	(72,958.06)	-7.13 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	87,267.20	94,388.36	7,121.16	7.54 %
Legal Expense	1	02	4130	5	0.00	1,592.48	1,592.48	100.00 %
Staff Training	1	02	4140	5	0.00	798.00	798.00	100.00 %
Travel	1	02	4150	5	0.00	1,664.73	1,664.73	100.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	290.60	290.60	100.00 %
Audit Fees	1	02	4171	5	6,061.79	5,930.68	(131.11)	-2.21 %
Employee Benefits Cont - Admin	1	02	4182	5	36,038.06	38,323.29	2,285.23	5.96 %
Sundry	1	02	4190	5	0.50	173.64	173.14	99.71 %
Postage/FedEx/UPS	1	02	4190.03	5	600.00	600.00	0.00	0.00 %
Advertising and Marketing	1	02	4190.08	5	2.34	2,310.84	2,308.50	99.90 %
Tenant Tracker	1	02	4190.10	5	1,910.16	3,002.65	1,092.49	36.38 %
Publications	1	02	4190.11	5	2,855.40	2,673.20	(182.20)	-6.82 %
Membership Dues and Fees	1	02	4190.12	5	1,231.73	820.47	(411.26)	-50.12 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,981.41	10,966.96	2,985.55	27.22 %
Forms & Office Supplies	1	02	4190.17	5	4,916.79	5,233.97	317.18	6.06 %
Other Sundry Expense	1	02	4190.18	5	6,873.68	7,791.92	918.24	11.78 %
Administrative Contact Costs	1	02	4190.19	5	29,371.47	30,025.71	654.24	2.18 %
Management Fee Expense - AMP	1	02	4190.21	5	89,743.20	83,846.40	(5,896.80)	-7.03 %
Asset Management Fee - AMP	1	02	4190.22	5	16,280.00	16,280.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	12,015.00	11,910.00	(105.00)	-0.88 %
IT Fees - COCC	1	02	4190.24	5	3,256.00	3,256.00	0.00	0.00 %
Total Administrative Expense					306,404.73	321,879.90	15,475.17	4.81 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	7,416.33	21,097.15	13,680.82	64.85 %
Ten Services - Recreation, Pub	1	02	4220	5	953.06	908.47	(44.59)	-4.91 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	2,467.39	7,792.20	5,324.81	68.34 %
Total Tenant Services					10,836.78	29,797.82	18,961.04	63.63 %
Utilities Expense								
Water	1	02	4310	5	1,087.40	929.70	(157.70)	-16.96 %
Electricity	1	02	4320	5	9,120.91	10,955.29	1,834.38	16.74 %
Gas	1	02	4330	5	1,786.68	1,722.85	(63.83)	-3.70 %
Other Utility Expense - Sewer	1	02	4390	5	376.90	490.50	113.60	23.16 %
Total Utilities Expense					12,371.89	14,098.34	1,726.45	12.25 %
Ordinary Maintenance and Operation								

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

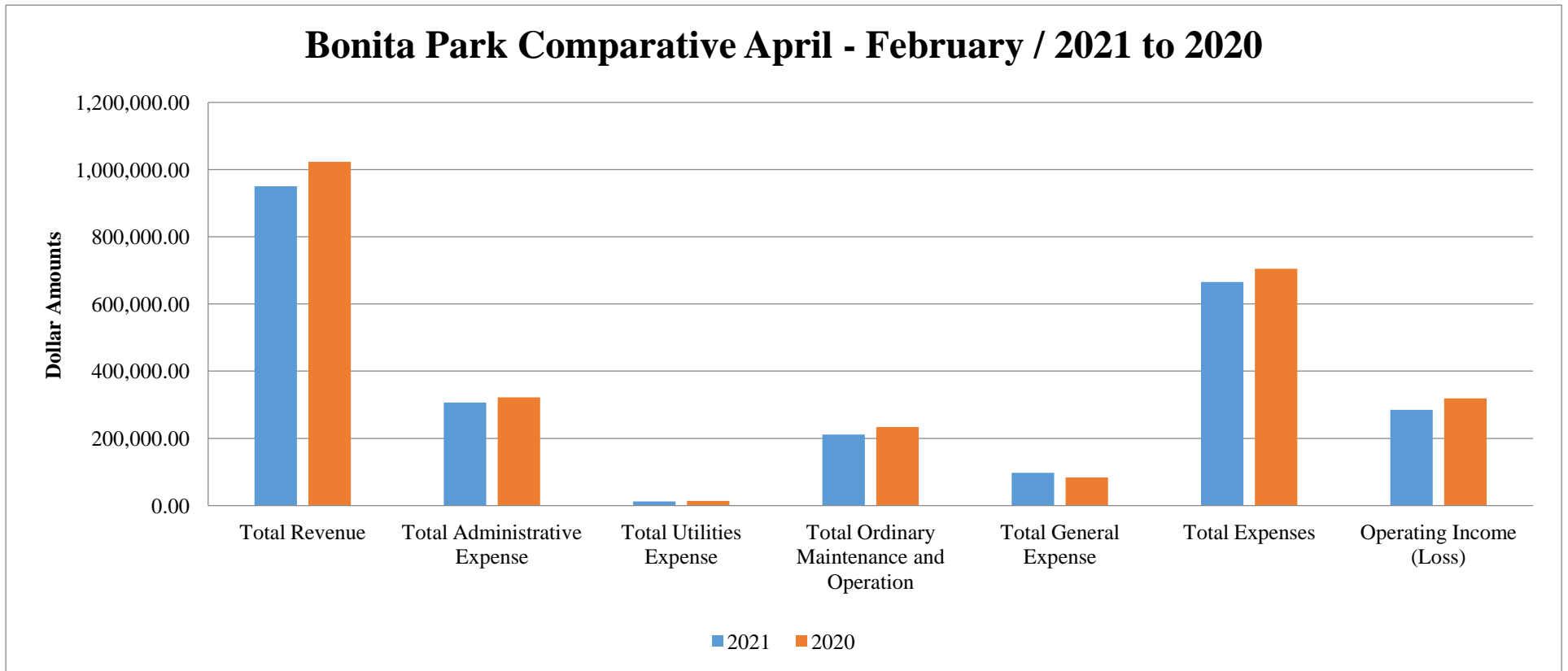
Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
BONITA PARK

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Labor	1	02	4410	5	78,085.90	77,023.60	(1,062.30)	-1.38 %
Materials	1	02	4420	5	33,676.84	56,142.34	22,465.50	40.02 %
Contract Costs	1	02	4430	5	106.04	2,197.50	2,091.46	95.17 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	9,777.62	16,287.54	6,509.92	39.97 %
Contract Costs-Other Repairs	1	02	4430.03	5	18,630.00	20,009.57	1,379.57	6.89 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	636.84	1,111.62	474.78	42.71 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	812.73	1,152.11	339.38	29.46 %
Contract Costs-Other	1	02	4430.13	5	15,478.20	1,646.64	(13,831.56)	-839.99 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	4,070.00	1,223.80	(2,846.20)	-232.57 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	6,276.00	6,167.13	(108.87)	-1.77 %
Contact Costs-Electrical Contr	1	02	4430.21	5	5,641.00	4,727.00	(914.00)	-19.34 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	3,885.00	9,770.00	5,885.00	60.24 %
Contract Costs-Janitorial Cont	1	02	4430.23	5	0.00	66.00	66.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	600.00	593.36	(6.64)	-1.12 %
Garbage and Trash Collection	1	02	4431	5	1,914.25	2,156.20	241.95	11.22 %
Emp Benefit Cont - Maintenance	1	02	4433	5	31,571.85	33,385.29	1,813.44	5.43 %
Total Ordinary Maintenance and Operation					211,162.27	233,659.70	22,497.43	9.63 %
Protective Services								
4480 - L/R-Security Service	1	02	4430.5	5	60.00	0.00	(60.00)	0.00 %
Protective Services - Contract	1	02	4480	5	21,934.00	21,279.35	(654.65)	-3.08 %
Total Protective Services					21,994.00	21,279.35	(714.65)	-3.36 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	13,637.99	11,291.48	(2,346.51)	-20.78 %
Insurance - General Liability	1	02	4510.02	5	314.95	411.20	96.25	23.41 %
Insurance - Automobile	1	02	4510.03	5	1,177.60	1,373.33	195.73	14.25 %
Insurance - Workman's Comp	1	02	4510.04	5	1,964.32	3,033.76	1,069.44	35.25 %
Insurance - Fidelity Bond	1	02	4510.09	5	453.44	609.44	156.00	25.60 %
Insurance - Other	1	02	4510.15	5	49,738.21	40,092.15	(9,646.06)	-24.06 %
Payments in Lieu of Taxes	1	02	4520	5	24,950.75	22,682.50	(2,268.25)	-10.00 %
PROPERTY TAXES	1	02	4520.1	5	46.75	48.84	2.09	4.28 %
Collection Losses	1	02	4570	5	4,986.00	4,229.50	(756.50)	-17.89 %
Total General Expense					97,270.01	83,772.20	(13,497.81)	-16.11 %
Other Expenditures								
Extraord Maint - Contract Cost	1	02	4610.3	5	5,500.00	0.00	(5,500.00)	0.00 %
Replacement Of Non-Expend Equi	1	02	7520	5	1,129.20	26,062.87	24,933.67	95.67 %
Property Better & Add-Non-Expe	1	02	7540.3	5	0.00	56,469.75	56,469.75	100.00 %
Property Better & Add-Contract	1	02	7540.4	5	84,158.19	181,467.95	97,309.76	53.62 %
Prop Bett & Add-Contract Costs	1	02	7540.93	5	0.00	198.00	198.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	(85,287.39)	(264,000.57)	(178,713.18)	67.69 %
Total Other Expenditures					5,500.00	198.00	(5,302.00)	-2677.78 %
Total Expenses					(665,539.68)	(704,685.31)	39,145.63	-5.56 %
Net Income (Loss)					285,069.86	318,882.29	(33,812.43)	45.44 %

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 BONITA PARK

Start: 04/01/2020 Start: 04/01/2019
 End: 02/28/2021 End: 02/28/2020

Total Revenue	950,609.54	1,023,567.60
Total Administrative Expense	306,404.73	321,879.90
Total Utilities Expense	12,371.89	14,098.34
Total Ordinary Maintenance and Operation	211,162.27	233,659.70
Total General Expense	97,270.01	83,772.20
Total Expenses	665,539.68	704,685.31
Operating Income (Loss)	285,069.86	318,882.29



Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 Le MOYNE GARDENS

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	244,275.00	308,944.00	(64,669.00)	-20.93 %
Nondwelling Rental	1	03	3190	5	4,200.00	3,850.00	350.00	9.09 %
Total Rental Income					248,475.00	312,794.00	(64,319.00)	-20.56 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,116.92	18,007.65	(14,890.73)	-82.69 %
Other Income-Tenants	1	03	3690	5	6,404.50	8,938.00	(2,533.50)	-28.35 %
Other Income - Misc Other Reve	1	03	3690.1	5	24,782.32	6,913.67	17,868.65	258.45 %
Other Income - Insurance Equit	1	03	3690.451	5	366.64	0.00	366.64	0.00 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	855.49	20,184.09	(19,328.60)	-95.76 %
Other Income - OP Trans In Fro	1	03	3690.99	5	176,541.00	129,341.71	47,199.29	36.49 %
Total Other Income					212,066.87	183,385.12	28,681.75	15.64 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	761,052.00	794,630.00	(33,578.00)	-4.23 %
Total Other Receipts					761,052.00	794,630.00	(33,578.00)	-4.23 %
Total Revenue					1,221,593.87	1,290,809.12	(69,215.25)	-5.36 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	113,549.16	105,055.63	(8,493.53)	-8.08 %
Legal Expense	1	03	4130	5	916.00	257.42	(658.58)	-255.84 %
Staff Training	1	03	4140	5	0.00	798.00	798.00	100.00 %
Travel	1	03	4150	5	0.00	5,060.27	5,060.27	100.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	1,282.38	1,282.38	100.00 %
Audit Fees	1	03	4171	5	8,285.53	8,106.32	(179.21)	-2.21 %
Employee Benefits Cont - Admin	1	03	4182	5	41,649.51	48,124.13	6,474.62	13.45 %
Sundry	1	03	4190	5	0.00	54.00	54.00	100.00 %
Postage/FedEx/UPS	1	03	4190.03	5	600.00	600.00	0.00	0.00 %
Advertising and Marketing	1	03	4190.08	5	502.60	2,885.04	2,382.44	82.58 %
Tenant Tracker	1	03	4190.10	5	2,585.89	4,074.31	1,488.42	36.53 %
Publications	1	03	4190.11	5	2,748.80	2,806.40	57.60	2.05 %
Membership Dues and Fees	1	03	4190.12	5	1,664.51	1,108.73	(555.78)	-50.13 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,022.51	8,418.82	396.31	4.71 %
Rental of Warehouse Space	1	03	4190.14	5	8,640.00	9,504.00	864.00	9.09 %
Forms & Office Supplies	1	03	4190.17	5	2,913.06	4,077.10	1,164.04	28.55 %
Other Sundry Expense	1	03	4190.18	5	5,900.19	3,937.49	(1,962.70)	-49.85 %
Administrative Contact Costs	1	03	4190.19	5	26,808.35	57,263.35	30,455.00	53.18 %
Management Fee Expense - AMP	1	03	4190.21	5	120,658.29	113,836.80	(6,821.49)	-5.99 %
Asset Management Fee - AMP	1	03	4190.22	5	22,000.00	22,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	16,140.00	16,170.00	30.00	0.19 %
IT Fees - COCC	1	03	4190.24	5	4,400.00	4,400.00	0.00	0.00 %
Total Administrative Expense					387,984.40	419,820.19	31,835.79	7.58 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	24,635.24	27,077.94	2,442.70	9.02 %
Ten Services - Recreation, Pub	1	03	4220	5	971.50	5,964.67	4,993.17	83.71 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	8,480.38	10,931.88	2,451.50	22.43 %
Total Tenant Services					34,087.12	43,974.49	9,887.37	22.48 %
Utilities Expense								
Water	1	03	4310	5	4,185.93	3,803.23	(382.70)	-10.06 %
Electricity	1	03	4320	5	14,289.02	16,626.68	2,337.66	14.06 %
Gas	1	03	4330	5	871.08	797.69	(73.39)	-9.20 %
Other Utility Expense - Sewer	1	03	4390	5	766.09	1,106.88	340.79	30.79 %
Total Utilities Expense					20,112.12	22,334.48	2,222.36	9.95 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 Le MOYNE GARDENS

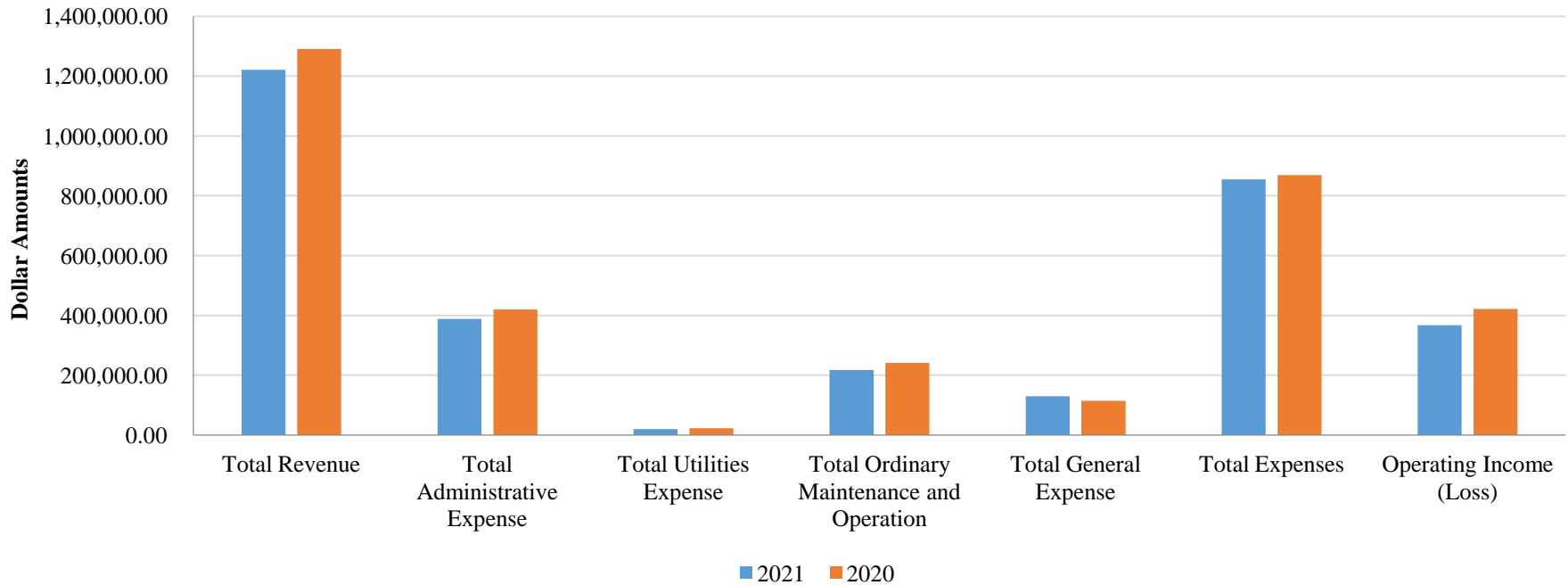
					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	88,339.58	98,489.20	10,149.62	10.31 %
Materials	1	03	4420	5	20,859.47	51,278.96	30,419.49	59.32 %
Contract Costs	1	03	4430	5	106.04	81.44	(24.60)	-30.21 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	7,824.00	11,120.60	3,296.60	29.64 %
Contract Costs-Other Repairs	1	03	4430.03	5	14,396.20	10,391.80	(4,004.40)	-38.53 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	902.15	1,773.44	871.29	49.13 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	153.31	6,788.22	6,634.91	97.74 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	310.20	310.20	100.00 %
vehicle maintenance	1	03	4430.1	5	0.00	225.00	225.00	100.00 %
Contract Costs-Other	1	03	4430.13	5	2,715.94	3,037.80	321.86	10.60 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	0.00	1,339.80	1,339.80	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	10,150.00	3,114.60	(7,035.40)	-225.88 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	23,950.00	2,976.60	(20,973.40)	-704.61 %
Contact Costs-Electrical Contr	1	03	4430.21	5	2,220.00	2,896.40	676.40	23.35 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	5,300.00	4,140.20	(1,159.80)	-28.01 %
Contract Costs-Janitorial Cont	1	03	4430.23	5	0.00	1,801.80	1,801.80	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	825.00	664.98	(160.02)	-24.06 %
Garbage and Trash Collection	1	03	4431	5	2,600.41	2,876.52	276.11	9.60 %
Emp Benefit Cont - Maintenance	1	03	4433	5	36,925.41	38,008.71	1,083.30	2.85 %
Total Ordinary Maintenance and Operation					217,267.51	241,316.27	24,048.76	9.97 %
Protective Services								
Protective Services - Contract	1	03	4480	5	26,605.55	24,305.24	(2,300.31)	-9.46 %
Total Protective Services					26,605.55	24,305.24	(2,300.31)	-9.46 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	16,619.54	13,216.36	(3,403.18)	-25.75 %
Insurance - General Liability	1	03	4510.02	5	472.44	616.82	144.38	23.41 %
Insurance - Automobile	1	03	4510.03	5	1,587.20	1,851.01	263.81	14.25 %
Insurance - Workman's Comp	1	03	4510.04	5	3,314.79	5,119.46	1,804.67	35.25 %
Insurance - Fidelity Bond	1	03	4510.09	5	765.18	1,028.42	263.24	25.60 %
Insurance - Other	1	03	4510.15	5	74,146.74	59,767.01	(14,379.73)	-24.06 %
Payments in Lieu of Taxes	1	03	4520	5	32,083.26	25,048.30	(7,034.96)	-28.09 %
PROPERTY TAXES	1	03	4520.1	5	63.80	51.89	(11.91)	-22.95 %
Collection Losses	1	03	4570	5	664.50	7,922.00	7,257.50	91.61 %
Total General Expense					129,717.45	114,621.27	(15,096.18)	-13.17 %
Other Expenditures								
Extraord Maint - Contract Cost	1	03	4610.3	5	39,075.00	2,585.58	(36,489.42)	-1411.27 %
Replacement Of Non-Expend Equi	1	03	7520	5	1,129.20	28,961.87	27,832.67	96.10 %
Property Better & Add-Non-Expe	1	03	7540.3	5	0.00	22,235.92	22,235.92	100.00 %
Property Better & Add-Contract	1	03	7540.4	5	281,129.63	199,200.85	(81,928.78)	-41.13 %
Operating Exp For Property - C	1	03	7590	5	(282,258.83)	(250,398.64)	31,860.19	-12.72 %
Total Other Expenditures					39,075.00	2,585.58	(36,489.42)	-1411.27 %
Total Expenses					(854,849.15)	(868,957.52)	14,108.37	-1.62 %
Net Income (Loss)					366,744.72	421,851.60	(55,106.88)	-20.62 %

Housing Authority of the City of Harlingen
 Comparative Income Statement
 HHA Low Rent
 LE MOYNE GARDENS

Start: 04/01/2020 Start: 04/01/2019
 End: 02/28/2021 End: 02/28/2020

Total Revenue	1,221,593.87	1,290,809.12
Total Administrative Expense	387,984.40	419,820.19
Total Utilities Expense	20,112.12	22,334.48
Total Ordinary Maintenance and Operation	217,267.51	241,316.27
Total General Expense	129,717.45	114,621.27
Total Expenses	854,849.15	868,957.52
Operating Income (Loss)	366,744.72	421,851.60

Le Moyne Gardens Comparative April - February / 2021 to 2020



Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	41,800.00	40,074.00	1,726.00	4.31 %
Total Rental Income					41,800.00	40,074.00	1,726.00	4.31 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	168.62	647.11	(478.49)	-73.94 %
Other Income-Tenants	3	01	3690	5	0.00	319.50	(319.50)	-100.00 %
Other Income - Misc Other Reve	3	01	3690.1	5	0.00	4,895.61	(4,895.61)	-100.00 %
Other Income - Insurance Equit	3	01	3690.451	5	53.40	0.00	53.40	0.00 %
Total Other Income					222.02	5,862.22	(5,640.20)	-96.21 %
Total Revenue					42,022.02	45,936.22	(3,914.20)	-8.52 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	549.70	1,025.62	475.92	46.40 %
Legal Expense	3	01	4130	5	0.00	4.80	4.80	100.00 %
Travel	3	01	4150	5	0.00	154.00	154.00	100.00 %
Audit Fees	3	01	4171	5	989.99	968.57	(21.42)	-2.21 %
Employee Benefits Cont - Admin	3	01	4182	5	149.98	304.59	154.61	50.76 %
Sundry	3	01	4190	5	0.00	4,477.10	4,477.10	100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	303.26	303.26	100.00 %
Publications	3	01	4190.11	5	102.60	118.80	16.20	13.64 %
Telephone/Cell Phones/Internet	3	01	4190.13	5	0.00	15.92	15.92	100.00 %
Forms & Office Supplies	3	01	4190.17	5	93.71	138.51	44.80	32.34 %
Other Sundry Expense	3	01	4190.18	5	1,482.39	2,180.24	697.85	32.01 %
BOARD MEETING EXPENSES	3	01	4190.9	5	0.00	18.38	18.38	100.00 %
Total Administrative Expense					3,368.37	9,709.79	6,341.42	65.31 %
Utilities Expense								
Water	3	01	4310	5	388.35	269.37	(118.98)	-44.17 %
Other Utility Expense - Sewer	3	01	4390	5	715.72	448.85	(266.87)	-59.46 %
Total Utilities Expense					1,104.07	718.22	(385.85)	-53.72 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	299.01	297.59	(1.42)	-0.48 %
Materials	3	01	4420	5	712.98	407.90	(305.08)	-74.79 %
Contract Cots-Extermination	3	01	4430.01	5	390.92	245.92	(145.00)	-58.96 %
Contract Costs-Other Repairs	3	01	4430.03	5	4,500.00	4,636.00	136.00	2.93 %
Contract Costs-Other	3	01	4430.13	5	2,525.31	1,793.41	(731.90)	-40.81 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	2,150.00	46.20	(2,103.80)	-4553.68 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	(35.94)	(35.94)	100.00 %
Garbage and Trash Collection	3	01	4431	5	902.58	1,092.32	189.74	17.37 %
Emp Benefit Cont - Maintenance	3	01	4433	5	172.53	253.63	81.10	31.98 %
Total Ordinary Maintenance and Operation					11,653.33	8,737.03	(2,916.30)	-33.38 %
Protective Services								
Protective Services - Contract	3	01	4480	5	56.72	319.20	262.48	82.23 %
Total Protective Services					56.72	319.20	262.48	82.23 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	3,228.60	1,924.90	(1,303.70)	-67.73 %
Insurance - General Liability	3	01	4510.02	5	47.24	61.68	14.44	23.41 %
Insurance - Flood	3	01	4510.11	5	797.00	707.00	(90.00)	-12.73 %
Insurance - Other	3	01	4510.15	5	1,289.56	1,039.40	(250.16)	-24.07 %
Collection Losses	3	01	4570	5	0.00	364.50	364.50	100.00 %
Total General Expense					5,362.40	4,097.48	(1,264.92)	-30.87 %

Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center
HHA - Family Living Center

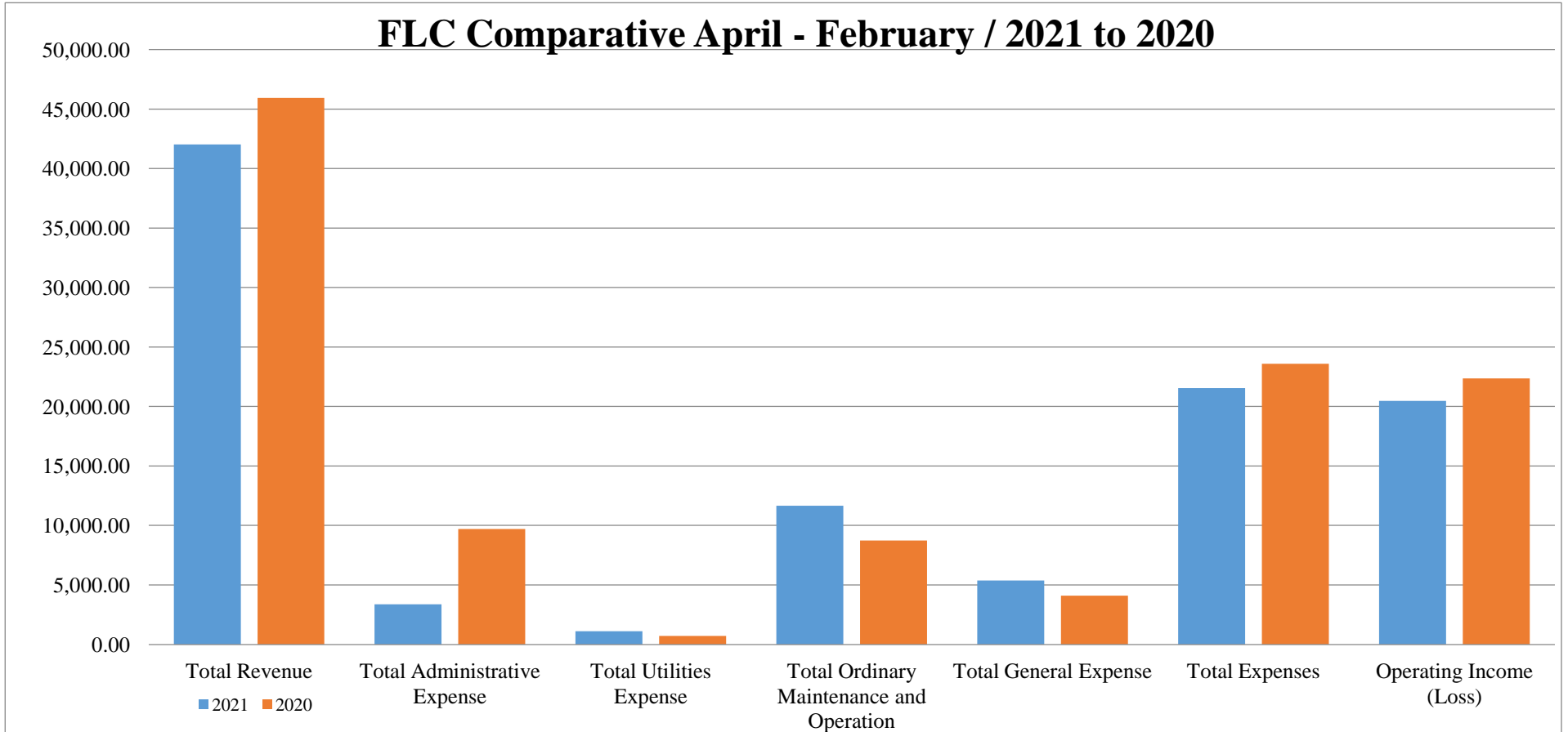
	Start: 04/01/2020	Start: 04/01/2019		
	End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Total Expenses	<u>(21,544.89)</u>	<u>(23,581.72)</u>	<u>2,036.83</u>	<u>-8.64 %</u>
Net Income (Loss)	<u>20,477.13</u>	<u>22,354.50</u>	<u>(1,877.37)</u>	<u>-10.03 %</u>

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

FAMILY LIVING CENTER

	Start: 04/01/2020 End: 02/28/2021	Start: 04/01/2019 End: 02/28/2020
Total Revenue	42,022.00	45,936.22
Total Administrative Expense	3,368.37	9,709.79
Total Utilities Expense	1,104.07	718.22
Total Ordinary Maintenance and Operation	11,653.33	8,737.03
Total General Expense	5,362.40	4,097.48
Total Expenses	21,544.89	23,581.72
Operating Income (Loss)	20,477.11	22,354.50



Housing Authority of the City of Harlingen
Comparative Income Statement
 Voucher

				Start: 04/01/2020	Start: 04/01/2019			
				End: 02/28/2021	End: 02/28/2020	Variance	Variance %	
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	482,549.00	458,212.00	24,337.00	5.31 %
Interest Income HA Portion	7	01	3300	5	1,119.81	3,585.88	(2,466.07)	-68.77 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	8,987.00	2,210.50	6,776.50	306.56 %
Donations	7	01	3300.5	5	1,417.00	0.00	1,417.00	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	2,723.19	2,157.53	565.66	26.22 %
Interest Earned on HUD Funds	7	01	3610	5	81.85	0.00	81.85	0.00 %
Other Income	7	01	3690	5	0.00	105.00	(105.00)	-100.00 %
Other Income - Insurance Equit	7	01	3690.451	5	0.00	(315.46)	315.46	-100.00 %
HAP Earned Income	7	01	4902	5	4,211,835.00	4,006,676.00	205,159.00	5.12 %
HAP Earned Income	7	03	4902	5	1,806.00	0.00	1,806.00	0.00 %
Total Operating Income					4,710,518.85	4,472,631.45	237,887.40	5.32 %
Total Revenue					4,710,518.85	4,472,631.45	237,887.40	5.32 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	124,270.36	113,458.68	(10,811.68)	-9.53 %
Legal Expense	7	01	4130	5	75.00	648.00	573.00	88.43 %
STAFF TRAINING	7	01	4140	5	0.00	1,686.83	1,686.83	100.00 %
Travel	7	01	4150	5	0.00	1,717.04	1,717.04	100.00 %
Audit Fees	7	01	4171	5	771.09	754.42	(16.67)	-2.21 %
Office Rent & Utilities	7	01	4180	5	11,748.00	11,748.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	45,618.54	43,834.55	(1,783.99)	-4.07 %
Sundry	7	01	4190	5	0.00	6.00	6.00	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5	3,131.31	3,040.00	(91.31)	-3.00 %
Advertising and Marketing	7	01	4190.08	5	299.40	197.35	(102.05)	-51.71 %
Tenant Tracker	7	01	4190.10	5	480.00	1,050.00	570.00	54.29 %
Publications	7	01	4190.11	5	2,855.70	3,348.60	492.90	14.72 %
Membership Dues and Fees	7	01	4190.12	5	168.26	1,425.01	1,256.75	88.19 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	5,670.60	5,469.20	(201.40)	-3.68 %
Forms & Office Supplies	7	01	4190.17	5	4,503.43	6,764.66	2,261.23	33.43 %
Other Sundry Expense	7	01	4190.18	5	1,069.50	1,274.80	205.30	16.10 %
Administrative Contact Costs	7	01	4190.19	5	15,685.61	18,928.82	3,243.21	17.13 %
Asset Management Fee - AMP	7	01	4190.22	5	87,324.00	99,312.00	11,988.00	12.07 %
AMP Bookkeeping Fees	7	01	4190.23	5	54,015.00	62,070.00	8,055.00	12.98 %
Property Better & Add-Non-Expe	7	01	7540.3	5	0.00	6,900.00	6,900.00	100.00 %
Asset Management Fee - AMP	7	03	4190.22	5	2,796.00	8,076.00	5,280.00	65.38 %
AMP Bookkeeping Fees	7	03	4190.23	5	2,310.00	5,047.50	2,737.50	54.23 %
Total Administrative Expense					362,791.80	396,757.46	33,965.66	8.56 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,093.73	1,321.35	227.62	17.23 %
4400 Materials	7	01	4420	5	0.00	881.94	881.94	100.00 %
4400 Contracted Cost	7	01	4430	5	51.48	0.00	(51.48)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	56.90	0.00	(56.90)	0.00 %
Total Operating Expenses					1,202.11	2,203.29	1,001.18	45.44 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	358.40	417.96	59.56	14.25 %
Insurance - Workman's Comp	7	01	4510.04	5	2,087.10	3,223.38	1,136.28	35.25 %
Insurance - Fidelity Bond	7	01	4510.09	5	481.82	332.10	(149.72)	-45.08 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5	2,340.00	0.00	(2,340.00)	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	166.13	897.45	731.32	81.49 %
Portability - Port In Deposits	7	01	4590.PID	5	(31,171.00)	(10,383.00)	20,788.00	-200.21 %
Portability - Port In Expenses	7	01	4590.PIE	5	31,171.00	6,688.00	(24,483.00)	-366.07 %
Portable Admin Fees Paid	7	03	4590.P	5	21,920.32	21,497.70	(422.62)	-1.97 %
Total General Expense					27,353.77	22,673.59	(4,680.18)	-20.64 %
Other Expenditures								

Report Criteria PHA: 7 Project: '01','02','03','04','05'

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

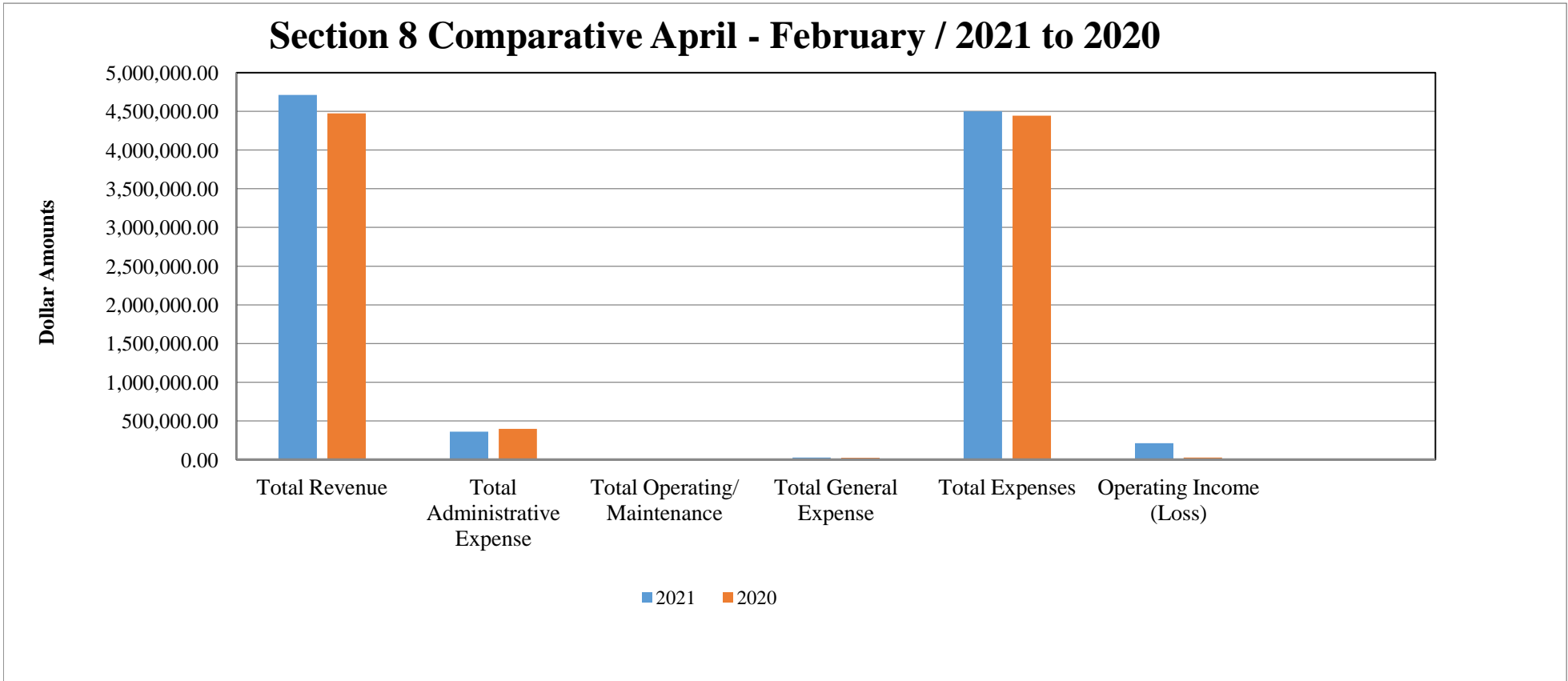
					Start: 04/01/2020	Start: 04/01/2019		
					End: 02/28/2021	End: 02/28/2020	Variance	Variance %
Replacement Of Non-Expend Equi	7	01	7520	5	1,129.20	0.00	(1,129.20)	0.00 %
Operating Exp For Property - C	7	01	7590	5	(1,129.20)	(6,900.00)	(5,770.80)	83.63 %
Total Other Expenditures					0.00	(6,900.00)	(6,900.00)	100.00 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	3,680,757.00	3,631,374.78	(49,382.22)	-1.36 %
HAP Payments - Utilities	7	01	4715.4	5	79,021.00	71,049.00	(7,972.00)	-11.22 %
Interest Income- HAP Restrict	7	01	4715.5	5	446.00	0.00	(446.00)	0.00 %
Fraud Recovery HUD	7	01	4715.8	5	(8,987.00)	(2,210.50)	6,776.50	-306.56 %
HAP Payments - Port Out	7	01	4715.PO	5	6,221.00	7,123.93	902.93	12.67 %
HAP Payments - Rents	7	02	4715.1	5	39,740.00	35,507.00	(4,233.00)	-11.92 %
HAP Payments - Rent - VASH	7	03	4715.1	5	102,559.13	80,459.63	(22,099.50)	-27.47 %
HAP Payments - Utilities	7	03	4715.4	5	1,700.00	408.00	(1,292.00)	-316.67 %
HAP Payments - Portability	7	03	4715.P	5	0.00	3,969.08	3,969.08	100.00 %
HAP Payments - Port Out	7	03	4715.PO	5	202,757.06	203,052.00	294.94	0.15 %
HAP Payments - Rent	7	04	4715.1	5	3,948.00	0.00	(3,948.00)	0.00 %
Total Housing Assistance Payments					4,108,162.19	4,030,732.92	(77,429.27)	-1.92 %
Total Expenses					(4,499,509.87)	(4,445,467.26)	(54,042.61)	1.22 %
Net Income (Loss)					211,008.98	27,164.19	183,844.79	691.32 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
VOUCHER

Start: 04/01/2020	Start: 04/01/2019
End: 02/28/2021	End: 02/28/2020

Total Revenue	4,710,518.85	4,472,631.45
Total Administrative Expense	362,791.80	396,757.46
Total Operating/ Maintenance	1,202.11	2,203.29
Total General Expense	27,353.77	22,673.59
Total Expenses	4,499,509.87	4,445,467.26
Operating Income (Loss)	211,008.98	27,164.19



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 ADMINISTRATION BUILDING
 As of Date: 2/28/2021

				2/28/2021	2/28/2020	Variance
Assets						
Current Assets						
1 06	1111.12	0	COCC General Fund LSN 1365	417,582.22	401,729.98	15,852.24
1 06	1129.07	0	A/R - Vouchers	53,400.33	40,813.39	12,586.94
1 06	1129.073	0	A/R - VASH	7.00	0.00	7.00
1 06	1129.10R	0	A/R 50117 ZR FROM AMP 1	27,651.00	0.00	27,651.00
1 06	1129.93	0	DUE FROM CFP50103	0.53	0.53	0.00
1 06	1129.AH	0	A/R - Affordable Housing	80,398.81	80,250.48	148.33
1 06	1129.FLC	0	A/R - FLC	0.21	0.00	0.21
1 06	1162.11	0	Investments 2094	57,516.15	57,458.32	57.83
1 06	1211	0	Prepaid Insurance	1,714.39	1,815.71	(101.32)
1 06	1260	0	Deferred Charges - Materials Invent	3,418.93	3,631.49	(212.56)
1 06	1275	0	Allowance for Obsolete Inventories	(170.94)	(181.57)	10.63
Total Current Assets				641,518.63	585,518.33	56,000.30
Fixed Assets						
1 06	1400.5	4	Accumulated Depreciation	(613,344.46)	(595,700.59)	(17,643.87)
1 06	1440	4	Land	793,901.60	793,901.60	0.00
1 06	1460.1	4	Dwelling Structures Improvements	35,830.66	14,236.10	21,594.56
1 06	1470	4	Non-Dwelling Structure	297,288.77	297,288.77	0.00
1 06	1470.1	4	Non Dwelling Structures Improvement	76,001.00	76,001.00	0.00
1 06	1475	4	Non-Dwelling Equipment Asset	328,192.90	328,192.90	0.00
1 06	1475.1	4	Office Furniture & Equipment Asset	1,129.20	0.00	1,129.20
1 06	1475.7	4	Automotive Asset	26,138.27	26,138.27	0.00
Total Fixed Assets				945,137.94	940,058.05	5,079.89
Total Assets				1,586,656.57	1,525,576.38	61,080.19

				Liabilities		
Current Liabilities						
1 06	2290.CR	0	CARES - Deferred Credits - Other	4,634.57	0.00	4,634.57
1 06	2117.1	0	FEDERAL INCOME TAX WITHHELD	(385.40)	0.00	(385.40)
1 06	2117.2	0	SOCIAL SECURITY TAXES WITHHELD	(62.00)	0.00	(62.00)
1 06	2117.21	0	MEDICARE TAXES WITHHELD	(14.50)	0.00	(14.50)
1 06	2117.3	0	VISION PLAN	(10.76)	(303.63)	292.87
1 06	2117.4	0	HEALTH INSURANCE	4,830.97	2,650.09	2,180.88
1 06	2117.42	0	DENTAL Supplemental Insurance	911.57	(95.86)	1,007.43
1 06	2117.43	0	CAFETERIA PLAN - TERM LIFE INSURANC	207.25	(379.82)	587.07
1 06	2117.45	0	AFLAC -SUPPLEMENTAL INS	3,504.32	(1,230.58)	4,734.90
1 06	2117.47	0	CAFETERIA CANCER	0.00	220.14	(220.14)
1 06	2117.49	0	AFLAC -DISABILITY	0.00	157.30	(157.30)
1 06	2117.55	0	Loan from Comm Loan Center	(42.16)	128.79	(170.95)
1 06	2117.61	0	AFLAC Hospital Specified Health	0.00	273.10	(273.10)
1 06	2117.73	0	PRE-PAID LEGAL SERVICES, INC.	74.71	(414.70)	489.41
1 06	2117.78	0	AFLAC -ACCIDENT	0.00	557.38	(557.38)
1 06	2117.79	0	LOAN from retirement	3,654.78	3,720.44	(65.66)
1 06	2117.94	0	VOLUNTARY CONTRIBUTION (RETIREMENT)	30.00	30.00	0.00
1 06	2117.95	0	OLYMPUS GYM	0.00	6.00	(6.00)
1 06	2119.01	0	A/P - AMP 1	347.00	60.22	286.78
1 06	2119.02	0	A/P - AMP 2	35,390.86	30,803.23	4,587.63
1 06	2119.03	0	A/P - AMP 3	40,012.77	33,461.00	6,551.77
1 06	2119.5	0	DUE TO COCC - EMP REIMBURSEMENT	295.00	295.00	0.00
1 06	2119.93	0	Due to Capital Fund Program	0.40	0.40	0.00
1 06	2119.FLC	0	A/P - FLC	19,551.69	19,561.73	(10.04)
1 06	2135.1A	0	Accrued Comp Absences - Short Term-	4,217.08	4,260.97	(43.89)
1 06	2135.2A	0	Accrued Comp Absences - Long Term-A	37,953.76	38,348.73	(394.97)
Total Current Liabilities				155,101.91	132,109.93	22,991.98
Total Liabilities				155,101.91	132,109.93	22,991.98

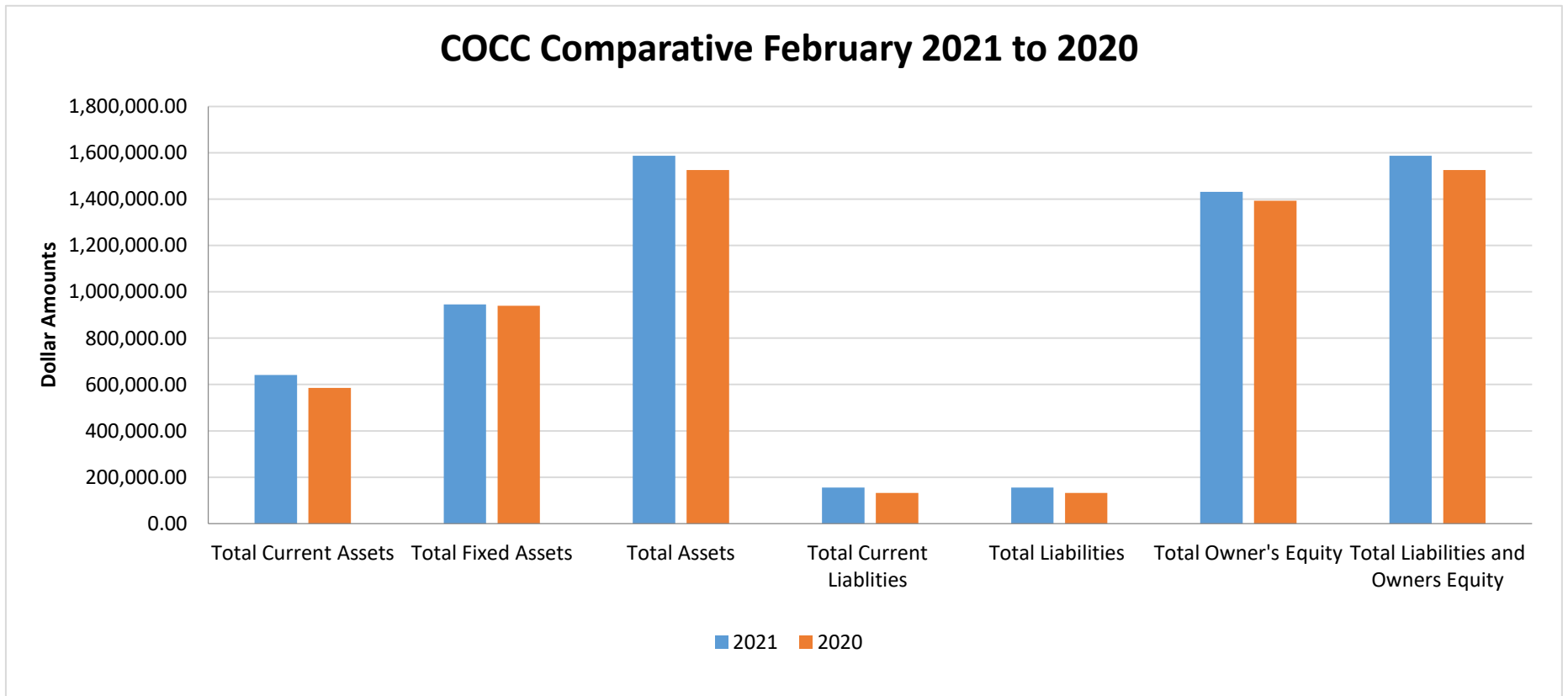
Owner's Equity

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 ADMINISTRATION BUILDING
 As of Date: 2/28/2021

					2/28/2021	2/28/2020	Variance
Owner's Equity							
1	06	2701	0	Net Capital Assets	922,414.18	906,183.68	16,230.50
1	06	2841	0	Net Assets - Unrestricted	4,594.88	(35,627.79)	40,222.67
1	06	2841.4	0	Net Assets - Unrestricted - Heritag	56,289.90	56,289.90	0.00
1	06	2842.1	0	Unrestricted Net Assets	247,585.65	247,585.65	0.00
1	06	2842.4	0	Unrestricted Net Assets-Heritage Ma	177,013.36	177,013.36	0.00
Total Owner's Equity					1,407,897.97	1,351,444.80	56,453.17
Net Income (Loss)					23,656.69	42,021.65	(18,364.96)
Total Owner's Equity					1,431,554.66	1,393,466.45	38,088.21
Total Liabilities and Owner's Equity					1,586,656.57	1,525,576.38	61,080.19
							0.00

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 ADMINISTRATION BUILDING

	2/28/2021	2/28/2020
Total Current Assets	641,518.63	585,518.33
Total Fixed Assets	945,137.94	940,058.05
Total Assets	1,586,656.57	1,525,576.38
Total Current Liabilities	155,101.91	132,109.93
Total Liabilities	155,101.91	132,109.93
Total Owner's Equity	1,431,554.66	1,393,466.45
Total Liabilities and Owners Equity	1,586,656.57	1,525,576.38



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Los Vecinos
 As of Date: 2/28/2021

				2/28/2021	2/28/2020	Variance
Assets						
Current Assets						
1 01	1111.12	0	General Fund-Lone Star 1381	1,271,490.81	1,085,356.03	186,134.78
1 01	1111.87	0	Lone Star Nat'l Bank 50110 CFP 2671	27,770.51	174.67	27,595.84
1 01	1122	0	Accounts Receivable - Tenants	2,999.20	334.01	2,665.19
1 01	1122.1	0	Accounts Receivable - Allowance for	(35.00)	(29.00)	(6.00)
1 01	1122.11	0	Accounts Receivable - Formal Agreem	2,391.00	2,509.00	(118.00)
1 01	1125.1ZR	0	A/R - HUD - 2017 Capital Funds	45.00	45.00	0.00
1 01	1125.1ZS	0	A/R - HUD - 2018 Capital Funds	200.53	200.53	0.00
1 01	1129	0	A/R - TAR Deposited Next Month	131.00	0.00	131.00
1 01	1129.02	0	A/R - AMP 2	964.17	6,925.27	(5,961.10)
1 01	1129.03	0	A/R - AMP 3	10,839.95	12,610.71	(1,770.76)
1 01	1129.06	0	A/R - COCC	347.00	60.22	286.78
1 01	1129.07	0	A/R - VO	930.30	930.30	0.00
1 01	1129.611	0	A/R COCC 50117 CFP	0.40	0.40	0.00
1 01	1129.AH	0	AR - Affordable Housing	7,515.32	7,815.32	(300.00)
1 01	1211	0	Prepaid Insurance	24,858.41	26,327.82	(1,469.41)
1 01	1260	0	Deferred Charges - Materials Invent	75,895.48	74,301.88	1,593.60
1 01	1275	0	Allow for Obsolete Inventories	(3,794.77)	(3,715.09)	(79.68)
Total Current Assets				1,422,549.31	1,213,847.07	208,702.24
Fixed Assets						
1 01	1400.5	4	Accumulated Depreciation	(4,382,874.00)	(4,200,980.44)	(181,893.56)
1 01	1440	4	Land	248,355.01	248,355.01	0.00
1 01	1450	4	Site Improvement	455,483.98	426,624.48	28,859.50
1 01	1460	4	Dwelling Structures	2,717,770.22	2,683,686.22	34,084.00
1 01	1460.1	4	Dwelling Structures Improvements	2,382,516.48	2,257,981.48	124,535.00
1 01	1470	4	Non Dwelling Structures	41,650.00	41,650.00	0.00
1 01	1475	4	Nondwelling Equipment	66,400.25	66,400.25	0.00
1 01	1475.1	4	Office Furniture & Equipment	4,929.20	3,800.00	1,129.20
1 01	1475.2	4	Maintenance Equipment	1,191.00	1,191.00	0.00
1 01	1475.7	4	Automotive Equipment	110,134.16	110,134.16	0.00
1 01	1480	4	Contract Work in Process	49,899.23	49,899.23	0.00
1 01	1690.1	0	COLLECTION CLEARING ACCOUNT	0.00	(100.00)	100.00
Total Fixed Assets				1,695,455.53	1,688,641.39	6,814.14
Total Assets				3,118,004.84	2,902,488.46	215,516.38

Liabilities

Current Liabilities						
1 01	2114	0	Tenant Security Deposits	22,170.39	22,260.39	(90.00)
1 01	2118.1ZQ	0	A/P - HUD - 2016 CAPITAL FUNDS	25.55	1,834.00	(1,808.45)
1 01	2119.FLC	0	A/P - FLC	41.73	41.73	0.00
1 01	2137.21	0	Accrued Liabilities-PILOT-FYE 3/31/	27,500.00	0.00	27,500.00
1 01	2290.CR	0	CARES - Deferred Credits - Other	134.67	0.00	134.67
1 01	2119.03	0	A/P - AMP 3	16,372.00	0.00	16,372.00
1 01	2119.06R	0	A/P 50117 ZR to COCC	27,651.00	0.00	27,651.00
1 01	2119.06S	0	A/P - COCC FOR 50118 ZS GRANT	0.53	0.53	0.00
1 01	2119.313	0	A/P FLC for 50113 CFP	113.91	113.91	0.00
1 01	2135.1A	0	Accrued Comp Absences - Short Term-	260.99	216.26	44.73
1 01	2135.1M	0	Accrued Comp Abs.-Short Term-Mainte	993.07	995.65	(2.58)
1 01	2135.1T	0	Accrued Comp Abs.-Short Term-Tenant	0.00	52.90	(52.90)
1 01	2135.2A	0	Accrued Comp Absences - Long Term-A	2,348.99	1,946.43	402.56
1 01	2135.2M	0	Accrued Comp Abs.-Long Term-Mainten	8,937.66	8,960.91	(23.25)
1 01	2135.2T	0	Accrued Comp Abs.-Long Term-Tenant	0.00	476.13	(476.13)
1 01	2137.20	0	Accrued Liabilities-PILOT-FYE 3/31/	0.00	28,048.30	(28,048.30)
Total Current Liabilities				106,550.49	64,947.14	41,603.35
Total Liabilities				106,550.49	64,947.14	41,603.35

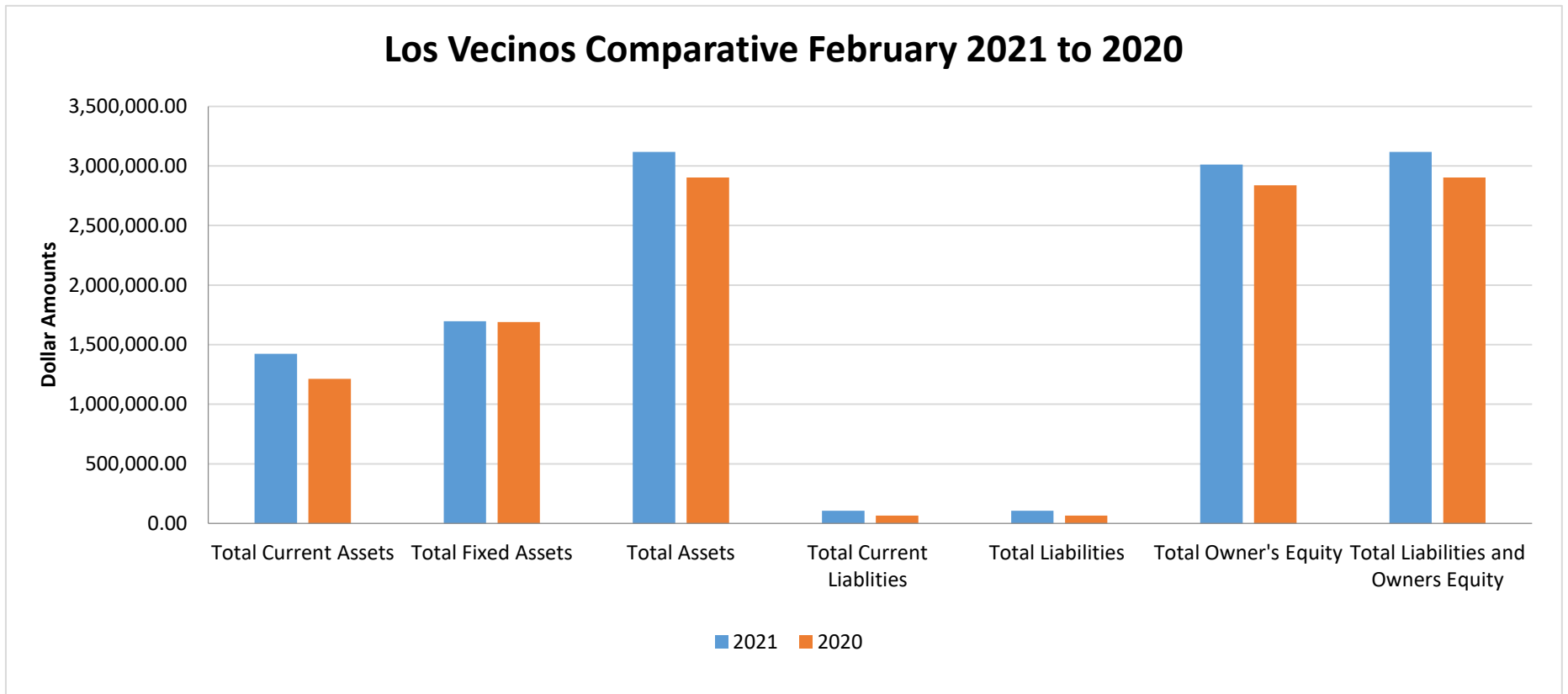
Owner's Equity

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Los Vecinos
 As of Date: 2/28/2021

	2/28/2021	2/28/2020	Variance
Owner's Equity			
1 01 2701 0 Net Capital Assets	1,589,141.33	1,481,228.76	107,912.57
1 01 2841 0 Net Assets - Unrestricted	1,099,106.34	1,092,940.25	6,166.09
Total Owner's Equity	<u>2,688,247.67</u>	<u>2,574,169.01</u>	<u>114,078.66</u>
Net Income (Loss)	<u>323,206.68</u>	<u>263,914.85</u>	<u>59,291.83</u>
Total Owner's Equity	<u>3,011,454.35</u>	<u>2,838,083.86</u>	<u>173,370.49</u>
Total Liabilities and Owner's Equity	<u>3,118,004.84</u>	<u>2,903,031.00</u>	<u>214,973.84</u>
Variance		(542.54)	542.54

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Los Vecinos

	2/28/2021	2/28/2020
Total Current Assets	1,422,549.31	1,213,847.07
Total Fixed Assets	1,695,455.53	1,688,641.39
Total Assets	3,118,004.84	2,902,488.46
Total Current Liabilities	106,550.49	64,947.14
Total Liabilities	106,550.49	64,947.14
Total Owner's Equity	3,011,454.35	2,838,083.86
Total Liabilities and Owners Equity	3,118,004.84	2,903,031.00



Housing Authority of the City of Harlingen

Comparative Balance Sheet

HHA Low Rent

BONITA PARK

As of Date: 2/28/2021

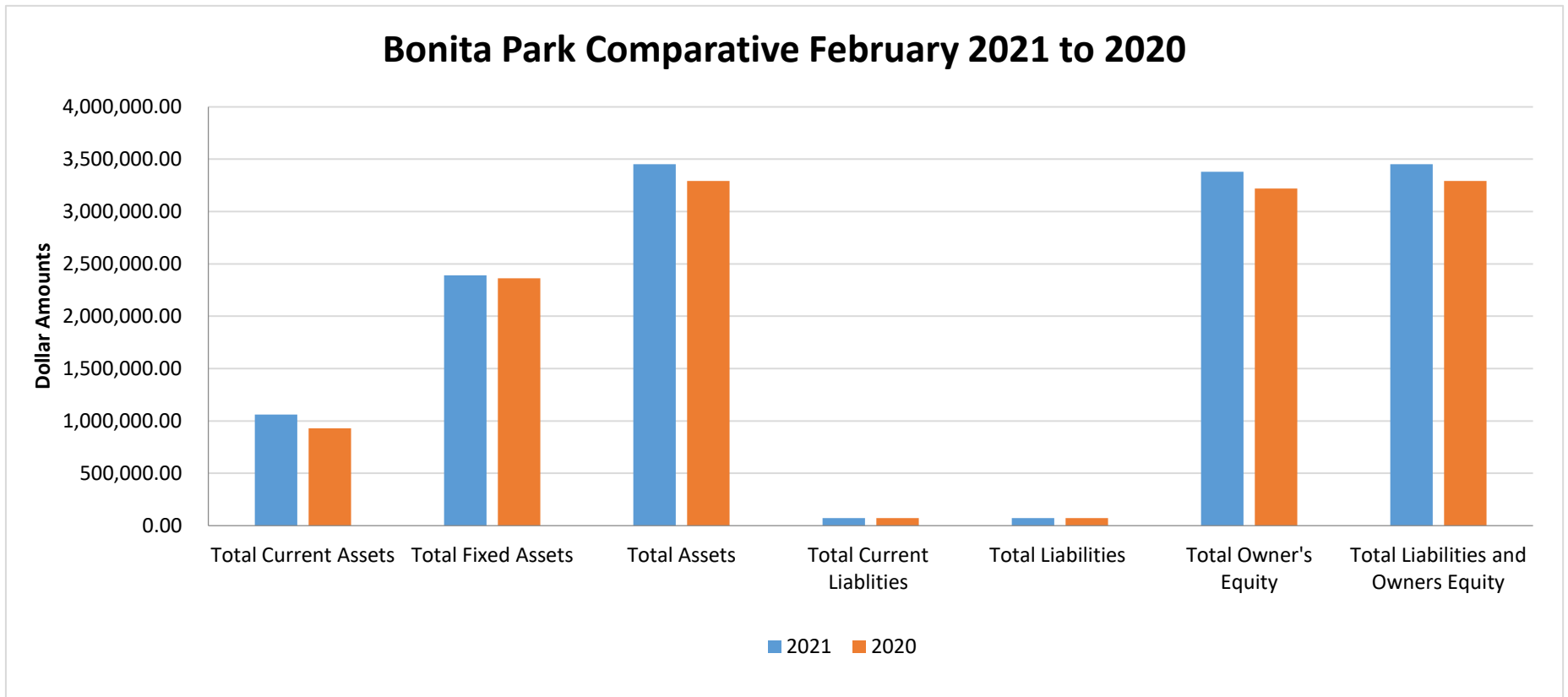
				2/28/2021	2/28/2020	Variance
Assets						
Current Assets						
1 02 1111.12 0	BP General Fund LSN 1403		945,088.55	814,811.65	130,276.90	
1 02 1122 0	Accounts Receivable - Tenants		926.79	1,526.01	(599.22)	
1 02 1122.1 0	Accounts Receivable - Allowance for		(1,092.00)	(1,654.00)	562.00	
1 02 1122.11 0	Accounts Receivable - Formal Agreem		1,349.00	1,036.00	313.00	
1 02 1125.1CR 0	A/R - HUD - CARES ACT - AMP 2		2,761.82	0.00	2,761.82	
1 02 1129.03 0	A/R - AMP 3		767.39	1,367.39	(600.00)	
1 02 1129.06 0	A/R - COCC		35,390.86	30,803.23	4,587.63	
1 02 1211 0	Prepaid Insurance		23,144.01	24,512.12	(1,368.11)	
1 02 1260 0	Deferred Charges - Materials Invent		56,504.19	59,256.10	(2,751.91)	
1 02 1275 0	Allow for Obsolete Inventories		(2,825.20)	(2,962.80)	137.60	
Total Current Assets				1,062,015.41	928,695.70	133,319.71
Fixed Assets						
1 02 1400.5 4	Accumulated Depreciation		(4,642,310.32)	(4,455,638.86)	(186,671.46)	
1 02 1440 4	Land		252,250.00	252,250.00	0.00	
1 02 1450 4	Site Improvement		272,397.67	243,433.33	28,964.34	
1 02 1460 4	Dwelling Structures		2,820,356.51	2,717,956.51	102,400.00	
1 02 1460.1 4	Dwelling Structures Improvements		2,775,509.67	2,664,251.48	111,258.19	
1 02 1470 4	Nondwelling Structures		561,574.13	561,574.13	0.00	
1 02 1475 4	Nondwelling Equipment		79,391.82	79,391.82	0.00	
1 02 1475.1 4	Office Furniture & Equipment		4,929.20	3,800.00	1,129.20	
1 02 1475.2 4	Maintenance Equipment		14,401.77	14,401.77	0.00	
1 02 1475.3 4	Community Space Equipment		98,497.22	98,497.22	0.00	
1 02 1475.7 4	Automotive Equipment		104,132.21	123,803.16	(19,670.95)	
1 02 1480 4	Contract Work in Process		49,899.23	59,493.07	(9,593.84)	
Total Fixed Assets				2,391,029.11	2,363,213.63	27,815.48
Total Assets				3,453,044.52	3,291,909.33	161,135.19
Liabilities						
Current Liabilities						
1 02 2114 0	Tenant Security Deposits		21,186.00	20,766.00	420.00	
1 02 2137.20 0	Accrued Liabilities-PILOT-FYE 3/31/		0.00	22,682.50	(22,682.50)	
1 02 2119.01 0	A/P - AMP 1		964.17	6,925.27	(5,961.10)	
1 02 2119.07 0	A/P - Voucher		8.52	8.52	0.00	
1 02 2119.AH 0	A/P - Affordable Housing		12,914.48	12,914.48	0.00	
1 02 2119.FLC 0	A/P - FLC		1,400.00	1,500.00	(100.00)	
1 02 2135.1A 0	Accrued Comp Absences - Short Term-		663.02	425.90	237.12	
1 02 2135.1M 0	Accrued Comp Abs.-Short Term-Mainte		514.39	371.24	143.15	
1 02 2135.2A 0	Accrued Comp Absences - Long Term-A		5,967.25	3,833.19	2,134.06	
1 02 2135.2M 0	Accrued Comp Abs.-Long Term-Mainten		4,629.56	3,341.09	1,288.47	
1 02 2137.21 0	Accrued Liabilities-PILOT-FYE 3/31/		24,950.75	0.00	24,950.75	
Total Current Liabilities				73,198.14	72,768.19	429.95
Total Liabilities				73,198.14	72,768.19	429.95
Owner's Equity						
1 02 2701 0	Net Capital Assets		2,305,741.72	2,099,213.06	206,528.66	
1 02 2841 0	Net Assets - Unrestricted		789,034.80	801,581.08	(12,546.28)	
Total Owner's Equity				3,094,776.52	2,900,794.14	193,982.38
Net Income (Loss)				285,069.86	318,882.29	(33,812.43)
Total Owner's Equity				3,379,846.38	3,219,676.43	160,169.95
Total Liabilities and Owner's Equity				3,453,044.52	3,292,444.62	160,599.90
Variance					(535.29)	535.29

Housing Authority of the City of Harlingen
Comparative Balance Sheet
HHA Low Rent
BONITA PARK
As of Date: 2/28/2021

	2/28/2021	2/28/2020	Variance
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Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Bonita Park

	2/28/2021	2/28/2020
Total Current Assets	1,062,015.41	928,695.70
Total Fixed Assets	2,391,029.11	2,363,213.63
Total Assets	3,453,044.52	3,291,909.33
Total Current Liabilities	73,198.14	72,768.19
Total Liabilities	73,198.14	72,768.19
Total Owner's Equity	3,379,846.38	3,219,676.43
Total Liabilities and Owners Equity	3,453,044.52	3,292,444.62



Housing Authority of the City of Harlingen
Comparative Balance Sheet
HHA Low Rent
Le MOYNE GARDENS
As of Date: 2/28/2021

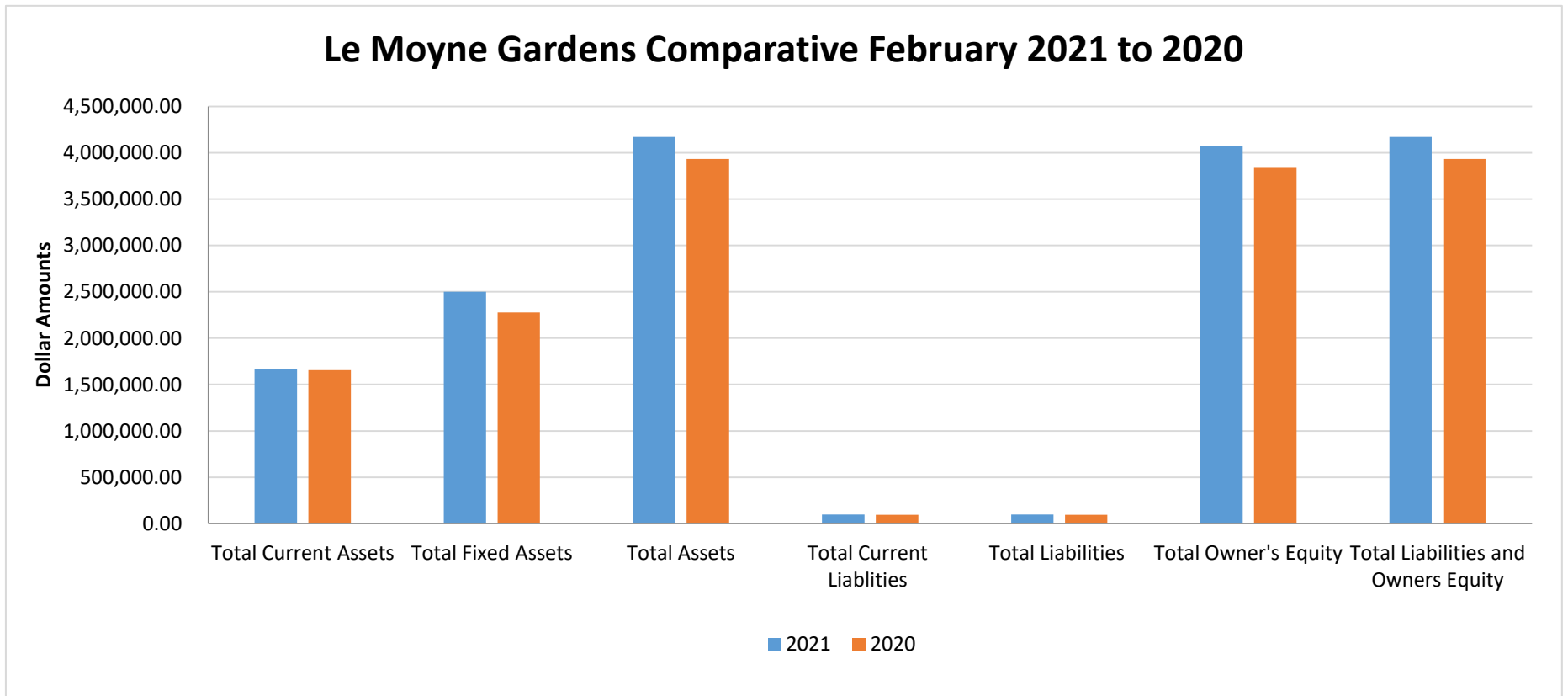
				2/28/2021	2/28/2020	Variance
Assets						
Current Assets						
1	03	1111.12	0 LMG General Fund LSN 1411	1,466,840.36	1,512,873.90	(46,033.54)
1	03	1122	0 Accounts Receivable - Tenants	3,390.01	(3,020.49)	6,410.50
1	03	1122.1	0 Accounts Receivable - Allowance for	(187.00)	(4,171.00)	3,984.00
1	03	1122.11	0 Accounts Receivable - Formal Agreem	2,259.00	4,231.00	(1,972.00)
1	03	1125.1CR	0 A/R - HUD - CARES ACT - AMP 3	12,938.10	0.00	12,938.10
1	03	1129	0 A/R - TAR Deposited Next Month	537.00	0.00	537.00
1	03	1129.01	0 A/R - AMP 1	16,372.00	0.00	16,372.00
1	03	1129.06	0 A/R - COCC	40,012.77	33,461.00	6,551.77
1	03	1129.14	0 A/R - BANK ERROR ON CK 7921	1,242.00	0.00	1,242.00
1	03	1129.15	0 A/R - BANK DRAFT - FIRST TECH FED	500.00	0.00	500.00
1	03	1129.AH	0 A/R Affordable Housing	44.99	7.99	37.00
1	03	1211	0 Prepaid Insurance	34,501.77	36,541.22	(2,039.45)
1	03	1260	0 Deferred Charges - Materials Invent	95,805.89	80,317.25	15,488.64
1	03	1275	0 Allowance for Obsolete Inventories	(4,790.29)	(4,015.86)	(774.43)
Total Current Assets				1,669,466.60	1,656,225.01	13,241.59
Fixed Assets						
1	03	1400.5	4 Accumulated Depreciation	(17,460,663.71)	(17,276,805.71)	(183,858.00)
1	03	1440	4 Land	335,864.79	335,864.79	0.00
1	03	1450	4 Site Improvement	542,503.83	470,971.33	71,532.50
1	03	1460	4 Dwelling Structures	4,125,506.79	4,010,917.81	114,588.98
1	03	1460.1	4 Dwelling Structures Improvements	14,510,809.58	14,253,108.40	257,701.18
1	03	1470	4 Nondwelling Structures	160,267.85	142,033.50	18,234.35
1	03	1475	4 Nondwelling Equipment	123,976.36	123,976.36	0.00
1	03	1475.1	4 Office Furniture & Equipment	4,929.20	3,800.00	1,129.20
1	03	1475.2	4 Maintenance Equipment	25,564.14	25,564.14	0.00
1	03	1475.7	4 Automotive Equipment	82,685.84	119,854.28	(37,168.44)
1	03	1480	4 Contract Work in Process	49,899.23	67,075.81	(17,176.58)
Total Fixed Assets				2,501,343.90	2,276,360.71	224,983.19
Total Assets				4,170,810.50	3,932,585.72	238,224.78
Liabilities						
Current Liabilities						
1	03	2114	0 Tenant Security Deposits	30,097.50	29,747.50	350.00
1	03	2119.01	0 A/P - AMP 1	10,839.95	12,610.71	(1,770.76)
1	03	2119.02	0 A/P - AMP 2	767.39	1,367.39	(600.00)
1	03	2119.031	0 A/P - FLC	2,492.74	853.31	1,639.43
1	03	2119.07	0 A/P - Voucher	1,125.24	1,125.24	0.00
1	03	2135.1A	0 Accrued Comp Absences - Short Term-	876.61	1,229.62	(353.01)
1	03	2135.1M	0 Accrued Comp Abs.-Short Term-Mainte	1,093.76	1,224.50	(130.74)
1	03	2135.1T	0 Accrued Comp Abs.-Short Term-Tenant	200.34	74.25	126.09
1	03	2135.2A	0 Accrued Comp Absences - Long Term-A	7,889.49	11,066.62	(3,177.13)
1	03	2135.2M	0 Accrued Comp Abs.-Long Term-Mainten	9,843.84	11,020.52	(1,176.68)
1	03	2135.2T	0 Accrued Comp Abs.-Long Term-Tenant	1,803.09	668.21	1,134.88
1	03	2137.20	0 Accrued Liabilities-PILOT-FYE 3/31/	0.00	25,048.40	(25,048.40)
1	03	2137.21	0 Accrued Liabilities-PILOT-FYE 3/31/	32,083.26	0.00	32,083.26
Total Current Liabilities				99,113.21	96,036.27	3,076.94
Total Liabilities				99,113.21	96,036.27	3,076.94
Owner's Equity						
Owner's Equity						
1	03	2701	0 Net Capital Assets	2,219,085.07	2,024,771.07	194,314.00
1	03	2841	0 Net Assets - Unrestricted	1,485,867.50	1,390,657.40	95,210.10
Total Owner's Equity				3,704,952.57	3,415,428.47	289,524.10
Net Income (Loss)				366,744.72	421,851.60	(55,106.88)

Housing Authority of the City of Harlingen
Comparative Balance Sheet
HHA Low Rent
Le MOYNE GARDENS
As of Date: 2/28/2021

	2/28/2021	2/28/2020	Variance
Total Owner's Equity	<u>4,071,697.29</u>	<u>3,837,280.07</u>	<u>234,417.22</u>
Total Liabilities and Owner's Equity	<u>4,170,810.50</u>	<u>3,933,316.34</u>	<u>237,494.16</u>
Variance		(730.62)	730.62

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Le Moyne Gardens

	2/28/2021	2/28/2020
Total Current Assets	1,669,466.60	1,656,225.01
Total Fixed Assets	2,501,343.90	2,276,360.71
Total Assets	4,170,810.50	3,932,585.72
Total Current Liabilities	99,113.21	96,036.27
Total Liabilities	99,113.21	96,036.27
Total Owner's Equity	4,071,697.29	3,837,280.07
Total Liabilities and Owners Equity	4,170,810.50	3,933,316.34

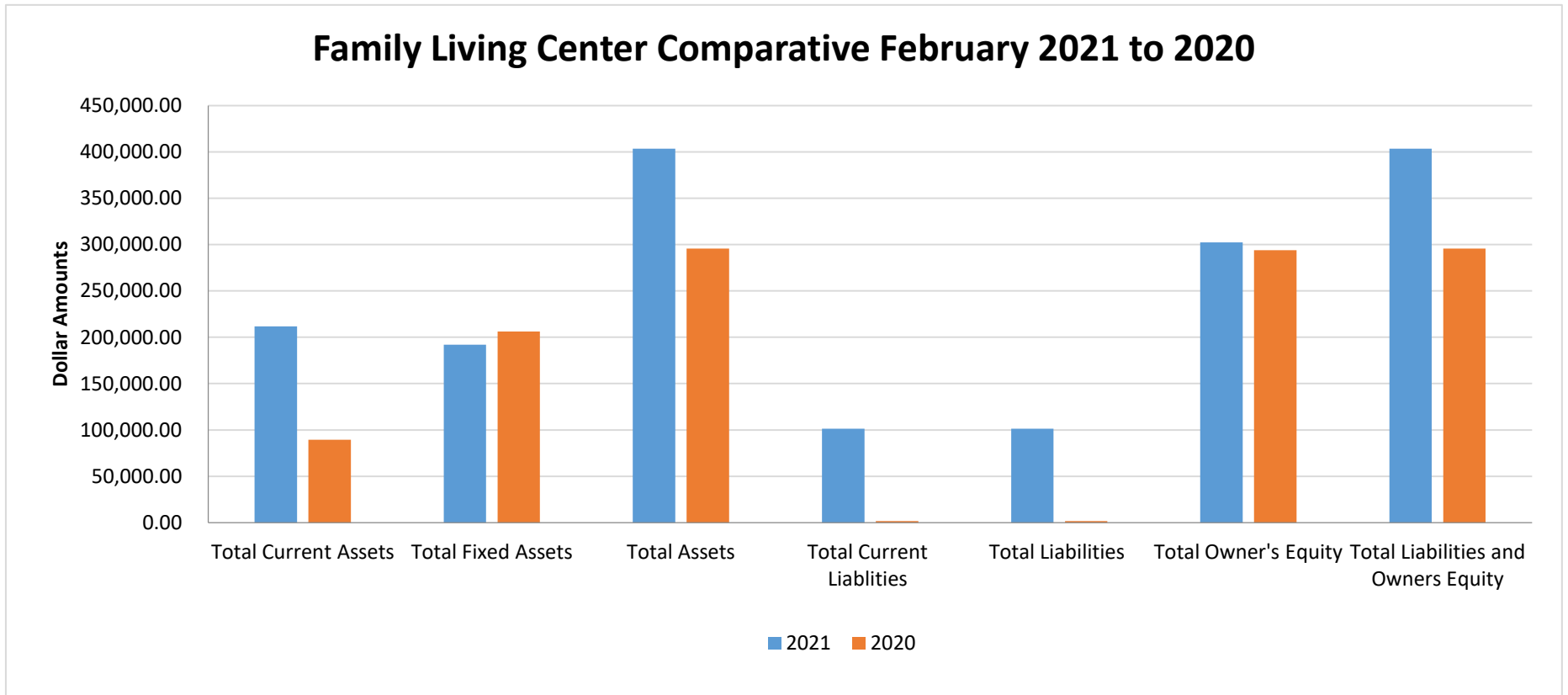


Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Family Living Center
 HHA - Family Living Center
 As of Date: 2/28/2021

				2/28/2021	2/28/2020	Variance
Assets						
Current Assets						
3 01	1111.12	0	FLC General Fund 1266	177,486.53	59,006.79	118,479.74
3 01	1122	0	Accounts Receivable - Tenants	718.00	301.00	417.00
3 01	1122.1	0	Accounts Receivable - Allowance for	(303.00)	0.00	(303.00)
3 01	1129.01	0	A/R - AMP 1	41.73	41.73	0.00
3 01	1129.02	0	A/R - AMP 2	1,400.00	1,500.00	(100.00)
3 01	1129.03	0	A/R - AMP 3	2,492.74	853.31	1,639.43
3 01	1129.06	0	A/R - COCC	19,551.69	19,561.73	(10.04)
3 01	1129.07	0	A/R - Voucher Program	2,154.31	33.89	2,120.42
3 01	1129.113	0	A/R - LR 50113 CFP	113.91	113.91	0.00
3 01	1129.AH	0	A/R - Affordable Housing	7,333.50	7,333.50	0.00
3 01	1211	0	Prepaid Insurance	599.99	635.51	(35.52)
Total Current Assets				211,589.40	89,381.37	122,208.03
Fixed Assets						
3 01	1400.5	4	Accumulated Depreciation	(555,495.11)	(541,285.80)	(14,209.31)
3 01	1440	4	Land	28,000.00	28,000.00	0.00
3 01	1460	4	Dwelling Structures	174,926.67	174,926.67	0.00
3 01	1460.1	4	Dwelling Structures Improvements	327,249.98	327,249.98	0.00
3 01	1470	4	Boys & Girls Club	217,270.86	217,270.86	0.00
Total Fixed Assets				191,952.40	206,161.71	(14,209.31)
Total Assets				403,541.80	295,543.08	107,998.72
Liabilities						
Current Liabilities						
3 01	2114	0	Tenant Security Deposits	1,650.00	1,750.00	(100.00)
3 01	2290.04	0	Donations Spectrum Marketing	99,600.00	0.00	99,600.00
3 01	2119.06	0	A/P - COCC	0.21	0.00	0.21
Total Current Liabilities				101,250.21	1,750.00	99,500.21
Total Liabilities				101,250.21	1,750.00	99,500.21
Owner's Equity						
Owner's Equity						
3 01	2701	0	Net Capital Assets	191,952.40	206,161.71	(14,209.31)
3 01	2841	0	Net Assets - Unrestricted	89,862.06	65,276.87	24,585.19
Total Owner's Equity				281,814.46	271,438.58	10,375.88
Net Income (Loss)				20,477.13	22,354.50	(1,877.37)
Total Owner's Equity				302,291.59	293,793.08	8,498.51
Total Liabilities and Owner's Equity				403,541.80	295,543.08	107,998.72
						0.00

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Family Living Center

	2/28/2021	2/28/2020
Total Current Assets	211,589.40	89,381.37
Total Fixed Assets	191,952.40	206,161.71
Total Assets	403,541.80	295,543.08
Total Current Liabilities	101,250.21	1,750.00
Total Liabilities	101,250.21	1,750.00
Total Owner's Equity	302,291.59	293,793.08
Total Liabilities and Owners Equity	403,541.80	295,543.08



Housing Authority of the City of Harlingen
Comparative Balance Sheet

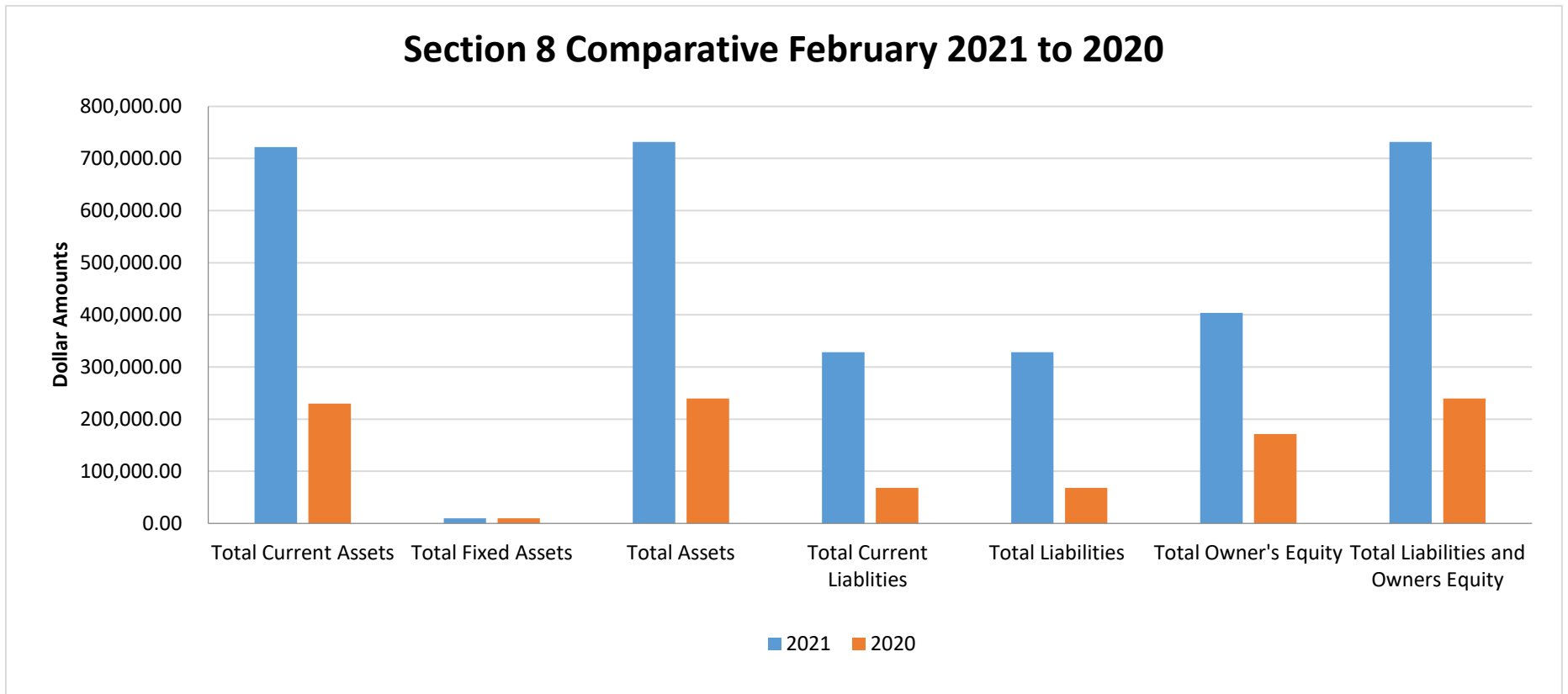
Voucher

As of Date: 2/28/2021

					2/28/2021	2/28/2020	Variance
Assets							
Current Assets							
7 01	1111.12	0	S-8 Rent Account LSN 1373	275,932.75	96,043.25	179,889.50	
7 01	1111.13H	0	Voucher HAP Restricted Funds-Contra	(118,640.37)	94.44	(118,734.81)	
7 01	1111.14	0	S8 Admin Account LSN 3945	414,842.57	129,577.80	285,264.77	
7 01	1111.21H	0	Voucher HAP Restricted Funds	118,640.37	(94.44)	118,734.81	
7 01	1122	0	Accounts Receivable - Tenants	17,890.04	1,154.14	16,735.90	
7 01	1122.11	0	Section 8 TAR Formal Agreement	36,679.53	40,251.53	(3,572.00)	
7 01	1129	0	A/R - PORT AF CHARGES	0.00	3,190.55	(3,190.55)	
7 01	1129.02	0	A/R - AMP 2	8.52	8.52	0.00	
7 01	1129.03	0	A/R - AMP 3	1,125.24	1,125.24	0.00	
7 01	1129.11	0	Allowance Doubtful Accts-Fraud Reco	(34,596.57)	(56,113.83)	21,517.26	
7 01	1129.703	0	A/R VASH-Ports-McAllen HA	605.60	605.60	0.00	
7 01	1129.P	0	A/R Issuing HA-Portable VO	9,501.47	9,981.69	(480.22)	
7 01	1690.1	0	COLLECTION CLEARING ACCOUNT	0.00	3,964.82	(3,964.82)	
7 02	1122	0	Accounts Receivable - Tenants	0.00	50.00	(50.00)	
7 02	1122.11	0	Section 8 TAR - Formal Agreements	0.00	(50.00)	50.00	
Total Current Assets					721,989.15	229,789.31	492,199.84
Fixed Assets							
7 01	1400.5	4	Accumulated Depreciation	(55,101.09)	(53,946.26)	(1,154.83)	
7 01	1470.1	4	Non Dwelling Structures Improvement	5,320.00	5,320.00	0.00	
7 01	1475.1	4	Office Furniture & Equipment	37,361.89	36,232.69	1,129.20	
7 01	1475.7	4	Automotive-Asset	22,182.62	22,182.62	0.00	
Total Fixed Assets					9,763.42	9,789.05	(25.63)
Total Assets					731,752.57	239,578.36	492,174.21
Liabilities							
Current Liabilities							
7 01	2119.FLC	0	A/P - FLC Program	2,154.31	33.89	2,120.42	
7 01	2290.CR	0	CARES ACT DEFERRED	199,017.63	0.00	199,017.63	
7 01	2290.CRH0	0	CARES ACT HAP DEFERRED	52,832.00	0.00	52,832.00	
7 01	2119.01	0	A/P - AMP 1	930.30	930.30	0.00	
7 01	2119.021	0	A/P - Affordable Housing	1,940.00	1,940.00	0.00	
7 01	2119.06	0	A/P - COCC	53,400.33	40,813.39	12,586.94	
7 01	2135.1A	0	Accrued Comp Absences - Short Term-	1,789.99	2,427.28	(637.29)	
7 01	2135.2A	0	Accrued Comp Absences - Long Term-A	16,109.94	21,845.54	(5,735.60)	
7 01	2210	0	Prepaid Annual Contributions	0.00	409,899.00	(409,899.00)	
7 01	2210.1	0	AC Earned - Estimated-Admin Fees	0.00	(41,012.00)	41,012.00	
7 01	2210.3	0	AC Earned - HAP Contributions	0.00	(368,887.00)	368,887.00	
7 03	2119.06	0	A/P - COCC	7.00	0.00	7.00	
Total Current Liabilities					328,181.50	67,990.40	260,191.10
Total Liabilities					328,181.50	67,990.40	260,191.10
Owner's Equity							
7 01	2701	0	Net Capital Assets	8,634.22	2,889.05	5,745.17	
7 01	2826.1	0	Section 8 Admin Fee Reserves	170,766.31	100,611.32	70,154.99	
7 01	2841.1	0	Net Assets - Restricted HAP Fund	13,161.56	40,923.40	(27,761.84)	
Total Owner's Equity					192,562.09	144,423.77	48,138.32
Net Income (Loss)					211,008.98	27,164.19	183,844.79
Total Owner's Equity					403,571.07	171,587.96	231,983.11
Total Liabilities and Owner's Equity					731,752.57	239,578.36	492,174.21
							0.00

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 HHA Low Rent
 Section 8

	2/28/2021	2/28/2020
Total Current Assets	721,989.15	229,789.31
Total Fixed Assets	9,763.42	9,789.05
Total Assets	731,752.57	239,578.36
Total Current Liabilities	328,181.50	67,990.40
Total Liabilities	328,181.50	67,990.40
Total Owner's Equity	403,571.07	171,587.96
Total Liabilities and Owners Equity	731,752.57	239,578.36



Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1 06 3690.22	5	0.00	0.00	15,583.26	(15,583.26)	-100.00 %
Other Income - CFP 50118 / 50119	1 06 3690.25	5	0.00	44,441.00	40,737.51	3,703.49	9.09 %
CFP 50120 Admin	1 06 3690.27	5	0.00	60,600.00	82,132.38	(21,532.38)	-26.22 %
Total Operating Income			0.00	105,041.00	138,453.15	(33,412.15)	-24.13 %
Rental Income							
NON-DWELLING RENT	1 06 3190	5	1,139.85	11,891.70	12,133.00	(241.30)	-1.99 %
Total Rental Income			1,139.85	11,891.70	12,133.00	(241.30)	-1.99 %
Other Income							
Investment Income - Unrestricted	1 06 3610	5	107.78	1,365.45	8,822.00	(7,456.55)	-84.52 %
OTHER INCOME	1 06 3690	5	42.66	3,700.43	1,783.76	1,916.67	107.45 %
Other Income - Management Fee - CC	1 06 3690.2	5	26,796.25	300,336.53	283,437.00	16,899.53	5.96 %
Other Income - Asset Management Fe	1 06 3690.3	5	4,980.00	144,900.00	171,336.00	(26,436.00)	-15.43 %
Other Income - Bookkeeping Fee - CC	1 06 3690.4	5	3,637.50	96,510.00	113,107.50	(16,597.50)	-14.67 %
Other Income - Insurance Equity	1 06 3690.451	5	0.00	42.72	0.00	42.72	100.00 %
IT Fees	1 06 3690.5	5	996.00	10,956.00	10,956.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1 06 3690.88	5	0.00	206.21	458.26	(252.05)	-55.00 %
Total Other Income			36,560.19	558,017.34	589,900.52	(31,883.18)	-5.40 %
Total Revenue			37,700.04	674,950.04	740,486.67	(65,536.63)	-8.85 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06 4110	5	30,372.31	382,354.40	408,221.00	25,866.60	6.34 %
LEGAL EXPENSE	1 06 4130	5	0.00	5,949.00	7,333.26	1,384.26	18.88 %
STAFF TRAINING	1 06 4140	5	0.00	0.00	4,125.00	4,125.00	100.00 %
TRAVEL	1 06 4150	5	0.00	(274.50)	22,916.63	23,191.13	101.20 %
Travel-Mileage Reimbursement	1 06 4150.2	5	0.00	50.60	916.63	866.03	94.48 %
Accounting Fees	1 06 4170	5	0.00	23,241.64	34,833.26	11,591.62	33.28 %
Audit Fees	1 06 4171	5	0.00	2,907.77	4,583.26	1,675.49	36.56 %
Employee Benefits Cont - Admin	1 06 4182	5	6,608.59	108,757.44	137,973.00	29,215.56	21.17 %
SUNDRY	1 06 4190	5	0.00	31.00	2,291.63	2,260.63	98.65 %
Postage/FedEx/UPS	1 06 4190.03	5	0.00	2,319.23	3,208.26	889.03	27.71 %
Advertising and Marketing	1 06 4190.08	5	0.00	3,474.49	916.63	(2,557.86)	-279.05 %
PUBLICATIONS	1 06 4190.11	5	0.00	2,365.90	4,125.00	1,759.10	42.64 %
MEMBERSHIP DUES AND FEES	1 06 4190.12	5	0.00	330.00	1,375.00	1,045.00	76.00 %
Telephone/Cell Phone/Internet	1 06 4190.13	5	1,334.11	12,246.96	7,333.26	(4,913.70)	-67.01 %
FORMS & OFFICE SUPPLIES	1 06 4190.17	5	162.26	10,070.65	4,583.26	(5,487.39)	-119.73 %
Other Sundry Expense	1 06 4190.18	5	775.55	7,419.68	3,437.50	(3,982.18)	-115.85 %
Administrative Contact Costs	1 06 4190.19	5	257.37	42,621.48	20,986.13	(21,635.35)	-103.09 %
BOARD MEETING EXPENSE	1 06 4190.9	5	0.00	1,774.74	5,500.00	3,725.26	67.73 %
Total Administrative Expense			39,510.19	605,640.48	674,658.71	69,018.23	10.23 %
Utilities Expense							
WATER	1 06 4310	5	13.67	158.85	165.00	6.15	3.73 %
ELECTRICITY	1 06 4320	5	0.00	8,863.18	12,100.00	3,236.82	26.75 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390	5	17.36	209.79	275.00	65.21	23.71 %
Total Utilities Expense			31.03	9,231.82	12,540.00	3,308.18	26.38 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06 4410	5	896.91	6,948.89	6,295.63	(653.26)	-10.38 %
MATERIALS	1 06 4420	5	0.00	4,446.62	6,875.00	2,428.38	35.32 %
CONTRACT COSTS	1 06 4430	5	0.00	51.48	0.00	(51.48)	-100.00 %
Contract Cots-Extermination/Pest Con	1 06 4430.01	5	53.12	584.64	733.26	148.62	20.27 %
Contract Costs-Other Repairs	1 06 4430.03	5	0.00	0.00	4,583.26	4,583.26	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06 4430.08	5	197.90	393.98	916.63	522.65	57.02 %
VEHICLE-MAINTENANCE	1 06 4430.1	5	0.00	95.48	0.00	(95.48)	-100.00 %
Contract Costs-Other	1 06 4430.13	5	60.00	60.00	0.00	(60.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1 06 4430.17	5	0.00	1,552.50	5,500.00	3,947.50	71.77 %
Contact Costs-Electrical Contracts	1 06 4430.21	5	0.00	450.00	4,583.26	4,133.26	90.18 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2021	ACCOUNT			1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Garbage and Trash Removal	1	06	4431	5	46.79	514.69	687.50	172.81	25.14 %
Emp Benefit Cont - Maintenance	1	06	4433	5	266.34	5,963.73	2,750.00	(3,213.73)	-116.86 %
Total Ordinary Maintenance and Operation					1,521.06	21,062.01	32,924.54	11,862.53	36.03 %
Protective Services									
Protective Services - Contract Costs	1	06	4480	5	0.00	3,003.03	5,500.00	2,496.97	45.40 %
Total Protective Services					0.00	3,003.03	5,500.00	2,496.97	45.40 %
General Expense									
Insurance -Property (Fire & EC)	1	06	4510.01	5	2,461.00	3,651.92	2,750.00	(901.92)	-32.80 %
Insurance - General Liability	1	06	4510.02	5	0.00	393.69	641.63	247.94	38.64 %
Insurance - Automobile	1	06	4510.03	5	0.00	819.20	944.13	124.93	13.23 %
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,823.71	5,591.63	2,767.92	49.50 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	651.82	1,191.63	539.81	45.30 %
Insurance - Other	1	06	4510.15	5	349.87	3,684.29	3,377.00	(307.29)	-9.10 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	331.38	366.63	35.25	9.61 %
Total General Expense					2,810.87	12,356.01	14,862.65	2,506.64	16.87 %
Other Expenditures									
Replacement Of Non-Expend Equipm	1	06	7520	5	0.00	1,129.20	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	21,594.56	41,250.00	19,655.44	47.65 %
Operating Exp For Property - Contra	1	06	7590	5	0.00	(22,723.76)	(41,250.00)	(18,526.24)	-44.91 %
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(43,873.15)	(651,293.35)	(740,485.90)	89,192.55	12.05 %
Total Net Income (Loss)					(6,173.11)	23,656.69	0.77	23,655.92	5478202.60 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	22,504.00	150.03	235,341.00	142.63	266,453.00	(31,112.00)	-11.68 %
Total Rental Income			22,504.00	150.03	235,341.00	142.63	266,453.00	(31,112.00)	-11.68 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	255.96	1.71	2,714.36	1.65	15,367.11	(12,652.75)	-82.34 %
Interest Income - Bank Statement	1 01 3610.01	5	0.00	0.00	0.00	0.00	14,664.76	(14,664.76)	-100.00 %
Other Income-Tenants	1 01 3690	5	255.00	1.70	4,350.00	2.64	22,718.63	(18,368.63)	-80.85 %
Other Income - Misc Other Revenue	1 01 3690.1	5	(30,000.00)	(200.00)	1,205.43	0.73	3,035.01	(1,829.58)	-60.28 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	281.31	0.17	0.00	281.31	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	580.54	0.35	1,833.26	(1,252.72)	-68.33 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	132,405.00	80.25	82,500.00	49,905.00	60.49 %
Total Other Income			(29,489.04)	(196.59)	141,536.64	85.78	140,118.77	1,417.87	1.01 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	35,839.00	238.93	543,815.00	329.58	553,897.63	(10,082.63)	-1.82 %
Total Other Receipts			35,839.00	238.93	543,815.00	329.58	553,897.63	(10,082.63)	-1.82 %
Total Revenue			28,853.96	192.36	920,692.64	558.00	960,469.40	(39,776.76)	-4.14 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,022.46	26.82	66,062.79	40.04	93,148.99	27,086.20	29.08 %
Legal Expense	1 01 4130	5	0.00	0.00	0.00	0.00	2,475.00	2,475.00	100.00 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	2,235.75	2,235.75	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	2,291.63	2,291.63	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	1,100.00	1,100.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,504.62	3.34	5,055.38	(449.24)	-8.89 %
Employee Benefits Cont - Admin	1 01 4182	5	1,093.81	7.29	33,641.72	20.39	26,044.81	(7,596.91)	-29.17 %
Sundry	1 01 4190	5	0.00	0.00	35.00	0.02	504.13	469.13	93.06 %
Postage/FedEx/UPS	1 01 4190.03	5	58.89	0.39	658.89	0.40	916.63	257.74	28.12 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,243.54	0.75	3,841.75	2,598.21	67.63 %
Tenant Tracker	1 01 4190.10	5	173.19	1.15	1,968.09	1.19	3,208.26	1,240.17	38.66 %
Publications	1 01 4190.11	5	0.00	0.00	2,456.50	1.49	3,666.63	1,210.13	33.00 %
Membership Dues and Fees	1 01 4190.12	5	50.48	0.34	1,248.38	0.76	1,008.26	(240.12)	-23.82 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	559.07	3.73	5,503.92	3.34	6,416.63	912.71	14.22 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	8,640.00	5.24	10,541.63	1,901.63	18.04 %
Forms & Office Supplies	1 01 4190.17	5	1,168.98	7.79	3,265.78	1.98	12,833.26	9,567.48	74.55 %
Other Sundry Expense	1 01 4190.18	5	238.01	1.59	5,074.02	3.08	11,962.94	6,888.92	57.59 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1 01	4190.19 5	647.84	4.32	22,937.06	13.90	30,834.21	7,897.15	25.61 %
Management Fee Expense - AMP	1 01	4190.21 5	8,121.75	54.15	89,935.04	54.51	85,382.00	(4,553.04)	-5.33 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	16,500.00	10.00	16,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	12,030.00	7.29	12,127.50	97.50	0.80 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,300.00	2.00	3,300.00	0.00	0.00 %
Total Administrative Expense			19,900.98	132.67	280,005.35	169.70	335,395.39	55,390.04	16.51 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	648.91	4.33	8,869.28	5.38	24,165.68	15,296.40	63.30 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	1,154.27	0.70	2,933.26	1,778.99	60.65 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	151.34	1.01	3,048.95	1.85	8,610.80	5,561.85	64.59 %
Total Tenant Services			800.25	5.33	13,072.50	7.92	35,709.74	22,637.24	63.39 %
Utilities Expense									
Water	1 01	4310 5	73.87	0.49	1,779.17	1.08	3,483.26	1,704.09	48.92 %
Electricity	1 01	4320 5	0.00	0.00	8,908.24	5.40	11,916.63	3,008.39	25.25 %
Gas	1 01	4330 5	205.72	1.37	974.62	0.59	687.50	(287.12)	-41.76 %
Other Utility Expense - Sewer	1 01	4390 5	20.63	0.14	913.57	0.55	1,375.00	461.43	33.56 %
Total Utilities Expense			300.22	2.00	12,575.60	7.62	17,462.39	4,886.79	27.98 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	6,938.50	46.26	82,980.19	50.29	86,406.98	3,426.79	3.97 %
Materials	1 01	4420 5	1,300.68	8.67	17,617.24	10.68	105,416.63	87,799.39	83.29 %
Contract Costs	1 01	4430 5	0.00	0.00	77.22	0.05	20,266.07	20,188.85	99.62 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	475.00	3.17	6,075.00	3.68	10,083.26	4,008.26	39.75 %
Contract Costs-Other Repairs	1 01	4430.03 5	1,995.00	13.30	1,995.00	1.21	56,362.57	54,367.57	96.46 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	63.87	0.43	574.49	0.35	1,100.00	525.51	47.77 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	2,136.32	14.24	7,186.58	4.36	5,683.26	(1,503.32)	-26.45 %
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	0.00	0.00	2,291.63	2,291.63	100.00 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,260.00	0.76	16,945.28	15,685.28	92.56 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	3,025.00	1.83	5,500.00	2,475.00	45.00 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	0.00	0.00	7,100.00	4.30	27,776.76	20,676.76	74.44 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	27,595.26	27,595.26	100.00 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	550.00	0.33	11,000.00	10,450.00	95.00 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	7,915.00	4.80	13,750.00	5,835.00	42.44 %
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	2,383.26	2,383.26	100.00 %
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	510.00	0.31	1,833.26	1,323.26	72.18 %
Garbage and Trash Collection	1 01	4431 5	93.27	0.62	2,013.92	1.22	1,833.26	(180.66)	-9.85 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,651.81	11.01	33,084.65	20.05	35,418.35	2,333.70	6.59 %
Total Ordinary Maintenance and Operation			14,669.45	97.80	171,964.29	104.22	431,645.83	259,681.54	60.16 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2021	ACCOUNT			1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	0.00	0.00	19,225.04	11.65	33,000.00	13,774.96	41.74 %
Total Protective Services					0.00	0.00	19,225.04	11.65	33,000.00	13,774.96	41.74 %
General Expense											
Insurance -Property (Fire & EC)	1	01	4510.01	5	4,668.26	31.12	12,511.06	7.58	9,166.63	(3,344.43)	-36.48 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	346.46	0.21	458.26	111.80	24.40 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	1,177.60	0.71	1,375.00	197.40	14.36 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	2,087.10	1.26	3,483.26	1,396.16	40.08 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	481.79	0.29	1,008.26	526.47	52.22 %
Insurance - Other	1	01	4510.15	5	5,073.15	33.82	53,422.48	32.38	49,548.51	(3,873.97)	-7.82 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	16.67	27,500.00	16.67	27,500.00	0.00	0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	47.38	0.03	47.63	0.25	0.52 %
Collection Losses	1	01	4570	5	(599.00)	(3.99)	3,069.31	1.86	14,666.63	11,597.32	79.07 %
Total General Expense					11,642.41	77.62	100,643.18	61.00	107,254.18	6,611.00	6.16 %
Other Expenditures											
Replacement Of Non-Expend Equipment	1	01	7520	5	0.00	0.00	1,129.20	0.68	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	0.00	0.00	105,185.00	63.75	211,131.58	105,946.58	50.18 %
Operating Exp For Property - Contra	1	01	7590	5	0.00	0.00	(106,314.20)	(64.43)	(211,131.58)	(104,817.38)	-49.65 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(47,313.31)	(315.42)	(597,485.96)	(362.11)	(960,467.53)	362,981.57	37.79 %
Net Income (Loss)					(18,459.35)	(123.07)	323,206.68	195.88	1.87	323,204.81	22888887.17 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT		1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Rental Income											
Dwelling Rental	1	02	3110	5	24,546.00	165.85	268,232.00	164.76	292,886.00	(24,654.00)	-8.42 %
Nondwelling Rental	1	02	3190	5	700.00	4.73	2,800.00	1.72	3,850.00	(1,050.00)	-27.27 %
Total Rental Income					25,246.00	170.58	271,032.00	166.48	296,736.00	(25,704.00)	-8.66 %
Other Income											
Interest Earned on Gen Fund Investments	1	02	3610	5	186.79	1.26	1,876.71	1.15	11,212.63	(9,335.92)	-83.26 %
Other Income - Tenants	1	02	3690	5	495.00	3.34	11,199.00	6.88	16,016.00	(4,817.00)	-30.08 %
Other Income - Misc Other Revenue	1	02	3690.1	5	(28,000.00)	(189.19)	(1,629.02)	(1.00)	0.00	(1,629.02)	-100.00 %
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	313.24	0.19	0.00	313.24	100.00 %
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	0.00	0.00	355.61	0.22	916.63	(561.02)	-61.20 %
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	151,190.00	92.87	82,500.00	68,690.00	83.26 %
Total Other Income					(27,318.21)	(184.58)	163,305.54	100.31	110,645.26	52,660.28	47.59 %
Other Receipts											
Operating Subsidy - Current Year	1	02	8020	0	48,390.00	326.96	516,272.00	317.12	502,223.26	14,048.74	2.80 %
Total Other Receipts					48,390.00	326.96	516,272.00	317.12	502,223.26	14,048.74	2.80 %
Total Revenue					46,317.79	312.96	950,609.54	583.91	909,604.52	41,005.02	4.51 %
Administrative Expense											
Nontechnical Salaries	1	02	4110	5	6,923.09	46.78	87,267.20	53.60	99,703.67	12,436.47	12.47 %
Legal Expense	1	02	4130	5	0.00	0.00	0.00	0.00	2,750.00	2,750.00	100.00 %
Staff Training	1	02	4140	5	0.00	0.00	0.00	0.00	733.26	733.26	100.00 %
Travel	1	02	4150	5	0.00	0.00	0.00	0.00	1,375.00	1,375.00	100.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	0.00	0.00	733.26	733.26	100.00 %
Audit Fees	1	02	4171	5	0.00	0.00	6,061.79	3.72	5,500.00	(561.79)	-10.21 %
Employee Benefits Cont - Admin	1	02	4182	5	1,395.09	9.43	36,038.06	22.14	41,762.60	5,724.54	13.71 %
Sundry	1	02	4190	5	0.00	0.00	0.50	0.00	813.56	813.06	99.94 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	0.00	600.00	0.37	729.63	129.63	17.77 %
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	2.34	0.00	1,821.38	1,819.04	99.87 %
Tenant Tracker	1	02	4190.10	5	170.88	1.15	1,910.16	1.17	2,750.00	839.84	30.54 %
Publications	1	02	4190.11	5	0.00	0.00	2,855.40	1.75	2,566.63	(288.77)	-11.25 %
Membership Dues and Fees	1	02	4190.12	5	49.81	0.34	1,231.73	0.76	916.63	(315.10)	-34.38 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	755.39	5.10	7,981.41	4.90	9,625.00	1,643.59	17.08 %
Forms & Office Supplies	1	02	4190.17	5	320.72	2.17	4,916.79	3.02	7,791.63	2,874.84	36.90 %
Other Sundry Expense	1	02	4190.18	5	512.53	3.46	6,873.68	4.22	3,483.26	(3,390.42)	-97.33 %
Administrative Contact Costs	1	02	4190.19	5	802.29	5.42	29,371.47	18.04	29,898.00	526.53	1.76 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	7,900.75	53.38	89,743.20	55.12	84,799.00	(4,944.20)	-5.83 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	16,280.00	10.00	16,280.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	12,015.00	7.38	12,045.00	30.00	0.25 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,256.00	2.00	3,256.00	0.00	0.00 %	
Total Administrative Expense			21,679.05	146.48	306,404.73	188.21	329,333.51	22,928.78	6.96 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	498.44	3.37	7,416.33	4.56	22,635.69	15,219.36	67.24 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	953.06	0.59	2,750.00	1,796.94	65.34 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	118.66	0.80	2,467.39	1.52	7,914.61	5,447.22	68.82 %	
Total Tenant Services			617.10	4.17	10,836.78	6.66	33,300.30	22,463.52	67.46 %	
Utilities Expense										
Water	1 02	4310 5	77.29	0.52	1,087.40	0.67	1,338.26	250.86	18.75 %	
Electricity	1 02	4320 5	0.00	0.00	9,120.91	5.60	12,833.26	3,712.35	28.93 %	
Gas	1 02	4330 5	200.38	1.35	1,786.68	1.10	1,375.00	(411.68)	-29.94 %	
Other Utility Expense - Sewer	1 02	4390 5	44.40	0.30	376.90	0.23	916.63	539.73	58.88 %	
Total Utilities Expense			322.07	2.18	12,371.89	7.60	16,463.15	4,091.26	24.85 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	6,642.61	44.88	78,085.90	47.96	78,398.65	312.75	0.40 %	
Materials	1 02	4420 5	553.91	3.74	33,676.84	20.69	87,083.26	53,406.42	61.33 %	
Contract Costs	1 02	4430 5	0.00	0.00	106.04	0.07	33,000.00	32,893.96	99.68 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	460.98	3.11	9,777.62	6.01	12,833.26	3,055.64	23.81 %	
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	18,630.00	11.44	50,779.63	32,149.63	63.31 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	63.87	0.43	636.84	0.39	1,100.00	463.16	42.11 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	134.00	0.91	812.73	0.50	2,750.00	1,937.27	70.45 %	
Contract Costs-Other	1 02	4430.13 5	14,235.00	96.18	15,478.20	9.51	20,120.76	4,642.56	23.07 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	4,070.00	2.50	16,500.00	12,430.00	75.33 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	0.00	0.00	6,276.00	3.85	22,916.63	16,640.63	72.61 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	1,833.26	1,833.26	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	0.00	0.00	32,083.26	32,083.26	100.00 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,725.00	11.66	5,641.00	3.46	0.00	(5,641.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	3,885.00	2.39	3,850.00	(35.00)	-0.91 %	
Connect/Disconnect Fees	1 02	4430.4 5	75.00	0.51	600.00	0.37	1,100.00	500.00	45.45 %	
Garbage and Trash Collection	1 02	4431 5	182.60	1.23	1,914.25	1.18	2,016.63	102.38	5.08 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	1,274.63	8.61	31,571.85	19.39	33,771.76	2,199.91	6.51 %	
Total Ordinary Maintenance and Operation			25,347.60	171.27	211,162.27	129.71	400,137.10	188,974.83	47.23 %	
Protective Services										
4480 - L/R-Security Service	1 02	4430.5 5	0.00	0.00	60.00	0.04	0.00	(60.00)	-100.00 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2021	ACCOUNT			1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
					February 28, 2021		February 28, 2021				
Protective Services - Contract Costs	1	02 4480	5		83.98	0.57	21,934.00	13.47	24,750.00	2,816.00	11.38 %
Total Protective Services					83.98	0.57	21,994.00	13.51	24,750.00	2,756.00	11.14 %
General Expense											
Insurance -Property (Fire & EC)	1	02 4510.01	5		4,904.91	33.14	13,637.99	8.38	8,525.00	(5,112.99)	-59.98 %
Insurance - General Liability	1	02 4510.02	5		0.00	0.00	314.95	0.19	380.38	65.43	17.20 %
Insurance - Automobile	1	02 4510.03	5		0.00	0.00	1,177.60	0.72	1,100.00	(77.60)	-7.05 %
Insurance - Workman's Comp	1	02 4510.04	5		0.00	0.00	1,964.32	1.21	3,666.63	1,702.31	46.43 %
Insurance - Fidelity Bond	1	02 4510.09	5		0.00	0.00	453.44	0.28	948.75	495.31	52.21 %
Insurance - Other	1	02 4510.15	5		4,723.28	31.91	49,738.21	30.55	56,826.00	7,087.79	12.47 %
Payments in Lieu of Taxes	1	02 4520	5		2,268.25	15.33	24,950.75	15.33	24,950.75	0.00	0.00 %
PROPERTY TAXES	1	02 4520.1	5		0.00	0.00	46.75	0.03	55.00	8.25	15.00 %
Collection Losses	1	02 4570	5		0.00	0.00	4,986.00	3.06	9,166.63	4,180.63	45.61 %
Total General Expense					11,896.44	80.38	97,270.01	59.75	105,619.14	8,349.13	7.90 %
Other Expenditures											
Extraord Maint - Contract Costs	1	02 4610.3	5		0.00	0.00	5,500.00	3.38	0.00	(5,500.00)	-100.00 %
Replacement Of Non-Expend Equipment	1	02 7520	5		0.00	0.00	1,129.20	0.69	0.00	(1,129.20)	-100.00 %
Property Better & Add-Contract Costs	1	02 7540.4	5		0.00	0.00	84,158.19	51.69	196,166.63	112,008.44	57.10 %
Operating Exp For Property - Contra	1	02 7590	5		0.00	0.00	(85,287.39)	(52.39)	(196,166.63)	(110,879.24)	-56.52 %
Total Other Expenditures					0.00	0.00	5,500.00	3.38	0.00	(5,500.00)	-100.00 %
Total Expenses					(59,946.24)	(405.04)	(665,539.68)	(408.81)	(909,603.20)	244,063.52	26.83 %
Net Income (Loss)					(13,628.45)	(92.08)	285,069.86	175.10	1.32	285,068.54	29996043.94 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	1	03 3110	5	23,525.00	117.63	244,275.00	111.03	316,440.63	(72,165.63)	-22.81 %
Nondwelling Rental	1	03 3190	5	0.00	0.00	4,200.00	1.91	3,850.00	350.00	9.09 %
Total Rental Income				23,525.00	117.63	248,475.00	112.94	320,290.63	(71,815.63)	-22.42 %
Other Income										
Interest Earned on Gen Fund Investments	1	03 3610	5	283.71	1.42	3,116.92	1.42	20,027.15	(16,910.23)	-84.44 %
Other Income-Tenants	1	03 3690	5	673.00	3.37	6,404.50	2.91	8,268.26	(1,863.76)	-22.54 %
Other Income - Misc Other Revenue	1	03 3690.1	5	(41,600.00)	(208.00)	24,782.32	11.26	40,077.84	(15,295.52)	-38.16 %
Other Income - Insurance Equity	1	03 3690.451	5	0.00	0.00	366.64	0.17	0.00	366.64	100.00 %
Other Income - Gain/Loss on Sale of Equi	1	03 3690.88	5	0.00	0.00	855.49	0.39	504.13	351.36	69.70 %
Other Income - OP Trans In From CFP	1	03 3690.99	5	0.00	0.00	176,541.00	80.25	82,500.00	94,041.00	113.99 %
Total Other Income				(40,643.29)	(203.22)	212,066.87	96.39	151,377.38	60,689.49	40.09 %
Other Receipts										
Operating Subsidy - Current Year	1	03 8020	0	84,955.00	424.78	761,052.00	345.93	720,727.26	40,324.74	5.60 %
Total Other Receipts				84,955.00	424.77	761,052.00	345.93	720,727.26	40,324.74	5.60 %
Total Revenue				67,836.71	339.18	1,221,593.87	555.27	1,192,395.27	29,198.60	2.45 %
Administrative Expense										
Nontechnical Salaries	1	03 4110	5	9,824.23	49.12	113,549.16	51.61	146,569.17	33,020.01	22.53 %
Legal Expense	1	03 4130	5	0.00	0.00	916.00	0.42	3,666.63	2,750.63	75.02 %
Staff Training	1	03 4140	5	0.00	0.00	0.00	0.00	2,645.50	2,645.50	100.00 %
Travel	1	03 4150	5	0.00	0.00	0.00	0.00	2,481.38	2,481.38	100.00 %
Travel-Mileage Reimbursement	1	03 4150.2	5	0.00	0.00	0.00	0.00	1,588.51	1,588.51	100.00 %
Audit Fees	1	03 4171	5	0.00	0.00	8,285.53	3.77	7,145.38	(1,140.15)	-15.96 %
Employee Benefits Cont - Admin	1	03 4182	5	2,122.92	10.61	41,649.51	18.93	59,776.75	18,127.24	30.32 %
Sundry	1	03 4190	5	0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Postage/FedEx/UPS	1	03 4190.03	5	0.00	0.00	600.00	0.27	916.63	316.63	34.54 %
Advertising and Marketing	1	03 4190.08	5	0.00	0.00	502.60	0.23	4,583.26	4,080.66	89.03 %
Tenant Tracker	1	03 4190.10	5	230.93	1.15	2,585.89	1.18	3,666.63	1,080.74	29.48 %
Publications	1	03 4190.11	5	0.00	0.00	2,748.80	1.25	3,544.75	795.95	22.45 %
Membership Dues and Fees	1	03 4190.12	5	67.31	0.34	1,664.51	0.76	1,277.76	(386.75)	-30.27 %
Telephone/Cell Phone/Internet	1	03 4190.13	5	793.23	3.97	8,022.51	3.65	11,000.00	2,977.49	27.07 %
Rental of Warehouse Space	1	03 4190.14	5	864.00	4.32	8,640.00	3.93	0.00	(8,640.00)	-100.00 %
Forms & Office Supplies	1	03 4190.17	5	473.62	2.37	2,913.06	1.32	7,333.26	4,420.20	60.28 %
Other Sundry Expense	1	03 4190.18	5	708.34	3.54	5,900.19	2.68	9,166.63	3,266.44	35.63 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 03	4190.19 5	59.80	0.30	26,808.35	12.19	45,833.26	19,024.91	41.51 %	
Management Fee Expense - AMP	1 03	4190.21 5	10,773.75	53.87	120,658.29	54.84	113,256.00	(7,402.29)	-6.54 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	22,000.00	10.00	22,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,462.50	7.31	16,140.00	7.34	16,087.50	(52.50)	-0.33 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,400.00	2.00	4,400.00	0.00	0.00 %	
Total Administrative Expense			29,780.63	148.90	387,984.40	176.36	467,855.63	79,871.23	17.07 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	2,138.25	10.69	24,635.24	11.20	31,367.27	6,732.03	21.46 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	971.50	0.44	4,400.00	3,428.50	77.92 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	400.35	2.00	8,480.38	3.85	11,094.93	2,614.55	23.57 %	
Total Tenant Services			2,538.60	12.69	34,087.12	15.49	46,862.20	12,775.08	27.26 %	
Utilities Expense										
Water	1 03	4310 5	459.28	2.30	4,185.93	1.90	5,500.00	1,314.07	23.89 %	
Electricity	1 03	4320 5	0.00	0.00	14,289.02	6.50	19,250.00	4,960.98	25.77 %	
Gas	1 03	4330 5	95.03	0.48	871.08	0.40	916.63	45.55	4.97 %	
Other Utility Expense - Sewer	1 03	4390 5	105.30	0.53	766.09	0.35	1,833.26	1,067.17	58.21 %	
Total Utilities Expense			659.61	3.30	20,112.12	9.14	27,499.89	7,387.77	26.86 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	6,947.24	34.74	88,339.58	40.15	115,665.00	27,325.42	23.62 %	
Materials	1 03	4420 5	153.66	0.77	20,859.47	9.48	91,666.63	70,807.16	77.24 %	
Contract Costs	1 03	4430 5	0.00	0.00	106.04	0.05	22,252.23	22,146.19	99.52 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	0.00	0.00	7,824.00	3.56	16,025.46	8,201.46	51.18 %	
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	14,396.20	6.54	25,116.63	10,720.43	42.68 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	100.67	0.50	902.15	0.41	3,999.49	3,097.34	77.44 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	33.00	0.17	153.31	0.07	5,706.03	5,552.72	97.31 %	
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	0.00	0.00	1,375.00	1,375.00	100.00 %	
Contract Costs-Other	1 03	4430.13 5	65.00	0.33	2,715.94	1.23	45,829.52	43,113.58	94.07 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	0.00	0.00	18,333.26	18,333.26	100.00 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	0.00	0.00	10,150.00	4.61	42,791.76	32,641.76	76.28 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	23,950.00	119.75	23,950.00	10.89	22,916.63	(1,033.37)	-4.51 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	75.00	0.38	2,220.00	1.01	9,166.63	6,946.63	75.78 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	1,200.00	6.00	5,300.00	2.41	9,166.63	3,866.63	42.18 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	4,583.26	4,583.26	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	120.00	0.60	825.00	0.38	1,375.00	550.00	40.00 %	
Garbage and Trash Collection	1 03	4431 5	311.92	1.56	2,600.41	1.18	2,750.00	149.59	5.44 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	1,576.03	7.88	36,925.41	16.78	46,837.89	9,912.48	21.16 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	644.38	644.38	100.00 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2021				ACCOUNT	1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
						February 28, 2021		February 28, 2021				
Total Ordinary Maintenance and Operation						34,532.52	172.66	217,267.51	98.76	486,201.43	268,933.92	55.31 %
Protective Services												
Protective Services - Contract Costs	1	03	4480	5	0.00	0.00	26,605.55	12.09	33,257.95	6,652.40	20.00 %	
Total Protective Services						0.00	0.00	26,605.55	12.09	33,257.95	6,652.40	20.00 %
General Expense												
Insurance -Property (Fire & EC)	1	03	4510.01	5	6,397.69	31.99	16,619.54	7.55	13,750.00	(2,869.54)	-20.87 %	
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	472.44	0.21	1,741.63	1,269.19	72.87 %	
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	1,587.20	0.72	2,291.63	704.43	30.74 %	
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	3,314.79	1.51	6,783.26	3,468.47	51.13 %	
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	765.18	0.35	1,375.00	609.82	44.35 %	
Insurance - Other	1	03	4510.15	5	7,041.18	35.21	74,146.74	33.70	66,000.00	(8,146.74)	-12.34 %	
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	32,083.26	14.58	32,083.26	0.00	0.00 %	
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	63.80	0.03	91.63	27.83	30.37 %	
Collection Losses	1	03	4570	5	(129.00)	(0.65)	664.50	0.30	6,600.00	5,935.50	89.93 %	
Total General Expense						16,226.53	81.13	129,717.45	58.96	130,716.41	998.96	0.76 %
Other Expenditures												
Extraord Maint - Contract Costs	1	03	4610.3	5	0.00	0.00	39,075.00	17.76	0.00	(39,075.00)	-100.00 %	
Replacement Of Non-Expend Equipment	1	03	7520	5	0.00	0.00	1,129.20	0.51	0.00	(1,129.20)	-100.00 %	
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	0.00	281,129.63	127.79	293,566.79	12,437.16	4.24 %	
Operating Exp For Property - Contra	1	03	7590	5	0.00	0.00	(282,258.83)	(128.30)	(293,566.79)	(11,307.96)	-3.85 %	
Total Other Expenditures						0.00	0.00	39,075.00	17.76	0.00	(39,075.00)	-100.00 %
Total Expenses						(83,737.89)	(418.69)	(854,849.15)	(388.57)	(1,192,393.51)	337,544.36	28.31 %
Net Income (Loss)						(15,901.18)	(79.51)	366,744.72	166.70	1.76	366,742.96	21480165.91 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	3,800.00	475.00	41,800.00	475.00	41,800.00	0.00	0.00 %
Total Rental Income			3,800.00	475.00	41,800.00	475.00	41,800.00	0.00	0.00 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	18.40	2.30	168.62	1.92	344.63	(176.01)	-51.07 %
Other Income-Tenants	3 01 3690	5	0.00	0.00	0.00	0.00	206.25	(206.25)	-100.00 %
Other Income - Insurance Equity	3 01 3690.451	5	0.00	0.00	53.40	0.61	0.00	53.40	100.00 %
Total Other Income			18.40	2.30	222.02	2.52	550.88	(328.86)	-59.70 %
Total Revenue			3,818.40	477.30	42,022.02	477.52	42,350.88	(328.86)	-0.78 %
Administrative Expense									
Nontechnical Salaries	3 01 4110	5	33.10	4.14	549.70	6.25	6,813.40	6,263.70	91.93 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	183.26	183.26	100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	989.99	11.25	0.00	(989.99)	-100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	2.33	0.29	149.98	1.70	3,317.38	3,167.40	95.48 %
Sundry	3 01 4190	5	0.00	0.00	0.00	0.00	1,870.88	1,870.88	100.00 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	458.26	458.26	100.00 %
Publications	3 01 4190.11	5	0.00	0.00	102.60	1.17	285.01	182.41	64.00 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	93.71	1.06	0.00	(93.71)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	142.98	17.87	1,482.39	16.85	1,875.28	392.89	20.95 %
Total Administrative Expense			178.41	22.30	3,368.37	38.28	14,803.47	11,435.10	77.25 %
Utilities Expense									
Water	3 01 4310	5	33.67	4.21	388.35	4.41	390.50	2.15	0.55 %
Other Utility Expense - Sewer	3 01 4390	5	61.47	7.68	715.72	8.13	715.00	(0.72)	-0.10 %
Total Utilities Expense			95.14	11.89	1,104.07	12.55	1,105.50	1.43	0.13 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	42.16	5.27	299.01	3.40	7,584.28	7,285.27	96.06 %
Materials	3 01 4420	5	354.60	44.33	712.98	8.10	3,666.63	2,953.65	80.55 %
Contract Cots-Extermination	3 01 4430.01	5	0.00	0.00	390.92	4.44	491.26	100.34	20.43 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	4,500.00	51.14	3,413.63	(1,086.37)	-31.82 %
Contract Costs-Other	3 01 4430.13	5	35.00	4.38	2,525.31	28.70	0.00	(2,525.31)	-100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	75.00	9.38	2,150.00	24.43	1,957.01	(192.99)	-9.86 %
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	0.00	0.00	27.50	27.50	100.00 %
Garbage and Trash Collection	3 01 4431	5	105.22	13.15	902.58	10.26	1,047.75	145.17	13.86 %
Emp Benefit Cont - Maintenance	3 01 4433	5	3.25	0.41	172.53	1.96	4,565.33	4,392.80	96.22 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	PUM	11 Month(s) Ended February 28, 2021	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			615.23	76.90	11,653.33	132.42	22,753.39	11,100.06	48.78 %
Protective Services									
Protective Services - Contract Costs	3 01 4480	5	105.00	13.13	56.72	0.64	0.00	(56.72)	-100.00 %
Total Protective Services			105.00	13.13	56.72	0.64	0.00	(56.72)	-100.00 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	1,739.83	217.48	3,228.60	36.69	1,636.25	(1,592.35)	-97.32 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	47.24	0.54	58.63	11.39	19.43 %
Insurance - Flood	3 01 4510.11	5	0.00	0.00	797.00	9.06	0.00	(797.00)	-100.00 %
Insurance - Other	3 01 4510.15	5	122.46	15.31	1,289.56	14.65	1,992.76	703.20	35.29 %
Total General Expense			1,862.29	232.79	5,362.40	60.94	3,687.64	(1,674.76)	-45.42 %
Total Expenses			(2,856.07)	(357.01)	(21,544.89)	(244.83)	(42,350.00)	20,805.11	49.13 %
Net Income (Loss)			962.33	120.27	20,477.13	232.69	0.88	20,476.25	2246937.50 %

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2021	ACCOUNT		1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7 01 3112 5			42,366.00	482,549.00	451,132.00	31,417.00	6.96 %
Interest Income HA Portion	7 01 3300 5			147.63	1,119.81	3,748.25	(2,628.44)	-70.12 %
Fraud Recovery PHA Section 8	7 01 3300.3 5			3,456.00	8,987.00	4,398.13	4,588.87	104.34 %
Donations	7 01 3300.5 5			0.00	1,417.00	0.00	1,417.00	100.00 %
Portable Admin Fees Earned	7 01 3300.P 5			0.00	2,723.19	6,297.50	(3,574.31)	-56.76 %
Interest Earned on HUD Funds	7 01 3610 5			0.00	81.85	0.00	81.85	100.00 %
Other Income	7 01 3690 5			0.00	0.00	96.25	(96.25)	-100.00 %
HAP Earned Income	7 01 4902 5			403,152.00	4,211,835.00	4,168,164.00	43,671.00	1.05 %
HAP Earned Income	7 03 4902 5			0.00	1,806.00	0.00	1,806.00	100.00 %
Total Operating Income				449,121.63	4,710,518.85	4,633,836.13	76,682.72	1.65 %
Total Revenue				449,121.63	4,710,518.85	4,633,836.13	76,682.72	1.65 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7 01 4110 5			12,243.55	124,270.36	116,137.01	(8,133.35)	-7.00 %
Legal Expense	7 01 4130 5			0.00	75.00	916.63	841.63	91.82 %
STAFF TRAINING	7 01 4140 5			0.00	0.00	8,250.00	8,250.00	100.00 %
Travel	7 01 4150 5			0.00	0.00	5,329.50	5,329.50	100.00 %
Travel-Mileage Reimbursement	7 01 4150.2 5			0.00	0.00	870.76	870.76	100.00 %
Audit Fees	7 01 4171 5			0.00	771.09	2,750.00	1,978.91	71.96 %
Office Rent & Utilities	7 01 4180 5			1,068.00	11,748.00	12,133.00	385.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182 5			2,383.90	45,618.54	43,209.76	(2,408.78)	-5.57 %
Sundry	7 01 4190 5			0.00	0.00	916.63	916.63	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5			0.00	3,131.31	3,208.26	76.95	2.40 %
Advertising and Marketing	7 01 4190.08 5			0.00	299.40	916.63	617.23	67.34 %
Tenant Tracker	7 01 4190.10 5			180.00	480.00	1,833.26	1,353.26	73.82 %
Publications	7 01 4190.11 5			0.00	2,855.70	4,583.26	1,727.56	37.69 %
Membership Dues and Fees	7 01 4190.12 5			168.26	168.26	2,475.00	2,306.74	93.20 %
Telephone/Cell Phone/Internet	7 01 4190.13 5			648.68	5,670.60	4,583.26	(1,087.34)	-23.72 %
Forms & Office Supplies	7 01 4190.17 5			0.00	4,503.43	9,166.63	4,663.20	50.87 %
Other Sundry Expense	7 01 4190.18 5			96.88	1,069.50	1,833.26	763.76	41.66 %
Administrative Contact Costs	7 01 4190.19 5			161.49	15,685.61	27,027.00	11,341.39	41.96 %
Asset Management Fee - AMP	7 01 4190.22 5			0.00	87,324.00	107,052.00	19,728.00	18.43 %
AMP Bookkeeping Fees	7 01 4190.23 5			0.00	54,015.00	66,907.50	12,892.50	19.27 %
Asset Management Fee - AMP	7 03 4190.22 5			0.00	2,796.00	9,504.00	6,708.00	70.58 %
AMP Bookkeeping Fees	7 03 4190.23 5			0.00	2,310.00	5,940.00	3,630.00	61.11 %
Total Administrative Expense				16,950.76	362,791.80	435,543.35	72,751.55	16.70 %
Operating Expenses								
Maintenance & Operating Sec 8	7 01 4400 5			71.85	1,093.73	1,833.26	739.53	40.34 %
4400 Contracted Cost	7 01 4430 5			0.00	51.48	0.00	(51.48)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01 4430.1 5			49.90	56.90	0.00	(56.90)	-100.00 %
Total Operating Expenses				121.75	1,202.11	1,833.26	631.15	34.43 %
General Expense								
Insurance - Automobile	7 01 4510.03 5			0.00	358.40	366.63	8.23	2.24 %
Insurance - Workman's Comp	7 01 4510.04 5			0.00	2,087.10	3,364.13	1,277.03	37.96 %
Insurance - Fidelity Bond	7 01 4510.09 5			0.00	481.82	0.00	(481.82)	-100.00 %
Insurance - Other	7 01 4510.15 5			0.00	0.00	733.26	733.26	100.00 %
Emp Benefit Cont-Unemployment	7 01 4540.8 5			0.00	2,340.00	0.00	(2,340.00)	-100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5			240.78	166.13	898.26	732.13	81.51 %
Portability - Port In Deposits	7 01 4590.PID 5			0.00	(31,171.00)	0.00	31,171.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5			0.00	31,171.00	0.00	(31,171.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5			1,963.84	21,920.32	22,932.25	1,011.93	4.41 %
Total General Expense				2,204.62	27,353.77	28,294.53	940.76	3.32 %
Other Expenditures								
Replacement Of Non-Expend Equipm	7 01 7520 5			0.00	1,129.20	0.00	(1,129.20)	-100.00 %
Operating Exp For Property - Contra	7 01 7590 5			0.00	(1,129.20)	0.00	1,129.20	100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00	-100.00 %

Report Criteria PHA: 7 Project: '01','02','03','04','05'

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2021		ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1 5	285,198.00	3,680,757.00	3,599,123.00	(81,634.00)	-2.27 %
HAP Payments - Utilities	7	01	4715.4 5	6,776.00	79,021.00	71,614.51	(7,406.49)	-10.34 %
Interest Income- HAP Restricted	7	01	4715.5 5	0.00	446.00	0.00	(446.00)	-100.00 %
Fraud Recovery HUD	7	01	4715.8 5	(3,456.00)	(8,987.00)	1,833.26	10,820.26	590.22 %
HAP Portability	7	01	4715.P 5	0.00	0.00	7,333.26	7,333.26	100.00 %
HAP Payments - Port Out	7	01	4715.PO 5	2,985.00	6,221.00	22,916.63	16,695.63	72.85 %
HAP Payments - Rents	7	02	4715.1 5	3,788.00	39,740.00	57,109.25	17,369.25	30.41 %
HAP Payments - Utilities	7	02	4715.4 5	0.00	0.00	3,666.63	3,666.63	100.00 %
HAP Payments - Rent - VASH	7	03	4715.1 5	9,151.00	102,559.13	105,655.00	3,095.87	2.93 %
HAP Payments - Utilities	7	03	4715.4 5	161.00	1,700.00	2,750.00	1,050.00	38.18 %
HAP Payments - Portability	7	03	4715.P 5	0.00	0.00	1,877.26	1,877.26	100.00 %
HAP Payments - Port Out	7	03	4715.PO 5	18,277.92	202,757.06	294,284.76	91,527.70	31.10 %
HAP Payments - Rent	7	04	4715.1 5	329.00	3,948.00	0.00	(3,948.00)	-100.00 %
Total Housing Assistance Payments				323,209.92	4,108,162.19	4,168,163.56	60,001.37	1.44 %
Total Expenses				(342,487.05)	(4,499,509.87)	(4,633,834.70)	134,324.83	2.90 %
Total Net Income (Loss)				106,634.58	211,008.98	1.43	211,007.55	15031856.61 %

Report Criteria PHA: 7 Project: '01','02','03','04','05'

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021
Revenue			
Other Receipts			
CARES ACT - Revenue	1 06 8029.3 CR	988.73	41,226.12
Total Other Receipts		<u>988.73</u>	<u>41,226.12</u>
Total Revenue		<u>988.73</u>	<u>41,226.12</u>
Expenses			
Administrative Expense			
CARES - ADMIN SALARIES	1 06 4110 CR	0.00	4,500.00
CARES ACT - Legal Expense	1 06 4130 CR	0.00	870.00
CARES - ADMIN EMP BENEFITS	1 06 4182 CR	0.00	344.25
CARES - Telephone/Cell Phones/Internet	1 06 4190.13 CR	28.73	415.29
CARES - OTHER SUNDRY EXPENSE	1 06 4190.18 CR	880.00	2,440.89
CARES - ADMINISTRATIVE CONTRACT COE	1 06 4190.19 CR	80.00	16,579.32
Total Administrative Expense		<u>988.73</u>	<u>25,149.75</u>
Ordinary Maintenance and Operation			
CARES - MATERIALS	1 06 4420 CR	0.00	10,834.65
CARES- CONTRACT COSTS EXTERMINATIC	1 06 4430.01 CR	0.00	40.00
CARES- CONTRACT COSTS HEATING/COOL	1 06 4430.17 CR	0.00	227.90
Total Ordinary Maintenance and Operation		<u>0.00</u>	<u>11,102.55</u>
Protective Services			
CARES- PROTECTIVE SERVICES CONTRAC	1 06 4480 CR	0.00	135.60
Total Protective Services		<u>0.00</u>	<u>135.60</u>
Total Expenses		<u>(988.73)</u>	<u>(36,387.90)</u>
Net Income (Loss)		<u>0.00</u>	<u>4,838.22</u>

Housing Authority of the City of Harlingen
Income Statement
 HHA Low Rent
 Los Vecinos

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021
Revenue			
Other Receipts			
CARES ACT - Revenue	1 01 8029.3 CR	926.47	49,461.93
Total Other Receipts		<u>926.47</u>	<u>49,461.93</u>
Total Revenue		<u>926.47</u>	<u>49,461.93</u>
Expenses			
Administrative Expense			
CARES - ADMIN SALARIES	1 01 4110 CR	0.00	500.00
CARES ACT - LEGAL EXPENSES	1 01 4130 CR	0.00	716.87
CARES - ADMIN EMP BENEFITS	1 01 4182 CR	0.00	38.25
CARES - Telephone/Cell Phones/Internet	1 01 4190.13 CR	796.50	1,444.30
CARES - OTHER SUNDRY EXPENSE	1 01 4190.18 CR	0.00	2,898.43
CARES - ADMINISTRATIVE CONTRACT COS	1 01 4190.19 CR	0.00	9,042.38
Total Administrative Expense		<u>796.50</u>	<u>14,640.23</u>
Ordinary Maintenance and Operation			
CARES - MATERIALS	1 01 4420 CR	0.00	15,846.70
CARES- CONTRACT COSTS EXTERMINATIC	1 01 4430.01 CR	0.00	1,490.00
CARES - CONTRACT COST OTHER REPAIR	1 01 4430.03 CR	129.97	129.97
CARES- CONTRACT COSTS HEATING/COOL	1 01 4430.17 CR	0.00	120.00
CARES ACT - UNIT TURNAROUND	1 01 4430.20 CR	0.00	19.98
CARES- CONTRACT COSTS ELECTRICAL	1 01 4430.21 CR	0.00	160.00
CARES- PLUMBING CONTRACT	1 01 4430.22 CR	0.00	6,360.00
Total Ordinary Maintenance and Operation		<u>129.97</u>	<u>24,126.65</u>
Protective Services			
CARES- PROTECTIVE SERVICES CONTRAC	1 01 4480 CR	0.00	5,463.23
Total Protective Services		<u>0.00</u>	<u>5,463.23</u>
Operating Expenses			
CARES - MAINT SALARIES	1 01 4410 CR	0.00	1,500.00
CARES - MAINT EMP BENEFITS	1 01 4433 CR	0.00	114.75
Total Operating Expenses		<u>0.00</u>	<u>1,614.75</u>
Total Expenses		<u>(926.47)</u>	<u>(45,844.86)</u>
Net Income (Loss)		<u>0.00</u>	<u>3,617.07</u>

Housing Authority of the City of Harlingen
Income Statement
 HHA Low Rent
 BONITA PARK

Fiscal Year End Date:					ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021
Revenue							
Other Receipts							
						1,468.95	76,745.83
						<u>1,468.95</u>	<u>76,745.83</u>
Total Other Receipts						<u>1,468.95</u>	<u>76,745.83</u>
Total Revenue						<u>1,468.95</u>	<u>76,745.83</u>
Expenses							
Administrative Expense							
						0.00	1,000.00
						0.00	707.31
						0.00	76.50
						1,541.30	2,101.30
						(72.35)	4,869.46
						0.00	8,167.54
Total Administrative Expense						<u>1,468.95</u>	<u>16,922.11</u>
Ordinary Maintenance and Operation							
						0.00	25,720.91
						0.00	3,000.00
						0.00	11,790.00
						0.00	2,241.50
						0.00	450.00
						0.00	1,470.00
						0.00	2,840.00
Total Ordinary Maintenance and Operation						<u>0.00</u>	<u>47,512.41</u>
Protective Services							
						0.00	4,991.64
Total Protective Services						<u>0.00</u>	<u>4,991.64</u>
Operating Expenses							
						0.00	1,500.00
						0.00	114.75
Total Operating Expenses						<u>0.00</u>	<u>1,614.75</u>
Total Expenses						<u>(1,468.95)</u>	<u>(71,040.91)</u>
Net Income (Loss)						<u>0.00</u>	<u>5,704.92</u>

Housing Authority of the City of Harlingen
Income Statement
HHA Low Rent
Le MOYNE GARDENS

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021
Revenue			
Other Receipts			
CARES ACT - Revenue	1 03 8029.3 CR	2,359.72	79,478.44
Total Other Receipts		<u>2,359.72</u>	<u>79,478.44</u>
Total Revenue		<u>2,359.72</u>	<u>79,478.44</u>
Expenses			
Administrative Expense			
CARES - ADMIN SALARIES	1 03 4110 CR	0.00	2,000.00
CARES ACT - LEGAL EXPENSES	1 03 4130 CR	0.00	955.82
CARES - ADMIN EMP BEN	1 03 4182 CR	0.00	153.00
CARES - Telephone/Cell Phones/Internet	1 03 4190.13 CR	1,339.72	3,322.29
CARES - OTHER SUNDRY EXPENSE	1 03 4190.18 CR	1,020.00	2,149.65
CARES - ADMINISTRATIVE CONTRACT COS	1 03 4190.19 CR	0.00	17,714.05
Total Administrative Expense		<u>2,359.72</u>	<u>26,294.81</u>
Ordinary Maintenance and Operation			
CARES - MATERIALS	1 03 4420 CR	0.00	16,867.60
CARES- CONTRACT COSTS EXTERMINATIC	1 03 4430.01 CR	0.00	1,950.00
CARES - CONTRACT COST OTHER REPAIR	1 03 4430.03 CR	0.00	7,635.00
CARES-CONTRACT COST LANDSCAPE/GR	1 03 4430.19 CR	0.00	7,500.00
CARES- CONTRACT COSTS ELECTRICAL	1 03 4430.21 CR	0.00	500.00
CARES- PLUMBING CONTRACT	1 03 4430.22 CR	0.00	5,490.00
Total Ordinary Maintenance and Operation		<u>0.00</u>	<u>39,942.60</u>
Protective Services			
CARES- PROTECTIVE SERVICES CONTRAC	1 03 4480 CR	0.00	6,842.55
Total Protective Services		<u>0.00</u>	<u>6,842.55</u>
Operating Expenses			
CARES - MAINT SALARIES	1 03 4410 CR	0.00	1,500.00
CARES - MAINT EMP BENEFITS	1 03 4433 CR	0.00	114.75
Total Operating Expenses		<u>0.00</u>	<u>1,614.75</u>
Total Expenses		<u>(2,359.72)</u>	<u>(74,694.71)</u>
Net Income (Loss)		<u>0.00</u>	<u>4,783.73</u>

Housing Authority of the City of Harlingen
Income Statement
Voucher

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021
Revenue			
Operating Income			
CARES ACT REVENUE HAP/UA	7 01 8029.3 CH	62,593.00	81,056.00
Total Operating Income		62,593.00	81,056.00
Other Receipts			
CARES ACT - Revenue ADMIN FEES	7 01 8029.3 CR	222.73	28,433.37
Total Other Receipts		222.73	28,433.37
Total Revenue		62,815.73	109,489.37
Expenses			
Administrative Expense			
CARES - ADMIN SALARIES	7 01 4110 CR	0.00	2,000.00
CARES - ADMIN EMP BENEFITS	7 01 4182 CR	0.00	153.00
CARES - Telephone/Cell Phones/Internet	7 01 4190.13 CR	28.73	215.12
CARES - OTHER SUNDRY EXPENSE	7 01 4190.18 CR	800.00	1,800.00
CARES - ADMINISTRATIVE CONTRACT COE	7 01 4190.19 CR	80.00	14,574.68
Total Administrative Expense		908.73	18,742.80
Ordinary Maintenance and Operation			
CARES - MATERIALS	7 01 4420 CR	0.00	5,243.61
Total Ordinary Maintenance and Operation		0.00	5,243.61
Protective Services			
CARES - PROTECTIVE SERVICES	7 01 4480 CR	0.00	1,266.33
Total Protective Services		0.00	1,266.33
Housing Assistance Payments			
CARES ACT HAP Payments Rents	7 01 4715.1 CR	61,497.00	80,529.00
CARES ACT HAP Utilities Payments	7 01 4715.4 CR	410.00	527.00
Total Housing Assistance Payments		61,907.00	81,056.00
Total Expenses		(62,815.73)	(106,308.74)
Net Income (Loss)		0.00	3,180.63

Accounting/Human Resources Department Report of April 2021
Highlights of Activities for March 2021

Ongoing Activities:

- Prepared Weekly Board, Goals, and Admin Reports
- Attended meetings via Webex for Low Rent on Mondays, Administrative on Wednesdays, and Staff on Fridays
- Prepared financials for the Board Report
- Attended meeting via Webex to review Board Report
- Attended meetings via Webex to practice Board Report
- Attended Board Meeting via Webex
- Prepared the 2022 Annual Budgets for submission to HUD
- Assisted Ms. Benavides to submit the 2022 Budgets to HUD
- Attended online meeting with San Antonio HUD staff
- Attended the Maintenance Meetings via Webex
- Assisted Low Rent with processing payments for Utility Allowances and Security Deposits
- Continued to prepare for escheatment of years 2016, 2017, 2018 and the write-off of open checks for year 2020
- Prepared and submitted end of month financial information to the Fee Accountant
- Entered journal entries, deposits, online payment transfers
- Monitored employees – Assistant Accountant and Accounting/HR Clerk

I will be glad to answer any questions and look forward to any comments regarding this report.

Respectfully Submitted,

Oscar Sandoval
Finance Officer

April 21, 2021
Youth Coordinator Board Report
March Activities

Family Learning Center Attendance and Activities:

Family Learning Centers (Virtually)	Master Teachers at each site	Number of student mentors at each site	Number of approximate Students attending	Number of Apartments Utilizing the Centers
Los Vecinos	Ms. Becerra / Coach Cavazos	Due to the COVID-19 Pandemic, student mentors were not hired.	5	1
Bonita Park	Mrs. Cavazos		5	3
Sunset Terrace	Ms. Aguirre		5	2
Le Moyne Gardens	Mr. Leal		4	4

- **Anna Morales is on Maternity leave.**
- All Family Learning Centers are disinfected, meeting COVID-19 safety measures.
- All Family Learning Centers are opened virtually Monday - Thursday from 4:30 p.m. - 7:30 p.m.
- Good to Go Bus Hub meals are offered at four locations: Los Vecinos, Bonita Park, Le Moyne Gardens, and Sunset Terrace. The Bus Hub is available Monday - Friday between 11:00 a.m. - 1:00 p.m. for all students to enjoy.

Book Rich Environment (BRE) Initiative:

A Peer to Peer call was held on Thursday, March 25, 2021, at 1:00 p.m. via Zoom; updates were given by all partners. Next Peer to Peer call/meeting is scheduled for April 8 & 22, 2021, at 1:00 p.m. via Zoom.

BRE Story Time on Facebook – The following books were read this week:

- March 1, 2021: “Blocks”- read by Ms. Mary Prieto.
- March 2, 2021: "Oh, the Thinks you Can Think!"- read by Ms. Cynthia Lucio.
- March 8, 2021: “One Cent, Two Cents, Old Cent, New Cent” read by Officer Tony Tamayo from HPD.
- March 15, 2021: “Wacky Wednesday” read by Officer Jose Gonzalez from HPD.
- March 22, 2021: “Are you My Mother?” read by Mrs. Noemi Leyva from NINOS Head Start.
- March 29, 2021: “Fine Feathered Friends all about Birds” read by Sophie Cantu from the Boys & Girls Club.

Grade Level Reading GLR trainings are held weekly on Tuesdays:

- March 2, 2021: The Role of Community Schools in Accelerating Learning and Learning Loss Recovery.
- March 9, 2021: State Policy Initiatives to Fast Track Expansion of High Dosage Tutoring.
- March 16, 2021: Making it Real: Philanthropic Strategies for Promoting Parents as Essential Partners.
- March 23, 2021: EdTech and Accelerated Learning The Future Is Now.

Weekly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comment	Call Taken/ Made By
No calls						

April 21, 2021
Youth Coordinator Board Report
March Activities

Little Free Libraries:

Little Free Libraries are being refilled twice a week. Books read weekly via Facebook are accessible for children at the Little Free Libraries.

Scholarships:

13 scholarships have been distributed from 2020.

2021 Scholarships			
Scholarship	Due Date	Students contacted	Submissions
PHADA	01/29/2021	3	1
TX NAHRO	02/26/2021	17	2
HAHC	03/12/2021	17	7
HAVE-STR	04/01/2021	17	5
Sunburst Rotary	TBD		
NELROD	TBD		
Los Vecinos TA	04/16/2021	9	
Sunset Terrace TA	TBD	1	

NAHRO Merit Awards:

Submitted NAHRO Merit Award applications: “Los Vecinos Tenant Association Scholarship” and the “Breaking the Digital Divide in the Public Housing Program” T-Mobile hotspots.

Sylvan Learning Center Partnership:

A partnership with Sylvan Learning Center was established to offer services to our children and college preparedness for juniors and seniors at our sites. The partnership will continue with the Merge program once everyone is safe and we can open the Family Learning Centers.

TX NAHRO- What Home Means to Me Poster Contest:

Art projects will begin April 5, 2021, with a deadline of April 26, 2021.

What Christmas Means to Me Poster Contest:

Art projects will begin Monday, October 11, 2021, with a deadline to submit of November 4, 2021.

April 21, 2021
Youth Coordinator Board Report
March Activities

Community Meetings:

Cameron County Homeless Coalition:

A Cameron County Homeless Coalition meeting was held on Tuesday, March 16, 2021, at 2:00 p.m. via Microsoft Teams. Ms. Paula Saldaña with Planned Parenthood held a presentation. The next meeting is on Tuesday, April 20, 2021, at 2:00 p.m. via Microsoft Teams.

ConnectHomeUSA:

A meeting was held on Monday, March 8, 2021, at 11:00 a.m. via Microsoft Teams; updates were given by all the participating Housing Authorities. We shared the Housing Authority's Spectrum internet process and progress.

RGV ConnectHomeUSA- pending date for next meeting.

The next scheduled ConnectHomeUSA webinar is on Tuesday, March 30, 2021, at 1:00 p.m. via Microsoft Teams.

Other Activities:

- I attend weekly Staff meetings every Monday and Friday at 2:30 p.m.
- Continued calling 2021 scholarship recipients.
- Submitted 1 PHADA, 2 Texas NAHRO, 5 HAVE-STR, and 7 HAHC scholarships.
- Worked on HAHC, Los Vecinos Tenant Association, Sunset Terrace Tenant Association, and HAVE-STR applications with scholarship recipients.

Thank you, Anna Morales / C. Lucio

April 21, 2021 Board Report
Resident Events Coordinator
March Activities

Tenant Association Meetings:

Meetings are held twice a month.

Topics: Spectrum registration and T-Mobile Hotspots.

- **Los Vecinos**- Wednesdays, March 3rd and 24th.
- **Bonita Park** - Mondays, March 1st and 22nd.
- **Sunset Terrace** - Tuesdays, March 2nd and 23rd.
- **Le Moyne Gardens**- Thursdays, March 4th and 25th.

Vegetable Garden Meetings:

Los Vecinos and Le Moyne Gardens:

Residents attend the gardens at different times. Residents continue to replant cauliflower, broccoli, radishes, squash, lemongrass, cherry tomatoes, tomatillos, and beefsteak tomatoes. Children's Garden meetings are canceled until further notice.

Recycling Program:

The City of Harlingen Recycling Center, open at two locations to serve Harlingen.

- 1006 South Commerce open Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m.
- Self-Drop-Off Containers located at 4900 East Harrison are open Monday through Friday from 7:30 a.m. to 4:00 p.m. and Saturday from 7:30 a.m. to 3:00 p.m.

Community Meetings:

Cameron County Homeless Coalition:

A Cameron County Homeless Coalition meeting was held on Tuesday, March 16, 2021, at 2:00 p.m. via Microsoft Teams. Ms. Paula Saldaña with Planned Parenthood held a presentation. The next scheduled meeting is for Tuesday, April 20, 2021, at 2:00 p.m. via Microsoft Teams.

Harlingen Downtown Merchant/Good Morning Downtown Coffee/Market Days:

Harlingen Downtown Merchant/Good Morning Downtown Coffee cancelled until further notice.
Market Days will resume May 1, 2021.

Healthy Harlingen – Nutrition Workgroup:

A Healthy Harlingen meeting was held on Tuesday, March 16, 2021, at 12:00 p.m. via Zoom.

Topics discussed were:

- Financial Report – current grant balance.
- It's Time Texas Community Challenge – possible giveaway updates.
- Social Bike Ride – volunteers needed to lead bike rides.
- The next meeting is scheduled for Tuesday, May 11, 2021, at 12:00 p.m. via Zoom.

Quarterly Crime Prevention Meeting:

The next scheduled meeting is for Tuesday, April 27, 2021, at 3:00 p.m. via Webex.

Street Hump Applications/Request for "No Parking" signs:

I continue to work on the Le Moyne Gardens speed hump application signatures.

Spectrum:

The coax cable installation at Le Moyne Gardens/ FLC is 100%, Los Vecinos is 80%, Bonita Park is 100%, and Sunset Terrace 75% complete.

Weekly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comments	Call Taken/ Made By
3/1/2021	26921	ST#9	Hot Spot	9:00 a.m.	Hot spot not working properly.	Angie
3/19/2021	26373	ST#2	Work Order	10:30 a.m.	Resident called a work order.	Angie
3/24/2021	31409	LV#223	Scholarship Question	10:24 a.m.	Resident had questions on Scholarship application.	Angie

April 21, 2021 Board Report
Resident Events Coordinator
March Activities

ConnectHomeUSA T-Mobile Hotspots

	Los Vecinos		Bonita Park		Le Moyne Gardens			Sunset Terrace		Total
	11	150	20	100	1	71	130	1	16	
113	221	22	101	2	72	140	2	17		
121	234	23	103(2)	9	73	158	3			
141	262	25	113	12	79	175	5			
142	64	32	85	20	89	176	6			
143	133	34	10	31	106	186	7			
152		35	41	43	109	195	8			
232		64	105	48	112	144	9			
236		68	31	56	119	33	10			
245		77	64	58	121		12			
242		77	36	60	122		13			
301		90					15			
Totals	18		24		31			14		87

ConnectHomeUSA T-Mobile Hotspots (CARES Act Funds)

	Los Vecinos		Bonita Park		Le Moyne Gardens		Sunset Terrace		COCC (Section 8)	Grand Total
	143	234	34	87		122	2	9	A. N. – Employee	
236		36		119	195	6	16	P. V. - Employee		
	N. S. - Employee				A. R. - Employee		7	17		
					J. G. - Employee		8	Office		
Totals	4		3		5		8		2	22

The total between the two programs: 109

ConnectHomeUSA:

A meeting was held on Monday, March 8, 2021 and Tuesday, March 30, 2021. Updates were given by all the participating Housing Authorities. We shared the Housing Authority's Spectrum internet progress.

RGV ConnectHomeUSA- pending date for next meeting.

The next scheduled ConnectHomeUSA webinar is on Tuesday, April 12, 2021, at 1:00 p.m. via Microsoft Teams.

April 21, 2021 Board Report
Resident Events Coordinator
March Activities

Educational Programs:

Little Free Libraries:

All Little Free Libraries are refilled and sanitized weekly. We are supplying an average of 30 books at all sites.

Book Rich Environment (BRE) Initiative:

A Peer to Peer call was held on Thursday, March 25, 2021, at 1:00 p.m. via Zoom; updates were given by all partners. Next Peer to Peer call/meeting is scheduled for April 8 & 22, 2021, at 1:00 p.m. via Zoom.

BRE Story Time on Facebook: Staff and Guests read a book every week to the children via Facebook.

- “Blocks”- read by Ms. Mary Prieto.
- "Oh, the Thinks you Can Think!"- read by Ms. Cynthia Lucio.
- “One Cent, Two Cents, Old Cent, New Cent” read by Officer Tony Tamayo from HPD.
- “Wacky Wednesday” read by Officer Jose Gonzalez from HPD.
- “Are you My Mother?” read by Mrs. Noemi Leyva from NINOS Inc. Head Start.
- “Fine Feathered Friends All About Birds” read by Sofie Cantu from the Le Moyne Gardens Boys and Girls Club.

Grade Level Reading (GLR) Campaign: Training is held Tuesdays:

- March 02, 2021: The Role of Community Schools in Accelerating Learning and Learning Loss Recovery.
- March 09, 2021: State Policy Initiatives to Fast Track Expansion of High Dosage Tutoring.
- March 16, 2021: Making it Real: Philanthropic Strategies for Promoting Parents as Essential Partners.
- March 23, 2021: EdTech and Accelerated Learning: The Future is Now.

Merit Awards:

The Los Vecinos Tenant Association Scholarship and The Breaking the Digital Divide in the Public Housing Program T-Mobile hotspots Merit award applications have been successfully submitted.

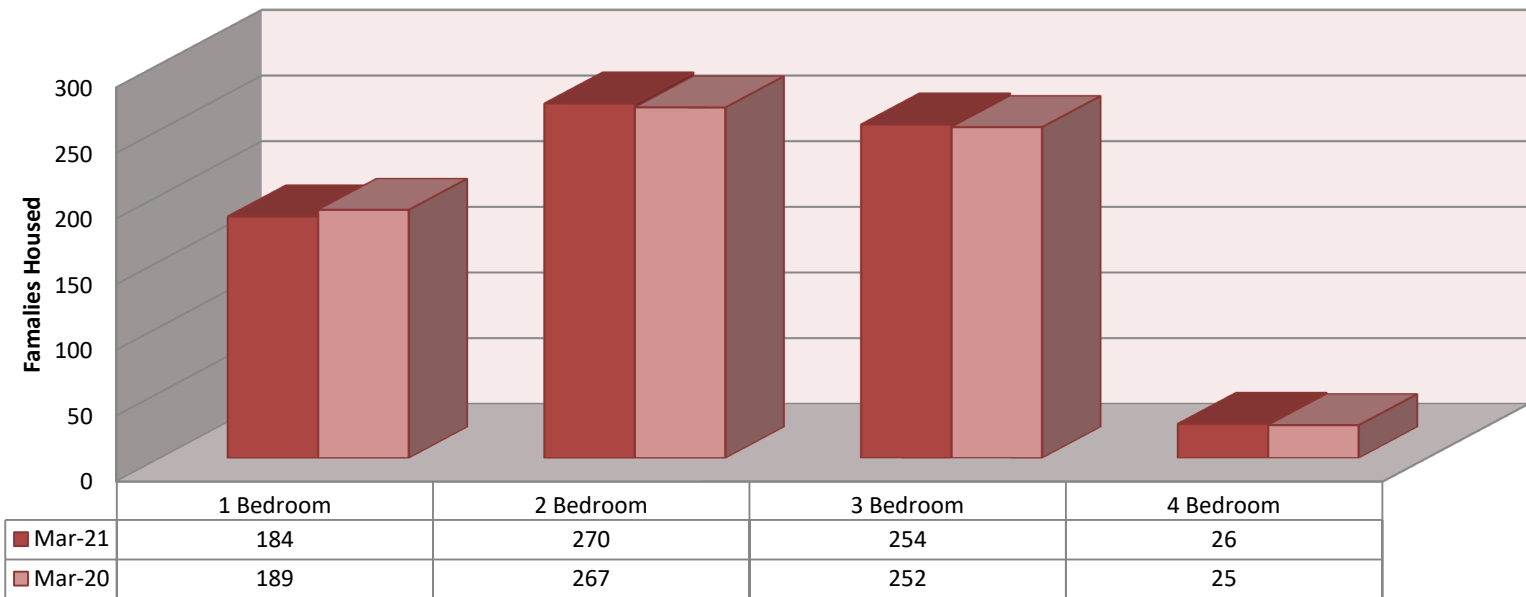
Sylvan Learning Center Partnership:

A partnership with Sylvan Learning Center was established to offer our children and college preparedness services for juniors and seniors at our sites. The partnership will continue with the Merge program once everyone is safe and we can open the Family Learning Centers.

Thank you,
Angie Rodriguez

Board Meeting Report
April 21, 2021
Total Alloted Vouchers: 733
Vouchers Leased: 734
Pending Vouchers: 0
Vouchers Issued: 45

HCV/Section 8 Program
Leased Vouchers
March 2021

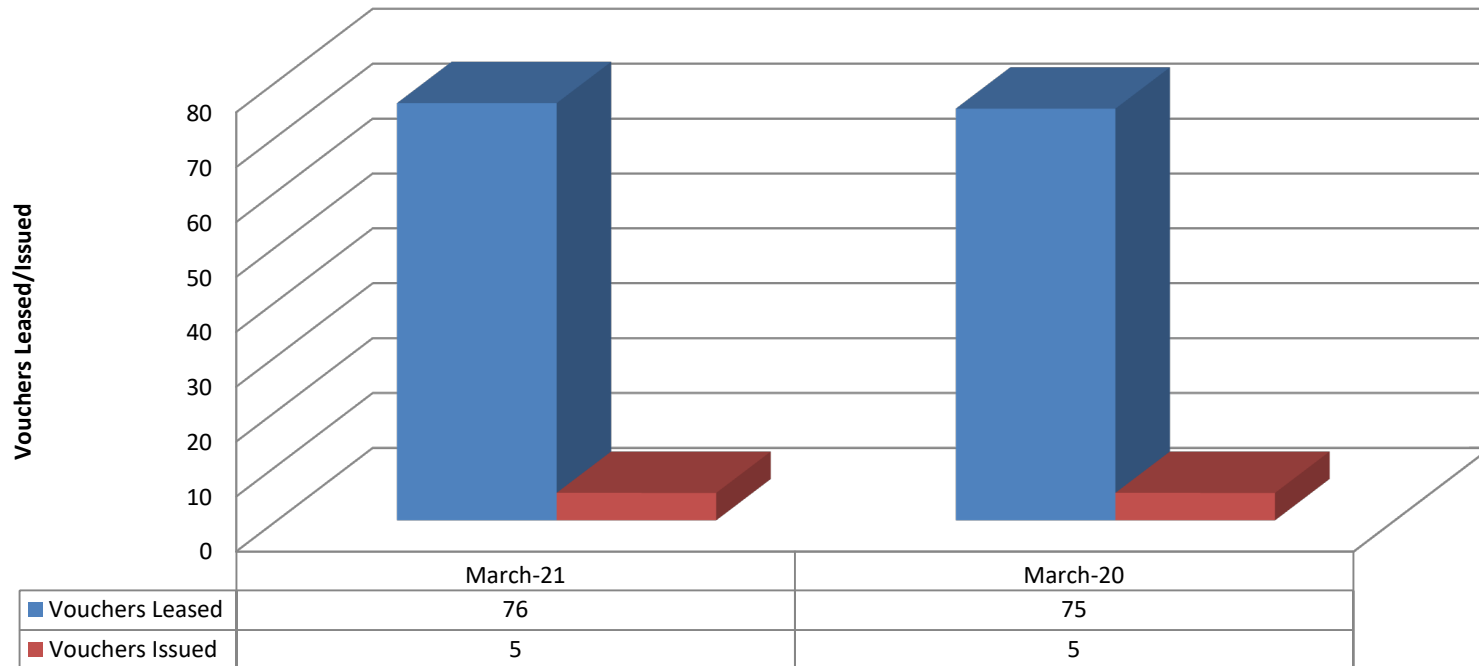


Total Families on Waiting List	458
---------------------------------------	------------

**Board Meeting Report
April 21, 2021**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 76
Port-outs: 54
Housed in Harlingen: 22**

**HUD-VASH Program
March 2021**



**Harlingen Housing Authority
Housing Choice Voucher/Section 8 Program**

**Board Meeting Report
April 21, 2021**

**Public & Indian Housing Information Center (PIC)
Report Scores:**

These scores are based on our 50058 submissions to HUD and all families need to be accounted for in PIC. The scores are updated every month and the PHA's are required to have a score of 95% or higher.

**HCV/Section 8 Program
February 2021 Score is
101.33%**

Quality Control

File audits have been postponed until further notice

Activities for the month of March 2021:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on March 11th (20 were received)
- Market days is cancelled due to COVID-19 Pandemic
- Downtown Coffee meetings have been cancelled until further notice
- Issued HAP Checks for March 2021
- Continue with VASH Appointments via phone calls
- Submitted VMS and monthly reports to HUD and PIC
- Reviewed Board Packet for Meeting
- Attended Admin & Staff meetings via Webex conference calls
- Attended Security Meetings
- Attended training with HUD field office Mr. James Snyder
- Application for Foster Youth to Independence Initiative Vouchers was approved
- Attended bid opening for 3 new vehicles (1 Low Rent 2 S8)
- Orientation was scheduled for 11th and 25th 19 vouchers were issued
- Other duties as assigned

Harlingen Housing Authority
Low Rent Program
Board Meeting
April 21, 2021

Activities for the month of March

WAITING LIST AS OF 03-31-2021

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	105
2 Bedroom	13
3 Bedroom	11
4 Bedroom	04
<hr/>	<hr/>
Total:	133

Unit offers mailed: 29

Security Deposits received: 16

Applications ready for review as of 03-31-2021: 15

Applications pending: 33

Housing Authority of the City of Harlingen, Texas

March 31, 2021

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals	BP/ST/AR/ AV Combined
Units Leased →	146	115	19	4	4	192	480	142
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9	4
<i>Vacancies</i>								
Market Conditions →	0	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	0	0	0
2 bed	0	0	0	0	0	2	2	0
3 bed	3	0	0	0	0	2	5	0
4 bed	0	2	0	0	0	0	2	2
Regular Vacancies →	3	2	0	0	0	4	9	2
Total Vacancies →	3	2	0	0	0	4	9	2
Total Units per Development →	150	120	20	4	4	200	498	148

Notation: Data based on Manager's Monthly Reports Submitted. 04/07/2021.

Prepared by: Nancy Garza - Admission Clerk 04/07/2021.

* OCCUPANCY RATE:	98.00%	98.33%	100.00%	100.00%	100.00%	98.00%	98.19%	98.65%
* VACANCY RATE:	2.00%	1.67%	0.00%	0.00%	0.00%	2.00%	1.81%	1.35%
* does not include CFP units								
Total Points per AMP	16	16	16	16	16	16		
GRAND TOTAL POINTS	16							
<i>Per unit Fee count</i>	147	118	20	4	4	196	489	146

Date: April 1, 2021

To: Harlingen Housing Authority
Board of Commissioners

From: Cynthia Lucio
Public Housing Administrator



Subject: April 21, 2021 Public Housing Board Report
March Activities

Report on Contracts:

Los Vecinos AMP #010:

Rudy De La Cruz replaced flooring in Apt. 112. This job is 100% complete.

Bonita Park AMP #020:

Rudy De la Cruz replaced the flooring in Apt. 71. This job is 100% complete.

Quality Lawn Care mowed the grass at all sites. This job is 100% complete.

Santiago Espinoza replaced the flooring in Apt. 91. This job is 100% complete.

GS Electric installed poles for additional cameras. This job is 90% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

No contracts are being done at this time.

Sunset Terrace AMP #020:

Santiago Espinoza remodeled Apt. 11. This project is 100% complete.

Le Moyne Gardens AMP #030:

Rudy De La Cruz remodeled Apt. 134. This job is 100% complete.

Quality Lawn Care cut the grass at all areas. This job is 100% complete.

Rudy De La Cruz remodeled the bathroom in Apt. 179. This job is 100% complete.

Southern Construction repaired the water fountain leak at playground. This job is 100% complete.

Southern Construction will repair the roof at the office. This job has not started.

Family Living Center Apts., Washington Apts., Sonesta Duplex and 209 / 209^{1/2} Jackson St.

GS Electric installed emergency lights and additional outlets at the COCC. Emergency lights were also added at 209 E. Jackson. This job is 100% complete.

Public and Indian Housing Information Center (PIC) Report scores:

- These scores are based on our 50058 submissions to HUD and all families need to be accounted for in PIC. The scores are updated every month and the PHA's are required to score 95% or higher.

February 2021 Scores

Low Rent 100%

March's score will be available on April 5, 2021.

Monthly HUD reports:

- I monitor the Deceased Tenant, Multiple Subsidy, Invalid ID, Immigration and Income Discrepancy Reports for the Public Housing Program. All HUD reports are current, up to date, and in compliance with HUD.

Quality Control:

- I monitor the applicant denials monthly for the Public Housing Program. I addressed one (1) tenant concern. I had zero (0) Termination of Assistance Hearings for the Public Housing Program and I had three (3) Denial Hearings for the Section 8 Program. Hearings are being done via telephone.

Trainings and Other Updates:

- Security Meetings were held on March 9 & 23, 2021 at 3:00 p.m. via Webex. G Force Security, in-house police officers and HHA staff met to discuss concerns.
- The Book Rich Environment (BRE) Reading Initiative: Learning Centers opened virtually to help students with homework. Teachers meet with the students via Zoom due to COVID-19. BRE Story Time via Facebook – Officer Tamayo, Officer Gonzalez from Harlingen Police Dept. and Mrs. Noemi Leyva from NINOS Head Start were guest readers this month.
- The Connect HomeUSA initiative continues with 110 families utilizing the T-Mobile hotspot service. The hotspots provide home or portable internet access at a low monthly cost. Spectrum progress: Le Moyne Gardens / FLC 100%, Los Vecinos 80%, Bonita Park 100%, and Sunset Terrace 75%.
- The Sylvan Learning Center Partnership will continue with the Merge program once everyone is safe and we can open the Family Learning Centers.
- The Public Housing staff and I worked on and submitted two NAHRO Merit Award applications:
The Los Vecinos Tenant Association Scholarship
Breaking the Digital Divide in the Public Housing Program T-Mobile hotspots
- Staff and I meet via Webex once a week to discuss the program's progress, daily operations, and concerns that may arise.

(Open for comments)

HARLINGEN



Housing Authority

April 21, 2021

Maintenance Report

By Jose Zepeda, Maintenance A

March Activity

Units ready to rent for the Month of March 2021

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	235,217,107,123, 223,309	0	6
Bonita Park	0	047	091	0	2
Le Moyne Gardens	0	179,178,088, 158	051,036,173	0	7
Sunset Terrace	0	0	0	011	1
Aragon	0	0	0	0	0
Arroyo	0	0	0	0	0
Total	0	5	10	1	16

Work orders completed for the Month of March 2021

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2021 - 03/31/2021	176	115	120	42	453

Work orders completed for the Month of March 2020 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2020 – 03/31/2020	271	168	271	37	747

Management Information Systems

April 21, 2021 Board Report

March Activities

By: Rosalinda G. Lucio

- ❖ Attended weekly Staff, Administration, and Maintenance meetings
- ❖ Attended Monthly Board Meeting
- ❖ Attended various other meetings and conference calls (HUD and Security meetings)
- ❖ Processed the AMP HUD Subsidy Grant Draw downs for March
- ❖ Processed the AMP HUD Cares Act Grant Draw downs for January Expenses
- ❖ Processed HART Retirement for February 2021 along with the reimbursement invoices
- ❖ Processed Accounts Payable Invoices and Check Payments
- ❖ Processed Payroll and all associated paper work
- ❖ Reconciled Payroll clearing accounts
- ❖ Processed Lindsey End of Month for March 2021
- ❖ Changed out calendars and continue to monitor the Website

If you have any questions, please do not hesitate to ask.

DATE: April 1, 2021
TO: Carlos Perez, Chair, & HHA Board of Commissioners
FROM: Hilda Benavides, Executive Director *Hilda Benavides*
SUBJECT: Calendar & Report for the April 21, 2021 Regular Board Mtg (6+ months)

Mission Statement:

The Harlingen Housing Authority provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization.

Vision Statement:

Serve others with the highest level of professionalism, integrity, honesty, fairness and equality.

Due to COVID-19 and weather, meetings and daily operations may change at any time.

PLANNED ACTIVITIES:

April 2021: Schedule may change at any time due to COVID-19

- 02: Holiday (Good Friday)
- 04: Easter Sunday
- 04: Market Days (Cancelled)
- 05: Annual Leave (Easter Monday)
- 05: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 05: Monday Mtg with Staff at 2:30 p.m.
- 05: Maintenance on Call 956-893-2360
- 07: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 07: Review Board Packet by Administration at 10:00 a.m.??
- 07: Wednesday Mtg with Admin Team at 1:30 p.m.
- 08: HCV/S8 orientation and issuance of vouchers (20)
- 08: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 08: HCV/S8 Applications (20)
- 08: Thursday Maintenance Meeting at 2:30 p.m.
- 09: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 09: Friday Staff Mtg at 2:30 p.m.
- 12: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 12: Monday Mtg with Staff at 2:30 p.m.
- 12: Maintenance on Call 956-893-2360
- 13: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 13-15: Board Mtg Practice at 8:15 a.m. via Webex
- 14: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 14: Wednesday Mtg with Admin Team at 1:30 p.m.
- 16: Friday Staff Mtg at 2:30 p.m.
- 19: Review of Low Rent Monthly Reports at 11:00 a.m.
- 19: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 19: Monday Mtg with Staff at 2:30 p.m.
- 19: Maintenance on Call 956-893-2360
- 19-21: Board Mtg Practice at 8:15 a.m. via Webex
- 21: Calendars Due
- 21: Administrative Professionals Day!
- 21: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Diana Perez

- 21: Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 21: Overview of Board Meeting after board meeting
- 21: Monthly Administrative Meeting at 2:30 p.m.**
- 22: Earth Day!
- 22: HCV/S8 orientation and issuance of vouchers (20)
- 22: Thursday Maintenance Meeting at 2:30 p.m.
- 23: Friday Staff Mtg at 2:30 p.m.
- 26: Disinfect & Sanitize Offices 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 26: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 26: Monday Mtg with Staff at 2:30 p.m.**
- 26: Maintenance on Call 956-893-2360
- 27: HCV/S8 HAP&UA Checks for May 1, 2021
- 27: Lone Star Shredding
- 27: Tuesday Security & Crime Prevention Mtg with Managers at 3:00 p.m.
- 28: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 29: City Mtg for Los Vecinos Street & Parking at 10:00 a.m. by Webex??
- 30: Audit & Review files by PH & S8 at 8:30 a.m.
- 30: Inspection of Vehicles at COCC
- 30: Board Reports Due
- 30: May 19, Board Agenda & Minutes for April 21, 2021 Board Mtg due 12 (Noon)
- 30: Friday Staff Mtg at 2:30 p.m.

May 2021: Schedule may change at any time due to COVID-19

- 01: Market Days Downtown!
- 03: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 03: Monday Mtg with Staff at 2:30 p.m.**
- 03: Maintenance on Call 956-893-2360
- 05: Review Board Packet by Administration at 10:00 a.m. Webex
- 05: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 07: Friday Staff Mtg at 2:30 p.m.
- 09: Happy Mother's Day!
- 10: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 10: Monday Mtg with Staff at 2:30 p.m.**
- 10: Maintenance on Call 956-893-2360
- 11: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 12: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 12: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 13: HCV/S8 Applications (20)
- 13: HCV/S8 orientation and issuance of vouchers (20)
- 13: Thursday Maintenance Meeting at 2:30 p.m.
- 14: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 14: Friday Staff Mtg at 2:30 p.m.
- 17: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 17: Review of Low Rent Monthly Reports at 11:00 a.m.
- 17: Monday Mtg with Staff at 2:30 p.m.**

- 17: Maintenance on Call 956-893-2360
- 19: Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Cynthia Lucio
- 19: Overview of Board Meeting after board meeting
- 19: Monthly Administrative Meeting at 2:30 p.m.**
- 20: City Mtg for Los Vecinos Street & Parking at 10:00 a.m. by Webex
- 21: Calendars Due
- 21: Inspection of Vehicles at COCC
- 21: Friday Staff Mtg at 2:30 p.m.
- 24: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 24: Monday Mtg with Staff at 2:30 p.m.**
- 24: Maintenance on Call 956-893-2360
- 25: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 26: HCV/S8 HAP&UA Checks for June 1, 2021
- 26: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 27: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 27: City Mtg for Los Vecinos Street & Parking at 10:00 a.m. by Webex
- 27: HCV/S8 orientation and issuance of vouchers (20)
- 27: Thursday Maintenance Meeting at 2:30 p.m.
- 28: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 28: Board Reports Due
- 28: June 16, Board Agenda & Minutes for May 19, 2021 Board Mtg due 12 (Noon)
- 28: Friday Staff Mtg at 2:30 p.m.
- 31: Holiday (Memorial Day)

June 2021: Schedule may change at any time due to COVID-19

- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 01: Monday (Tuesday) Mtg with Staff at 2:30 p.m.**
- 01: Maintenance on Call 956-893-2360
- 02: Review Board Packet by Administration at 10:00 a.m. Webex
- 02: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 04: Friday Staff Mtg at 2:30 p.m.
- 05: Market Days Downtown!
- 07: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 07: Monday Mtg with Staff at 2:30 p.m.**
- 07: Maintenance on Call 956-893-2360
- 08: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 09: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 10: HCV/S8 orientation and issuance of vouchers (20)
- 10: HCV/S8 Applications (20)
- 10: Thursday Maintenance Meeting at 2:30 p.m.
- 11: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 11: Friday Staff Mtg at 2:30 p.m.
- 14: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 14: Monday Mtg with Staff at 2:30 p.m.**

- 14: Maintenance on Call 956-893-2360
- 16: Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Rosie Lucio
- 16: Overview of Board Meeting after board meeting
- 16: Monthly Administrative Meeting at 2:30 p.m.**
- 18: Friday Staff Mtg at 2:30 p.m.
- 21: Calendars Due
- 21: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 21: Review of Low Rent Monthly Reports at 11:00 a.m.
- 21: Monday Mtg with Staff at 2:30 p.m.**
- 21: Maintenance on Call 956-893-2360
- 22: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 23: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 24: HCV/S8 orientation and issuance of vouchers (20)
- 24: Thursday Maintenance Meeting at 2:30 p.m.
- 25: HCV/S8 HAP&UA Checks for July 1, 2021
- 25: Board Reports Due
- 25: July 21, Board Agenda & Minutes for June 16, 2021 Board Mtg due 12 (Noon)
- 25: Friday Staff Mtg at 2:30 p.m.
- 28: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 28: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 28: Monday Mtg with Staff at 2:30 p.m.**
- 28: Maintenance on Call 956-893-2360
- 30: Review Board Packet by Administration at 10:00 a.m. Webex
- 30: Wednesday Mtg with Admin Team at 1:30 p.m.**

July 2021: Schedule may change at any time due to COVID-19

- 02: Friday Staff Mtg at 2:30 p.m.
- 03: Market Days Downtown!
- 05: Holiday (Independence Day)
- 06: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 06: Monday (Tuesday) Mtg with Staff at 2:30 p.m.**
- 06: Maintenance on Call 956-893-2360
- 07: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 08: HCV/S8 orientation and issuance of vouchers (20)
- 08: HCV/S8 Applications (20)
- 08: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 08: Thursday Maintenance Meeting at 2:30 p.m.
- 09: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 09: Friday Staff Mtg at 2:30 p.m.
- 12: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 12: Monday Mtg with Staff at 2:30 p.m.**
- 12: Maintenance on Call 956-893-2360
- 13: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 14: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 14: Wednesday Mtg with Admin Team at 1:30 p.m.**
- 16: Friday Staff Mtg at 2:30 p.m.
- 19: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries

- 19: Review of Low Rent Monthly Reports at 11:00 a.m.
- 19: Monday Mtg with Staff at 2:30 p.m.
- 19: Maintenance on Call 956-893-2360
- 21: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Anna Morales
- 21: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 21: Overview of Board Meeting after board meeting
- 21: **Monthly Administrative Meeting at 2:30 p.m.**
- 22: HCV/S8 orientation and issuance of vouchers (20)
- 22: Thursday Maintenance Meeting at 2:30 p.m.
- 23: Friday Staff Mtg at 2:30 p.m.
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 26: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 26: **Monday Mtg with Staff at 2:30 p.m.**
- 26: Maintenance on Call 956-893-2360
- 27: HCV/S8 HAP&UA Checks for August 1, 2021
- 27: Tuesday Security & Crime Prevention Mtg with Managers at 3:00 p.m.
- 30: Friday Staff Mtg at 2:30 p.m.
- 30: Board Agendas for September 15, Annual Mtgs & Minutes for July 21, Board Mtgs

August 2021: Schedule may change at any time due to COVID-19

- 02: Employees will update and revise Job Descriptions for Salary Study
- 02: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 02: **Monday Mtg with Staff at 2:30 p.m.**
- 02: Maintenance on Call 956-893-2360
- 06: Friday Staff Mtg at 2:30 p.m.
- 07: Market Days Downtown!
- 09: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 09: **Monday Mtg with Staff at 2:30 p.m.**
- 09: Maintenance on Call 956-893-2360
- 10: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 11: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 11: **Wednesday Mtg with Admin Team at 1:30 p.m.**
- 12: HCV/S8 orientation and issuance of vouchers (20)
- 12: HCV/S8 Applications (20)
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 12: Thursday Maintenance Meeting at 2:30 p.m.
- 13: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 13: Friday Staff Mtg at 2:30 p.m.
- 16: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 16: Review of Low Rent Monthly Reports at 11:00 a.m.
- 16: **Monday Mtg with Staff at 2:30 p.m.**
- 16: Maintenance on Call 956-893-2360
- 18: **No Board Meeting in August due to Annual Board Mtg September 15, 2021**
- 20: Friday Staff Mtg at 2:30 p.m.
- 20: Deadline to submit revised and updated Job Descriptions by employees?
- 23: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries

- 23: Monday Mtg with Staff at 2:30 p.m.
- 23: Maintenance on Call 956-893-2360
- 24: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 26: HCV/S8 orientation and issuance of vouchers (20)
- 26: HCV/S8 HAP&UA Checks for September 1, 2021
- 26: Thursday Maintenance Meeting at 2:30 p.m.
- 27: Deadline to submit revised and updated Job Descriptions by employees?
- 27: Board Reports Due
- 27: Friday Staff Mtg at 2:30 p.m.
- 30: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 30: Monday Mtg with Staff at 2:30 p.m.
- 30: Maintenance on Call 956-893-2360
- 30: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home

September 2021: Schedule may change at any time due to COVID-19

- 01: Review Board Packet by Administration at 10:00 a.m. Webex
- 01: Wednesday Mtg with Adm Team at 1:30 p.m.
- 03: Friday Staff Mtg at 2:30 p.m.
- 04: Market Days Downtown!
- 06: Holiday (Labor Day)
- 07: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 07: Monday (Tuesday) Mtg with Staff at 2:30 p.m.
- 07: Maintenance on Call 956-893-2360
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 08: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 08: Wednesday Mtg with Admin Team at 1:30 p.m.
- 09: HCV/S8 orientation and issuance of vouchers (20)
- 09: HCV/S8 Applications (20)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: Thursday Maintenance Meeting at 2:30 p.m.
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 2:30 p.m.
- 13: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 13: Monday Mtg with Staff at 2:30 p.m.
- 13: Maintenance on Call 956-893-2360
- 14: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 15: Annual Board Meeting 12:00 p.m. Invocation by Oscar Sandoval
- 15: Annual Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.
- 15: Overview of Board Meetings after Annual Board Meeting
- 15: Monthly Administrative Meetings at 2:30 p.m.
- 17: Friday Staff Mtg at 2:30 p.m.
- 20: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 20: Review of Low Rent Monthly Reports at 11:00 a.m.
- 20: Monday Mtg with Staff at 2:30 p.m.
- 20: Maintenance on Call 956-893-2360
- 23: HCV/S8 orientation and issuance of vouchers (20)
- 23: Thursday Maintenance Meeting at 2:30 p.m.

- 24: Friday Staff Mtg at 2:30 p.m.
- 27: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 27: **Monday Mtg with Staff at 2:30 p.m.**
- 27: Maintenance on Call 956-893-2360
- 27: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 28: HCV/S8 HAP&UA Checks for October 1, 2021
- 28: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 30: Board Reports Due
- 30: October 20, Board Agenda & Minutes for September 15, Annual Mtgs due 12 (Noon)

October 2021: Schedule may change at any time due to COVID-19

- 01: Friday Staff Mtg at 2:30 p.m.
- 02: Market Days Downtown!
- 04: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 04: **Monday Mtg with Staff at 2:30 p.m.**
- 04: Maintenance on Call 956-893-2360
- 06: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 06: Review Board Packet by Administration at 10:00 a.m. Webex
- 06: **Wednesday Mtg with Adm Team at 1:30 p.m.**
- 07: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 08: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 08: Friday Staff Mtg at 2:30 p.m.
- 11: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 11: **Monday Mtg with Staff at 2:30 p.m.**
- 11: Maintenance on Call 956-893-2360
- 12: Lone Star Shredding
- 12: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 13: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 13: **Wednesday Mtg with Adm Team at 1:30 p.m.**
- 14: HCV/S8 Application (20)
- 14: HCV/S8 orientation and issuance of vouchers (20)
- 14: Thursday Maintenance Meeting at 2:30 p.m.
- 15: Friday Staff Mtg at 2:30 p.m.
- 16: National Bosses Day!
- 18: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 18: Review of Low Rent Monthly Reports at 11:00 a.m.
- 18: **Monday Mtg with Staff at 2:30 p.m.**
- 18: Maintenance on Call 956-893-2360
- 20: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Angie Rodriguez
- 20: Overview of Board Meeting after board meeting
- 20: **Monthly Administrative Meeting at 2:30 p.m.**
- 22: Friday Staff Mtg at 2:30 p.m.
- 25: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 25: **Monday Mtg with Staff at 2:30 p.m.**
- 25: Maintenance on Call 956-893-2360
- 25: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home

- 26: HCV/S8 HAP&UA Checks for November 1, 2021
- 26: Tuesday Security & Crime Prevention Mtg with Managers at 3:00 p.m.
- 27: Wednesday Mtg with Adm Team at 1:30 p.m.
- 28: HCV/S8 orientation and issuance of vouchers (20)
- 28: Thursday Maintenance Meeting at 2:30 p.m.
- 29: Board Reports Due
- 29: November 17, Board Agenda & Minutes for October 20, Board Mtg due 12 (Noon)
- 29: Friday Staff Mtg at 2:30 p.m.

November 2021: Schedule may change at any time due to COVID-19

- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 01: Monday Mtg with Staff at 2:30 p.m.
- 01: Maintenance on Call 956-893-2360
- 03: Review Board Packet by Administration at 10:00 a.m. Webex
- 03: Wednesday Mtg with Adm Team at 1:30 p.m.
- 05: Friday Staff Mtg at 2:30 p.m.
- 06: Market Days Downtown!
- 08: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 08: Monday Mtg with Staff at 2:30 p.m.
- 08: Maintenance on Call 956-893-2360
- 09: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 10: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 10: Wednesday Mtg with Adm Team at 1:30 p.m.
- 11: HCV/S8 Application (20)
- 11: HCV/S8 orientation and issuance of vouchers
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 11: Thursday Maintenance Meeting at 2:30 p.m.
- 12: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 12: Friday Staff Mtg at 2:30 p.m.
- 15: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 15: Monday Mtg with Staff at 2:30 p.m.
- 15: Maintenance on Call 956-893-2360
- 17: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Diana Perez
- 17: Overview of Board Meeting after board meeting
- 17: Monthly Administrative Meeting at 2:30 p.m.
- 19: December 15, Board Agenda & Minutes for November 17, Board Mtg due 12 (Noon)
- 19: Board Reports Due
- 19: Friday Staff Mtg at 2:30 p.m.
- 22: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 22: Review of Low Rent Monthly Reports at 11:00 a.m.
- 22: Monday Mtg with Staff at 2:30 p.m.
- 22: Maintenance on Call 956-893-2360
- 23: Lone Star Shredding
- 23: HCV/S8 HAP&UA Checks for December 1, 2021
- 23: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 24: Early Release at 3:00 p.m.
- 25-26: Holidays (Thanksgiving)

- 25: No Maintenance Mtg due to Holiday
- 29: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 29: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 29: **Monday Mtg with Staff at 2:30 p.m.**
- 29: Maintenance on Call 956-893-2360

December 2021: Schedule may change at any time due to COVID-19

- 01: Review Board Packet by Administration at 10:00 a.m. Webex
- 01: **Wednesday Mtg with Adm Team at 1:30 p.m.**
- 03: Friday Staff Mtg at 2:30 p.m.
- 03: Christmas Parade on Jackson Street 6pm
- 04: Market Days Downtown!
- 06: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 06: **Monday Mtg with Staff at 2:30 p.m.**
- 06: Maintenance on Call 956-893-2360
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 08: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 08: **Wednesday Mtg with Admin Team at 1:30 p.m.**
- 09: HCV/S8 Application (20)
- 09: HCV/S8 orientation and issuance of vouchers
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: Thursday Maintenance Meeting at 2:30 p.m.
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 2:30 p.m.
- 13: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 13: **Monday Mtg with Staff at 2:30 p.m.**
- 13: Maintenance on Call 956-893-2360
- 14: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 15: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Cynthia Lucio
- 15: Overview of Board Meeting after board meeting
- 15: **Monthly Administrative Meeting at 2:30 p.m.**
- 17: January 19, 2022 Board Agendas & Minutes for December 15, Board Mtg due 12 (Noon)
- 17: Board Reports Due
- 17: Friday Staff Mtg at 2:30 p.m.
- 20: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 20: Review of Low Rent Monthly Reports at 11:00 a.m.
- 20: **Monday Mtg with Staff at 2:30 p.m.**
- 20: Maintenance on Call 956-893-2360
- 22: Early Release at 3:00 p.m.
- 23-24: Holidays (Christmas)
- 23: No Maintenance Mtg due to Holiday
- 27: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 27: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 27: **Monday Mtg with Staff at 2:30 p.m.**
- 27: Maintenance on Call 956-893-2360
- 28: HCV/S8 HAP&UA Checks for January 1, 2022

- 28: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 30: Early Release at 3:00 p.m.
- 31: Holiday (New Year's)

Summary of Ongoing Activities:

ADMINISTRATIVE MEETINGS: Due to COVID-19 all staff meetings are video and telephone communication. We continue to meet every Monday at 2:30 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and reports on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The Supervisory staff reviews progress on assignments and deadlines. Administrative Staff meet every Wednesday at 1:30 p.m. for daily operations of the different departments and programs.

LEGAL MATTERS: Staff and I are working with Attorney, Alan T. Ozuna, Attorney at Law.

OTHER ACTIVITIES: Building Bridges to Connect the Digital Divide Program received \$191, 232.00 in grant funds from the VBLF for internet services for all (498) Public Housing families for one year. This is priority for our families and children due to the COVID-19 Pandemic. Safety Health Protocols are being followed by employees and our Harlingen community. Office hours may vary due to COVID-19 and weather. All HHA Staff are working in the offices from 8:00 a.m. to 5:00 p.m., Monday through Friday. Administrative Staff reviewed the Minutes for the March 17, 2021 Regular Board Meeting and the Agendas for the April 21, 2021 Regular Board Meeting and HAHC Non-Profit Board of Directors Meeting.

***2021 Schedule of Board Meetings is attached. Due to COVID-19 all meetings may be held via Telephone & Webex Conference Call.**

Let me know if you have any questions or if more information is needed.

Thanks,

Hilda Benavides

2021 Schedule of Board Meetings
 For
 The Harlingen Housing Authority (HHA)
 and
 The Harlingen Affordable Housing Authority (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 20, 2021	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, February 17, 2021 (Canceled)	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, March 17, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, April 21, 2021	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, May 19, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, June 16, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, July 21, 2021	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
August 2021 No Board Meeting Scheduled			
Wednesday, September 15, 2021	HHA Annual	219 E. Jackson	12:00 P.M.
	Non-Profit Annual	Via Video and Telephone Conference	12:30 P.M.
Wednesday, October 20, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, November 17, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, December 15, 2021	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.