

HARLINGEN

Housing Authority

REGULAR BOARD MEETING

Wednesday, November 17, 2021, @ 12:00 p.m. (Noon)

At the Administrative Building

219 E. Jackson Street, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, November 17, 2021 @ 12:00 p.m. (Noon) at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting #:2553 083 0930 , Password: hha17 or join the video conference by phone at 408-418-9388, Password: 44217 .

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 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 – Carlos Perez
3. Invocation – Diana Perez
4. Pledge of Allegiance – Diana Perez
5. Introduction of Visitors and Staff – Ariana Valle
6. Public Comments – Ariana Valle
7. Consider and take action to approve the Minutes of the Regular Board Meeting of October 20, 2021. (pg.3-6)
8. Presentation of the Texas Center for the Book Literacy to the South Texas Literacy Coalition Award 2021.

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of September 2021, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Oscar Sandoval (pg.7-24)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of October 2021.
Presenter: Cynthia Lucio (pg.25-28)
3. Consider and take action to approve Resolution 1480 adopting the Housing Choice Voucher/ Section 8 proposed fair market value payment standards at the 110% level, effective January 1, 2022.
Presenter: Diana Perez (pg.29-37)

III. OLD BUSINESS

1. Executive Director's Reports by Program Administrators and Coordinators:
 - a) Finance Report and Human Resources Report by Oscar Sandoval; (pg.38-74)
 - b) Youth Coordinator Report by Anna Morales; (pg.75-76)
 - c) Resident Events Coordinator Report by Angie Q. Rodriguez; (pg.77-78)

- d) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.79-82) 2
- e) Low Rent Occupancy Report by Diana Perez; (pg.83)
- f) Public Housing Administrator Report by Cynthia Lucio; (pg.84-85)
- g) Maintenance Report by Cynthia Lucio; (pg.86)
- h) Management Information Systems Report by Patty Vega; (pg.87)

2. Executive Director's Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months.
Presenter: Hilda Benavides (pg.88-98)

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 in the City Hall of the City of Harlingen, 118 E. Tyler Ave, 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 Rangeville Road, Sunset Terrace Apartments, 1401 North Sunset Drive, and Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, November 12, 2021, at least 72 hours preceding the scheduled time of said meeting.

Dated this 12th day of November 2021.



Ariana Valle, Administrative Assistant



Minutes of the Regular Board Meeting
 Wednesday, October 20, 2021, at 12:00 p.m. (noon)
 At the Administrative Building, 219 E. Jackson Street,
 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, October 20, 2021, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone, and Video Conference.

ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONER

Reappointed Commissioner Maria Ines Borjas was sworn in by the Authority's Attorney Alan Ozuna.

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

Resident Events Coordinator Angie Q. Rodriguez gave the invocation.

PLEDGE OF ALLEGIANCE

Resident Events Coordinator Angie Q. Rodriguez led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant Valle introduced staff and visitors starting with Ariana Valle, Administrative Assistant, Cynthia Lucio, Public Housing Administrator, Oscar Sandoval, Finance Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Angie Q. Rodriguez, Resident Events Coordinator, Anna Morales, Youth Coordinator/Property Manager, Melissa Guajardo, Human Resource/Accounting Clerk, Mary Prieto, Property Manager, Patty Vega, Accounting Assistant/MIS Coordinator, Nancy Garza, Admissions Specialist, Alan Ozuna, Attorney, Hilda Benavides, Executive Director, Visitor/Guest, Kelly Salinas, CNG Computer Network Group, and Lindsay Ezell, APRIO Senior Assurance Associate.

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 ANNUAL BOARD MEETING OF SEPTEMBER 15, 2021.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Annual Board Meeting of September 15, 2021. Commissioner Cavazos made the motion to approve the Minutes of the Annual Board Meeting of September 15, 2021. Motion was seconded by Commissioner Borjas and passed unanimously.

PRESENTATION OF "EMPLOYEE OF THE QUARTER" AWARD FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER 2021.

Executive Director Benavides read a letter congratulating Melissa Guajardo for being selected "Employee of the Quarter" for October, November, and December 2021. Ms. Guajardo's employment began on October 12, 2015, as an Admissions Specialist for the Public Housing &

HCV/Section 8 Programs. On November 16, 2016, she became the Assistant Manager at our Public Housing Properties, where she did well and learned the management duties. Then on March 11, 2019, Ms. Guajardo became the Human Resource & Accounting Clerk, where she assists with the daily operations of the Accounting/Finance Department. Ms. Guajardo's positive attitude and willingness to help others is a great asset to our Agency. Ms. Guajardo received a wall plaque, a gift certificate, and a reserved parking space. She will compete with her colleagues for "Employee of the Year 2021/2022". Ms. Guajardo thanked Ms. Benavides and the Board of Commissioners for the recognition.

PRESENTATION OF THE NELROD SCHOLARSHIP AWARDS BY ANGIE Q. RODRIGUEZ: Angie Q. Rodriguez, Resident Events Coordinator presented the recipients; Grethel Aguilar, Angelina Ahumada, Michelle Andrade, Ingrid Banda, Rodrigo Muñoz, and Joselin Castro Sosa. Each student will receive a \$1,000 scholarship.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF AUGUST 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 month of August 2021 was included in their agenda packets. He reported as follows:

Aug-21	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	\$337,780.17	\$74,297.22	\$80,791.02	\$76,246.24	\$102,573.03	\$3,872.66	\$449,066.85
Total Expenditures	\$268,104.69	\$63,559.65	\$57,031.79	\$68,790.29	\$77,385.48	\$1,337.48	\$417,841.37
Revenues Over (Under) Expenditures	\$69,675.48	\$10,737.57	\$23,759.23	\$7,455.95	\$25,187.55	\$2,535.18	\$31,225.48
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of August 2021, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Cavazos made the motion to approve the Unaudited Financial Statement for all accounts for the month of August 2021 as presented by Administration. Motion was seconded by Commissioner Borjas 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 MONTH OF SEPTEMBER 2021.

Public Housing Administrator Lucio noted that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of September 2021 in the total amount of \$835.00. The total amount consists of:

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$0.00	\$197.00	\$0.00	\$0.00	\$0.00	\$638.00

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2021 in the total amount of \$835.00. Vice-Chair Muñoz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2021 in the total amount of \$835.00. Motion was seconded by Commissioner Cavazos and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE THE AUDIT CONDUCTED BY APRIO, LLP FOR THE FISCAL YEAR ENDING MARCH 31, 2021.

Lindsay Ezell, Assurance Associate, with Aprio LLP presented the audit for the fiscal year ending March 31, 2021. Ms. Ezell began by saying that the Harlingen Housing Authority is well-managed and rated in the good or above average category for 2021. Ms. Ezell started with pages 1-6 Auditor's Opinion. Ms. Ezell went over page 1 of auditor's last paragraph which states audit is accurately presented. On page 3 of the audit report, no weaknesses or significant deficiencies were identified. On page 5 of the audit report, the major program audited for compliance for 2021 was the Housing Choice Voucher Program. For the compliance audit, Aprio tested the HAP payments, other administrative payments, operating costs for each of the programs, and procurement among other tests. They found that the major programs are in compliance with the federal grant requirements. The Statement of Net Position on page 16-17 of the audit is as follows: Total Current Assets are \$5,104,737.00; Total Current Liabilities are \$809,257.00 for a total of Unrestricted Net Position of \$4,696,870.00. The Statement of Revenues, Expenses and Changes in Net Position on page 18 shows the Housing Authority Operating Income (loss) of \$448,462.00. Operating revenues exceed operating expenses; the Housing Authority had \$737,931.00 in depreciation expenses; this is a noncash expense. Statement of Cash Flows on page 19: Cash flow from operating activities was \$1,768,177.00; Capital Outlay of (\$1,038,443.00). This resulted in a Net Cash increase of \$1,232,923.00. The Blended Component unit Condensed Financial Statement for the Harlingen Affordable Housing Corp. on page 26-27 of the audit is as follows: The Blended Component unit had a Net Income of \$21,722.00. On page 28 Schedule of Expenditures of Federal Awards is as follows: Total expenditures from federal grants were \$8,603,820.00. No Schedule of Findings and Questioned Costs were found for the audit conducted by Aprio, LLP for fiscal year ending March 31, 2021. Chair Perez asked, why did revenues decrease primarily in the Capital Grants received? Auditor Ezell stated Capital Grants decrease due to the timing and nature of the expenditures in the Capital Fund Program. Chair Perez asked, expenses increased primarily due to an increase in administrative and HAP expenses? Auditor Ezell stated yes administrative expenses increased due primarily to an increase in salaries and benefits, as well as an increase in other administrative costs related to COVID 19 office protocol. Commissioner Cavazos asked, what makes up the unearned revenues total on the Balance Sheet? Auditor Ezell stated, Section 8 CARES Act funding needs to have the corresponding expense before it can recognize the revenues from the grant received. Vice-Chair Muñiz asked if the Audit was done virtually? Auditor Ezell stated yes. Vice-Chair Muñiz asked why the decrease of tenant rents? Administrator Lucio stated, all rents are based on income, and it was due to the loss of income for the families. After some discussion, no questions were asked. Chair Perez entertained a motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2021. Commissioner Cavazos made the motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2021. Motion was seconded by Vice Chair Muñiz and passed unanimously.

4. CONSIDER AND TAKE ACTION TO APPROVE THE PARTNERSHIP BETWEEN THE CITY OF HARLINGEN AND THE HARLINGEN HOUSING AUTHORITY FOR STREET REPAIRS AND ADDED PARKING AT THE LOS VECINOS APARTMENTS.

Public Housing Administrator Lucio informed the board that documentation was in the board packet. The Harlingen Housing Authority entered a partnership with the City of Harlingen in order to provide new parking and repair existing streets. The Community Development Block Grant CDBG program will be repairing the streets at Los Vecinos, this is a much needed project. The Housing Authority approached the City on adding additional parking because it would be cost efficient. The City is preparing the specifications for the project. It works out really well, because we can do all the repairs and additions at one time. It would not be cost efficient to have the City do the street repairs and have the Housing Authority add the parking at a later date. The parking addition will be approximately 290 parking spots compared to the existing 166. The amounts are \$449,212.39 from CDBG and \$819,263.96 from the Housing Authority. Chair Perez

asked, if all the streets will be repaired? Administrator Lucio stated yes, all the streets will be repaired, and existing parking will be renewed. Administrator Lucio also stated there will be additional parking. Vice-Chair Muñiz asked if the proposed map may be presented, and administrator Lucio presented and explained the proposed map of Los Vecinos. Chair Perez asked how do we keep track of vehicle violations? Administrator Lucio stated we issue parking permits, and unauthorized vehicles are towed. Vice-Chair Muñiz asked, if there were 8 units in total on Buchanan Street? Administrator Lucio stated there are less units on Buchanan Street than the other streets. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the partnership between the City of Harlingen and the Harlingen Housing Authority for street repairs and added parking at the Los Vecinos Apartments. Commissioner Cavazos made the motion to approve the partnership between the City of Harlingen and the Housing Authority. Motion was seconded by Commissioner Borjas and passed unanimously.

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) Low Rent Occupancy Report by Diana Perez;
- f) Public Housing Administrator Report by Cynthia Lucio;
- g) Maintenance Report by Cynthia Lucio;
- h) Management Information Systems Report by Patty Vega;

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 that our next Regular Board Meeting will be November 17, 2021, at 12:00 p.m. and the following Board Meeting will be December 15, 2021, at 12:00 p.m. Ms. Benavides informed the Board that we will be having a financial workshop on October 21 and 23 at 9:00 a.m. for fiscal year end 2023 via Webex. Ms. Benavides also informed the Board on possible board meeting time changes depending on a new city ordinance. No questions were asked.

3. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Cavazos. Motion was seconded by Commissioner Borjas. Meeting was adjourned at 12:45 p.m.

Date: _____

Chair, Carlos Perez

Executive Director, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

September 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 September 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	\$340,722.86	\$77,316.83	\$80,885.71	\$75,599.69	\$103,052.11	\$3,868.52	\$450,294.23
Total Expenditures	\$285,677.58	\$63,042.27	\$80,038.30	\$57,935.65	\$81,665.87	\$2,995.49	\$439,796.80
Revenues Over (Under) Expenditures	\$55,045.28	\$14,274.56	\$847.41	\$17,664.04	\$21,386.24	\$873.03	\$10,497.43
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended September 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	\$2,003,356.16	\$396,864.55	\$490,727.95	\$469,455.91	\$623,050.81	\$23,256.94	\$2,368,539.47
Total Expenditures	\$1,626,207.63	\$360,144.62	\$379,168.08	\$409,124.50	\$466,930.21	\$10,840.22	\$2,530,932.41
Revenues Over (Under) Expenditures	\$377,148.53	\$36,719.93	\$111,559.87	\$60,331.41	\$156,120.60	\$12,416.72	(\$162,392.94)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,392.94

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

Fiscal Year End Date:	3/31/2022		ACCOUNT	1 Month(s) Ended	6 Month(s) Ended	Budget	Variance	Variance %	
				September 30, 202	September 30, 2021				
Revenue									
Operating Income									
Other Income - Operating transfer in /	1	06	3690.22	5	0.00	0.00	12,000.00	(12,000.00)	-100.00 %
CFP 50120 Admin	1	06	3690.27	5	0.00	41,210.00	40,000.00	1,210.00	3.02 %
CFP Admin 50121	1	06	3690.28	5	21,410.00	21,410.00	128,000.00	(106,590.00)	-83.27 %
Total Operating Income					21,410.00	62,620.00	180,000.00	(117,380.00)	-65.21 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,796.00	11,312.88	12,816.00	(1,503.12)	-11.73 %
Total Rental Income					2,796.00	11,312.88	12,816.00	(1,503.12)	-11.73 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	113.92	703.89	1,509.20	(805.31)	-53.36 %
OTHER INCOME	1	06	3690	5	42.66	8,044.78	4,389.32	3,655.46	83.28 %
Other Income - Management Fee - CC	1	06	3690.2	5	26,906.75	160,004.00	328,248.34	(168,244.34)	-51.26 %
Other Income - Asset Management Fe	1	06	3690.3	5	15,084.00	89,328.00	171,732.00	(82,404.00)	-47.98 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,967.50	58,875.00	114,750.00	(55,875.00)	-48.69 %
IT Fees	1	06	3690.5	5	996.00	5,976.00	11,952.00	(5,976.00)	-50.00 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	500.00	(500.00)	-100.00 %
Total Other Income					53,110.83	322,931.67	633,080.86	(310,149.19)	-48.99 %
Total Revenue					77,316.83	396,864.55	825,896.86	(429,032.31)	-51.95 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	28,521.03	179,397.71	468,967.94	289,570.23	61.75 %
LEGAL EXPENSE	1	06	4130	5	1,785.25	4,925.25	8,000.00	3,074.75	38.43 %
STAFF TRAINING	1	06	4140	5	1,485.00	2,559.00	5,000.00	2,441.00	48.82 %
TRAVEL	1	06	4150	5	4,108.78	5,456.99	10,000.00	4,543.01	45.43 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Accounting Fees	1	06	4170	5	0.00	5,046.40	30,000.00	24,953.60	83.18 %
Audit Fees	1	06	4171	5	0.00	0.00	4,000.00	4,000.00	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	9,225.54	55,426.57	159,718.61	104,292.04	65.30 %
SUNDRY	1	06	4190	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	542.99	3,500.00	2,957.01	84.49 %
Advertising and Marketing	1	06	4190.08	5	0.00	680.38	5,000.00	4,319.62	86.39 %
PUBLICATIONS	1	06	4190.11	5	0.00	438.90	3,500.00	3,061.10	87.46 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	195.00	195.00	1,000.00	805.00	80.50 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,502.80	7,725.77	13,500.00	5,774.23	42.77 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	0.00	4,395.95	12,000.00	7,604.05	63.37 %
Other Sundry Expense	1	06	4190.18	5	3,178.25	7,013.72	8,000.00	986.28	12.33 %
Administrative Contact Costs	1	06	4190.19	5	9,907.93	55,952.03	23,000.00	(32,952.03)	-143.27 %
BOARD MEETING EXPENSE	1	06	4190.9	5	84.58	1,333.21	4,000.00	2,666.79	66.67 %
Total Administrative Expense					59,994.16	331,089.87	761,186.55	430,096.68	56.50 %
Utilities Expense									
WATER	1	06	4310	5	13.67	94.44	180.00	85.56	47.53 %
ELECTRICITY	1	06	4320	5	1,525.21	5,290.90	11,000.00	5,709.10	51.90 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.01	120.50	300.00	179.50	59.83 %
Total Utilities Expense					1,557.89	5,505.84	11,480.00	5,974.16	52.04 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	950.21	6,513.45	12,443.35	5,929.90	47.66 %
MATERIALS	1	06	4420	5	(713.52)	2,292.11	5,002.97	2,710.86	54.19 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	103.12	421.84	900.00	478.16	53.13 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	7,151.54	7,151.54	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	49.90	290.44	500.00	209.56	41.91 %
Contract Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	3,184.96	4,000.00	815.04	20.38 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Connect/Disconnect Fees	1	06	4430.4	5	0.00	76.79	0.00	(76.79)	-100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	283.59	750.00	466.41	62.19 %
Emp Benefit Cont - Maintenance	1	06	4433	5	437.81	2,693.60	5,282.45	2,588.85	49.01 %
Total Ordinary Maintenance and Operation					874.31	15,756.78	37,030.31	21,273.53	57.45 %

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:	3/31/2022				ACCOUNT	1 Month(s) Ended	6 Month(s) Ended	Budget	Variance	Variance %
					September 30, 202	September 30, 2021				
Protective Services										
Protective Services - Contract Costs	1	06	4480	5	202.83	1,428.99	4,000.00	2,571.01	64.28 %	
Total Protective Services					202.83	1,428.99	4,000.00	2,571.01	64.28 %	
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	806.40	2,000.00	1,193.60	59.68 %	
Insurance - General Liability	1	06	4510.02	5	0.00	222.37	500.00	277.63	55.53 %	
Insurance - Automobile	1	06	4510.03	5	0.00	603.68	1,000.00	396.32	39.63 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,048.62	3,500.00	1,451.38	41.47 %	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	450.08	800.00	349.92	43.74 %	
Insurance - Other	1	06	4510.15	5	413.08	2,231.99	4,000.00	1,768.01	44.20 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	0.00	400.00	400.00	100.00 %	
Total General Expense					413.08	6,363.14	12,200.00	5,836.86	47.84 %	
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	45,000.00	45,000.00	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(45,000.00)	(45,000.00)	-100.00 %	
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %	
Total Expenses					(63,042.27)	(360,144.62)	(825,896.86)	465,752.24	56.39 %	
Total Net Income (Loss)					14,274.56	36,719.93	0.00	36,719.93	100.00 %	

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	25,441.00	169.61	144,010.00	160.01	254,944.00	(110,934.00)	-43.51 %
Total Rental Income			25,441.00	169.61	144,010.00	160.01	254,944.00	(110,934.00)	-43.51 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	275.71	1.84	1,711.66	1.90	2,937.47	(1,225.81)	-41.73 %
Other Income-Tenants	1 01 3690	5	185.00	1.23	3,918.00	4.35	5,010.66	(1,092.66)	-21.81 %
Other Income - Misc Other Revenue	1 01 3690.1	5	(93.00)	(0.62)	517.79	0.58	1,607.24	(1,089.45)	-67.78 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	300.00	(300.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	600.00	(600.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	90,000.00	(90,000.00)	-100.00 %
Total Other Income			367.71	2.45	6,147.45	6.83	100,455.37	(94,307.92)	-93.88 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	55,077.00	367.18	340,570.50	378.41	695,839.00	(355,268.50)	-51.06 %
Total Other Receipts			55,077.00	367.18	340,570.50	378.41	695,839.00	(355,268.50)	-51.06 %
Total Revenue			80,885.71	539.24	490,727.95	545.25	1,051,238.37	(560,510.42)	-53.32 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	6,782.89	45.22	39,272.92	43.64	107,797.62	68,524.70	63.57 %
Legal Expense	1 01 4130	5	1,891.50	12.61	2,144.50	2.38	2,700.00	555.50	20.57 %
Staff Training	1 01 4140	5	0.00	0.00	6.30	0.01	1,000.00	993.70	99.37 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	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 %
Accounting Fees	1 01 4170	5	0.00	0.00	346.40	0.38	0.00	(346.40)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	5,686.67	5,686.67	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,299.05	21.99	19,653.94	21.84	50,320.05	30,666.11	60.94 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	550.00	550.00	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	100.00	0.11	1,000.00	900.00	90.00 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	2,102.32	2.34	3,000.00	897.68	29.92 %
Tenant Tracker	1 01 4190.10	5	116.00	0.77	1,029.05	1.14	3,500.00	2,470.95	70.60 %
Publications	1 01 4190.11	5	0.00	0.00	1,174.55	1.31	4,000.00	2,825.45	70.64 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	606.93	0.67	2,000.00	1,393.07	69.65 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	507.70	3.38	3,688.24	4.10	5,961.33	2,273.09	38.13 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	6,048.00	6.72	10,368.00	4,320.00	41.67 %
Forms & Office Supplies	1 01 4190.17	5	0.00	0.00	1,729.69	1.92	10,000.00	8,270.31	82.70 %
Other Sundry Expense	1 01 4190.18	5	186.26	1.24	2,350.71	2.61	10,000.00	7,649.29	76.49 %

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 01 4190.19 5		3,074.28	20.50	20,958.92	23.29	35,000.00	14,041.08	40.12 %	
Management Fee Expense - AMP	1 01 4190.21 5		8,232.25	54.88	48,785.75	54.21	93,144.00	44,358.25	47.62 %	
Asset Management Fee - AMP	1 01 4190.22 5		1,500.00	10.00	9,000.00	10.00	18,000.00	9,000.00	50.00 %	
AMP Bookkeeping Fees	1 01 4190.23 5		1,117.50	7.45	6,622.50	7.36	13,230.00	6,607.50	49.94 %	
IT Fees-COCC	1 01 4190.24 5		300.00	2.00	1,800.00	2.00	4,000.00	2,200.00	55.00 %	
Total Administrative Expense			27,871.43	185.81	167,420.72	186.02	383,457.67	216,036.95	56.34 %	
Tenant Services										
Tenant Services - Salaries	1 01 4210 5		1,173.95	7.83	7,246.21	8.05	19,117.56	11,871.35	62.10 %	
Ten Services - Recreation, Pubs, Other	1 01 4220 5		0.00	0.00	0.00	0.00	3,600.00	3,600.00	100.00 %	
Employee Benefits Cont -Ten Svc	1 01 4222 5		520.71	3.47	2,476.16	2.75	7,945.34	5,469.18	68.84 %	
Total Tenant Services			1,694.66	11.30	9,722.37	10.80	30,662.90	20,940.53	68.29 %	
Utilities Expense										
Water	1 01 4310 5		87.28	0.58	589.11	0.65	3,500.00	2,910.89	83.17 %	
Electricity	1 01 4320 5		1,077.14	7.18	4,326.47	4.81	13,000.00	8,673.53	66.72 %	
Gas	1 01 4330 5		124.86	0.83	579.61	0.64	1,300.00	720.39	55.41 %	
Other Utility Expense - Sewer	1 01 4390 5		95.70	0.64	499.37	0.55	1,500.00	1,000.63	66.71 %	
Total Utilities Expense			1,384.98	9.23	5,994.56	6.66	19,300.00	13,305.44	68.94 %	
Ordinary Maintenance and Operation										
Labor	1 01 4410 5		7,982.28	53.22	46,309.24	51.45	102,845.41	56,536.17	54.97 %	
Materials	1 01 4420 5		21,990.08	146.60	30,586.52	33.98	91,018.33	60,431.81	66.40 %	
Contract Costs	1 01 4430 5		0.00	0.00	0.00	0.00	50,000.00	50,000.00	100.00 %	
Contract Cots-Extermination/Pest Control	1 01 4430.01 5		950.00	6.33	4,525.00	5.03	11,000.00	6,475.00	58.86 %	
Contract Costs-Other Repairs	1 01 4430.03 5		1,995.00	13.30	7,745.00	8.61	52,934.68	45,189.68	85.37 %	
Contract Costs-Maint Cell Phone	1 01 4430.04 5		0.00	0.00	324.10	0.36	4,500.00	4,175.90	92.80 %	
Contract Costs-Auto/Truck Maint/Repair	1 01 4430.08 5		144.85	0.97	536.68	0.60	6,200.00	5,663.32	91.34 %	
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	1,095.00	1.22	5,000.00	3,905.00	78.10 %	
Contact Costs-Heating & Cooling Contract	1 01 4430.17 5		0.00	0.00	202.00	0.22	5,000.00	4,798.00	95.96 %	
Contract Costs-Landscape & Ground	1 01 4430.19 5		0.00	0.00	690.00	0.77	10,000.00	9,310.00	93.10 %	
Contract Costs-Unit Turnaround	1 01 4430.20 5		0.00	0.00	175.00	0.19	30,000.00	29,825.00	99.42 %	
Contact Costs-Electrical Contracts	1 01 4430.21 5		0.00	0.00	1,950.00	2.17	5,000.00	3,050.00	61.00 %	
Contact Costs-Plumbing Contracts	1 01 4430.22 5		0.00	0.00	10,375.60	11.53	30,000.00	19,624.40	65.41 %	
Contract Costs-Janitorial Contracts	1 01 4430.23 5		0.00	0.00	0.00	0.00	2,200.00	2,200.00	100.00 %	
Connect/Disconnect Fees	1 01 4430.4 5		45.00	0.30	495.00	0.55	2,000.00	1,505.00	75.25 %	
Garbage and Trash Collection	1 01 4431 5		176.13	1.17	1,548.89	1.72	2,317.33	768.44	33.16 %	
Emp Benefit Cont - Maintenance	1 01 4433 5		3,211.47	21.41	18,939.91	21.04	41,150.05	22,210.14	53.97 %	
Total Ordinary Maintenance and Operation			36,494.81	243.30	125,497.94	139.44	453,665.80	328,167.86	72.34 %	

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Protective Services									
Protective Services - Contract Costs	1 01 4480	5	2,407.75	16.05	10,675.98	11.86	50,000.00	39,324.02	78.65 %
Total Protective Services			2,407.75	16.05	10,675.98	11.86	50,000.00	39,324.02	78.65 %
General Expense									
Insurance -Property (Fire & EC)	1 01 4510.01	5	0.00	0.00	5,310.54	5.90	10,000.00	4,689.46	46.89 %
Insurance - General Liability	1 01 4510.02	5	0.00	0.00	195.70	0.22	500.00	304.30	60.86 %
Insurance - Automobile	1 01 4510.03	5	0.00	0.00	867.80	0.96	2,500.00	1,632.20	65.29 %
Insurance - Workman's Comp	1 01 4510.04	5	0.00	0.00	1,514.20	1.68	3,000.00	1,485.80	49.53 %
Insurance - Fidelity Bond	1 01 4510.09	5	0.00	0.00	332.70	0.37	1,100.00	767.30	69.75 %
Insurance - Other	1 01 4510.15	5	5,989.67	39.93	32,363.57	35.96	60,000.00	27,636.43	46.06 %
Payments in Lieu of Taxes	1 01 4520	5	2,500.00	16.67	15,000.00	16.67	30,000.00	15,000.00	50.00 %
PROPERTY TAXES	1 01 4520.1	5	0.00	0.00	0.00	0.00	52.00	52.00	100.00 %
Collection Losses	1 01 4570	5	1,695.00	11.30	4,272.00	4.75	7,000.00	2,728.00	38.97 %
Total General Expense			10,184.67	67.90	59,856.51	66.51	114,152.00	54,295.49	47.56 %
Other Expenditures									
Replacement Of Non-Expend Equipment	1 01 7520	5	30,692.00	204.61	30,692.00	34.10	0.00	(30,692.00)	-100.00 %
Property Better & Add-Contract Costs	1 01 7540.4	5	14,895.00	99.30	20,495.00	22.77	230,325.42	209,830.42	91.10 %
Operating Exp For Property - Contra	1 01 7590	5	(45,587.00)	(303.91)	(51,187.00)	(56.87)	(230,325.42)	(179,138.42)	-77.78 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(80,038.30)	(533.59)	(379,168.08)	(421.30)	(1,051,238.37)	672,070.29	63.93 %
Net Income (Loss)			847.41	5.66	111,559.87	123.96	0.00	111,559.87	100.00 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	24,045.00	162.47	146,632.00	165.13	293,136.00	(146,504.00)	-49.98 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	2,450.00	2.76	3,000.00	(550.00)	-18.33 %
Total Rental Income			24,045.00	162.47	149,082.00	167.89	296,136.00	(147,054.00)	-49.66 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	173.29	1.17	1,131.79	1.27	12,232.00	(11,100.21)	-90.75 %
Other Income - Tenants	1 02 3690	5	18.00	0.12	3,694.20	4.16	13,000.00	(9,305.80)	-71.58 %
Other Income - Misc Other Revenue	1 02 3690.1	5	389.40	2.63	1,068.42	1.20	0.00	1,068.42	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	314.00	(314.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	355.00	(355.00)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	90,000.00	(90,000.00)	-100.00 %
Total Other Income			580.69	3.92	5,894.41	6.64	115,901.00	(110,006.59)	-94.91 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	50,974.00	344.42	314,479.50	354.14	644,004.00	(329,524.50)	-51.17 %
Total Other Receipts			50,974.00	344.42	314,479.50	354.14	644,004.00	(329,524.50)	-51.17 %
Total Revenue			75,599.69	510.81	469,455.91	528.67	1,056,041.00	(586,585.09)	-55.55 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,283.05	42.45	38,700.98	43.58	142,141.82	103,440.84	72.77 %
Legal Expense	1 02 4130	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Staff Training	1 02 4140	5	495.00	3.34	495.00	0.56	800.00	305.00	38.12 %
Travel	1 02 4150	5	951.78	6.43	951.78	1.07	1,000.00	48.22	4.82 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	800.00	800.00	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	346.40	0.39	0.00	(346.40)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	6,400.00	6,400.00	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	2,075.32	14.02	14,531.43	16.36	56,312.89	41,781.46	74.20 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	100.00	0.11	800.00	700.00	87.50 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	2,077.12	2.34	1,000.00	(1,077.12)	-107.71 %
Tenant Tracker	1 02 4190.10	5	114.00	0.77	1,014.87	1.14	2,500.00	1,485.13	59.41 %
Publications	1 02 4190.11	5	0.00	0.00	421.80	0.47	3,200.00	2,778.20	86.82 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	598.84	0.67	1,300.00	701.16	53.94 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	682.28	4.61	9,241.92	10.41	9,250.00	8.08	0.09 %
Forms & Office Supplies	1 02 4190.17	5	0.00	0.00	2,180.85	2.46	6,000.00	3,819.15	63.65 %
Other Sundry Expense	1 02 4190.18	5	651.66	4.40	2,580.98	2.91	6,200.00	3,619.02	58.37 %

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 02 4190.19 5		8,326.67	56.26	42,946.70	48.36	25,000.00	(17,946.70)	-71.79 %	
Management Fee Expense - AMP	1 02 4190.21 5		8,066.50	54.50	47,680.75	53.69	92,508.00	44,827.25	48.46 %	
Asset Management Fee - AMP	1 02 4190.22 5		1,480.00	10.00	8,880.00	10.00	17,760.00	8,880.00	50.00 %	
AMP Bookkeeping Fees	1 02 4190.23 5		1,095.00	7.40	6,472.50	7.29	13,140.00	6,667.50	50.74 %	
IT Fees - COCC	1 02 4190.24 5		296.00	2.00	1,776.00	2.00	4,000.00	2,224.00	55.60 %	
Total Administrative Expense			30,517.26	206.20	180,997.92	203.83	392,712.71	211,714.79	53.91 %	
Tenant Services										
Tenant Services - Salaries	1 02 4210 5		1,084.32	7.33	8,117.70	9.14	19,113.64	10,995.94	57.53 %	
Ten Services - Recreation, Pubs, Other	1 02 4220 5		0.00	0.00	0.00	0.00	3,575.00	3,575.00	100.00 %	
Employee Benefits Cont -Ten Svc	1 02 4222 5		961.21	6.49	5,657.20	6.37	7,943.82	2,286.62	28.78 %	
Total Tenant Services			2,045.53	13.82	13,774.90	15.51	30,632.46	16,857.56	55.03 %	
Utilities Expense										
Water	1 02 4310 5		173.60	1.17	1,105.75	1.25	2,000.00	894.25	44.71 %	
Electricity	1 02 4320 5		1,063.77	7.19	4,592.17	5.17	14,000.00	9,407.83	67.20 %	
Gas	1 02 4330 5		262.60	1.77	1,283.97	1.45	2,500.00	1,216.03	48.64 %	
Other Utility Expense - Sewer	1 02 4390 5		23.64	0.16	299.07	0.34	1,000.00	700.93	70.09 %	
Total Utilities Expense			1,523.61	10.29	7,280.96	8.20	19,500.00	12,219.04	62.66 %	
Ordinary Maintenance and Operation										
Labor	1 02 4410 5		6,839.92	46.22	42,999.48	48.42	88,034.26	45,034.78	51.16 %	
Materials	1 02 4420 5		17,827.51	120.46	15,899.51	17.90	110,000.00	94,100.49	85.55 %	
Contract Costs	1 02 4430 5		0.00	0.00	0.00	0.00	55,187.91	55,187.91	100.00 %	
Contract Cots-Extermination/Pest Control	1 02 4430.01 5		1,449.00	9.79	6,423.90	7.23	15,000.00	8,576.10	57.17 %	
Contract Costs-Other Repairs	1 02 4430.03 5		0.00	0.00	11,280.06	12.70	40,000.00	28,719.94	71.80 %	
Contract Costs-Maint Cell Phone	1 02 4430.04 5		0.00	0.00	324.10	0.36	4,500.00	4,175.90	92.80 %	
Contract Costs-Auto/Truck Maint/Repair	1 02 4430.08 5		352.77	2.38	2,952.40	3.32	3,000.00	47.60	1.59 %	
Contract Costs-Other	1 02 4430.13 5		(19,500.00)	(131.76)	15,920.00	17.93	15,000.00	(920.00)	-6.13 %	
Contact Costs-Heating & Cooling Contract	1 02 4430.17 5		167.50	1.13	4,647.00	5.23	10,000.00	5,353.00	53.53 %	
Contract Costs-Landscape & Ground	1 02 4430.19 5		0.00	0.00	17,750.00	19.99	25,000.00	7,250.00	29.00 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02 4430.2 5		0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %	
Contract Costs-Unit Turnaround	1 02 4430.20 5		0.00	0.00	(7,980.00)	(8.99)	32,000.00	39,980.00	124.94 %	
Contact Costs-Electrical Contracts	1 02 4430.21 5		850.00	5.74	1,100.00	1.24	0.00	(1,100.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22 5		495.00	3.34	10,115.00	11.39	4,200.00	(5,915.00)	-140.83 %	
Contract Costs-Janitorial Contracts	1 02 4430.23 5		0.00	0.00	0.00	0.00	5,500.00	5,500.00	100.00 %	
Connect/Disconnect Fees	1 02 4430.4 5		15.00	0.10	570.00	0.64	1,000.00	430.00	43.00 %	
Garbage and Trash Collection	1 02 4431 5		199.66	1.35	1,592.62	1.79	2,200.00	607.38	27.61 %	
Emp Benefit Cont - Maintenance	1 02 4433 5		3,125.86	21.12	18,537.45	20.88	38,478.66	19,941.21	51.82 %	
Total Ordinary Maintenance and Operation			11,822.22	79.88	142,131.52	160.06	454,100.83	311,969.31	68.70 %	

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Protective Services											
Protective Services - Contract Costs	1	02	4480	5	3,120.78	21.09	13,107.02	14.76	45,000.00	31,892.98	70.87 %
Total Protective Services					3,120.78	21.09	13,107.02	14.76	45,000.00	31,892.98	70.87 %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	5,913.36	6.66	12,000.00	6,086.64	50.72 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	177.90	0.20	500.00	322.10	64.42 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	867.80	0.98	2,000.00	1,132.20	56.61 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	1,425.12	1.60	3,000.00	1,574.88	52.50 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	313.12	0.35	1,035.00	721.88	69.75 %
Insurance - Other	1	02	4510.15	5	5,576.59	37.68	30,131.57	33.93	60,000.00	29,868.43	49.78 %
Payments in Lieu of Taxes	1	02	4520	5	2,291.66	15.48	13,749.96	15.48	27,500.00	13,750.04	50.00 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	60.00	60.00	100.00 %
Collection Losses	1	02	4570	5	1,038.00	7.01	(746.65)	(0.84)	8,000.00	8,746.65	109.33 %
Total General Expense					8,906.25	60.18	51,832.18	58.37	114,095.00	62,262.82	54.57 %
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	31,300.00	211.49	48,600.00	54.73	214,000.00	165,400.00	77.29 %
Operating Exp For Property - Contra	1	02	7590	5	(31,300.00)	(211.49)	(48,600.00)	(54.73)	(214,000.00)	(165,400.00)	-77.29 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(57,935.65)	(391.46)	(409,124.50)	(460.73)	(1,056,041.00)	646,916.50	61.26 %
Net Income (Loss)					17,664.04	119.39	60,331.41	67.94	0.00	60,331.41	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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110 5		29,623.00	148.12	161,228.24	134.36	269,624.00	(108,395.76)	-40.20 %
Nondwelling Rental	1 03 3190 5		0.00	0.00	2,100.00	1.75	4,200.00	(2,100.00)	-50.00 %
Total Rental Income			29,623.00	148.12	163,328.24	136.11	273,824.00	(110,495.76)	-40.35 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610 5		309.11	1.55	1,933.38	1.61	3,660.96	(1,727.58)	-47.19 %
Other Income-Tenants	1 03 3690 5		(104.00)	(0.52)	2,866.00	2.39	7,620.00	(4,754.00)	-62.39 %
Other Income - Misc Other Revenue	1 03 3690.1 5		13.00	0.07	(176.81)	(0.15)	43,721.36	(43,898.17)	-100.40 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88 5		0.00	0.00	0.00	0.00	550.00	(550.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99 5		0.00	0.00	0.00	0.00	99,000.00	(99,000.00)	-100.00 %
Total Other Income			218.11	1.09	4,622.57	3.85	154,552.32	(149,929.75)	-97.01 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020 0		73,211.00	366.06	455,100.00	379.25	924,947.00	(469,847.00)	-50.80 %
Total Other Receipts			73,211.00	366.06	455,100.00	379.25	924,947.00	(469,847.00)	-50.80 %
Total Revenue			103,052.11	515.26	623,050.81	519.21	1,353,323.32	(730,272.51)	-53.96 %
Administrative Expense									
Nontechnical Salaries	1 03 4110 5		7,522.73	37.61	47,138.08	39.28	174,770.44	127,632.36	73.03 %
Legal Expense	1 03 4130 5		(906.75)	(4.53)	(906.75)	(0.76)	4,000.00	4,906.75	122.67 %
Staff Training	1 03 4140 5		495.00	2.48	495.00	0.41	2,000.00	1,505.00	75.25 %
Travel	1 03 4150 5		936.78	4.68	936.78	0.78	2,000.00	1,063.22	53.16 %
Travel-Mileage Reimbursement	1 03 4150.2 5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Accounting Fees	1 03 4170 5		0.00	0.00	346.40	0.29	0.00	(346.40)	-100.00 %
Audit Fees	1 03 4171 5		0.00	0.00	0.00	0.00	8,000.00	8,000.00	100.00 %
Employee Benefits Cont - Admin	1 03 4182 5		3,149.29	15.75	19,785.12	16.49	72,835.13	53,050.01	72.84 %
Sundry	1 03 4190 5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Postage/FedEx/UPS	1 03 4190.03 5		0.00	0.00	100.00	0.08	1,000.00	900.00	90.00 %
Advertising and Marketing	1 03 4190.08 5		0.00	0.00	2,659.60	2.22	2,000.00	(659.60)	-32.98 %
Tenant Tracker	1 03 4190.10 5		207.00	1.04	1,475.08	1.23	4,000.00	2,524.92	63.12 %
Publications	1 03 4190.11 5		0.00	0.00	570.00	0.47	5,000.00	4,430.00	88.60 %
Membership Dues and Fees	1 03 4190.12 5		0.00	0.00	809.23	0.67	2,000.00	1,190.77	59.54 %
Telephone/Cell Phone/Internet	1 03 4190.13 5		694.24	3.47	4,165.88	3.47	12,000.00	7,834.12	65.28 %
Rental of Warehouse Space	1 03 4190.14 5		864.00	4.32	6,048.00	5.04	0.00	(6,048.00)	-100.00 %
Forms & Office Supplies	1 03 4190.17 5		0.00	0.00	1,906.64	1.59	8,000.00	6,093.36	76.17 %
Other Sundry Expense	1 03 4190.18 5		281.16	1.41	2,440.70	2.03	10,000.00	7,559.30	75.59 %

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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 03	4190.19 5	12,327.91	61.64	46,691.54	38.91	37,843.18	(8,848.36)	-23.38 %	
Management Fee Expense - AMP	1 03	4190.21 5	10,608.00	53.04	63,537.50	52.95	123,552.00	60,014.50	48.57 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	12,000.00	10.00	24,000.00	12,000.00	50.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,440.00	7.20	8,625.00	7.19	17,550.00	8,925.00	50.85 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	2,400.00	2.00	4,800.00	2,400.00	50.00 %	
Total Administrative Expense			40,019.36	200.10	221,223.80	184.35	519,350.75	298,126.95	57.40 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	2,250.77	11.25	12,643.05	10.54	23,469.19	10,826.14	46.13 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	0.00	0.00	4,800.00	4,800.00	100.00 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	752.84	3.76	5,129.57	4.27	9,823.74	4,694.17	47.78 %	
Total Tenant Services			3,003.61	15.02	17,772.62	14.81	38,092.93	20,320.31	53.34 %	
Utilities Expense										
Water	1 03	4310 5	541.58	2.71	2,416.46	2.01	6,000.00	3,583.54	59.73 %	
Electricity	1 03	4320 5	1,912.79	9.56	8,284.73	6.90	21,000.00	12,715.27	60.55 %	
Gas	1 03	4330 5	124.86	0.62	553.88	0.46	2,000.00	1,446.12	72.31 %	
Other Utility Expense - Sewer	1 03	4390 5	68.56	0.34	629.75	0.52	2,000.00	1,370.25	68.51 %	
Total Utilities Expense			2,647.79	13.24	11,884.82	9.90	31,000.00	19,115.18	61.66 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	8,026.39	40.13	46,018.47	38.35	131,632.77	85,614.30	65.04 %	
Materials	1 03	4420 5	1,331.49	6.66	24,184.70	20.15	100,000.00	75,815.30	75.82 %	
Contract Costs	1 03	4430 5	0.00	0.00	2,411.42	2.01	25,000.00	22,588.58	90.35 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,398.00	6.99	5,997.96	5.00	25,000.00	19,002.04	76.01 %	
Contract Costs-Other Repairs	1 03	4430.03 5	3,200.00	16.00	1,205.00	1.00	30,000.00	28,795.00	95.98 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	0.00	0.00	510.74	0.43	3,000.00	2,489.26	82.98 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	150.73	0.75	2,292.37	1.91	5,000.00	2,707.63	54.15 %	
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	0.00	0.00	9,849.92	9,849.92	100.00 %	
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	4,121.88	3.43	30,000.00	25,878.12	86.26 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,950.00	1.63	40,000.00	38,050.00	95.12 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	3,200.00	16.00	12,995.00	10.83	47,000.00	34,005.00	72.35 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	0.00	0.00	0.00	0.00	25,000.00	25,000.00	100.00 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	650.00	0.54	25,000.00	24,350.00	97.40 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	1,245.00	1.04	5,000.00	3,755.00	75.10 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	180.00	0.90	1,150.00	0.96	1,500.00	350.00	23.33 %	
Garbage and Trash Collection	1 03	4431 5	323.57	1.62	1,946.91	1.62	3,000.00	1,053.09	35.10 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	2,949.11	14.75	18,005.30	15.00	53,593.95	35,588.65	66.40 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	703.00	703.00	100.00 %	

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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	PUM	6 Month(s) Ended	PUM	Budget	Variance	Variance %
					September 30, 2021		September 30, 2021				
Total Ordinary Maintenance and Operation					20,759.29	103.80	124,684.75	103.90	562,279.64	437,594.89	77.83 %
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	3,819.90	19.10	14,098.08	11.75	60,000.00	45,901.92	76.50 %
Total Protective Services					3,819.90	19.10	14,098.08	11.75	60,000.00	45,901.92	76.50 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	6,921.44	5.77	15,000.00	8,078.56	53.86 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	266.86	0.22	1,900.00	1,633.14	85.95 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	1,169.64	0.97	2,500.00	1,330.36	53.21 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	2,404.90	2.00	7,400.00	4,995.10	67.50 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	528.40	0.44	1,500.00	971.60	64.77 %
Insurance - Other	1	03	4510.15	5	8,313.26	41.57	44,918.44	37.43	72,000.00	27,081.56	37.61 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	17,499.96	14.58	35,000.00	17,500.04	50.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Emp Benefit Cont-Unemployment	1	03	4540.8	5	284.00	1.42	1,927.50	1.61	0.00	(1,927.50)	-100.00 %
Collection Losses	1	03	4570	5	(98.00)	(0.49)	1,629.00	1.36	7,200.00	5,571.00	77.38 %
Total General Expense					11,415.92	57.08	77,266.14	64.39	142,600.00	65,333.86	45.82 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	65,500.00	327.50	88,000.00	73.33	320,254.77	232,254.77	72.52 %
Operating Exp For Property - Contra	1	03	7590	5	(65,500.00)	(327.50)	(88,000.00)	(73.33)	(320,254.77)	(232,254.77)	-72.52 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(81,665.87)	(408.33)	(466,930.21)	(389.11)	(1,353,323.32)	886,393.11	65.50 %
Net Income (Loss)					21,386.24	106.95	156,120.60	130.10	0.00	156,120.60	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: 48 - U/M Year: 96

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	3,800.00	475.00	22,800.00	475.00	45,600.00	(22,800.00)	-50.00 %
Total Rental Income			3,800.00	475.00	22,800.00	475.00	45,600.00	(22,800.00)	-50.00 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	68.52	8.57	441.94	9.21	376.00	65.94	17.54 %
Other Income-Tenants	3 01 3690	5	0.00	0.00	15.00	0.31	225.00	(210.00)	-93.33 %
Total Other Income			68.52	8.56	456.94	9.52	601.00	(144.06)	-23.97 %
Total Revenue			3,868.52	483.56	23,256.94	484.52	46,201.00	(22,944.06)	-49.66 %
Administrative Expense									
Nontechnical Salaries	3 01 4110	5	208.00	26.00	735.67	15.33	7,841.71	7,106.04	90.62 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	77.89	9.74	206.78	4.31	3,818.05	3,611.27	94.58 %
Sundry	3 01 4190	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	96.42	2.01	500.00	403.58	80.72 %
Publications	3 01 4190.11	5	0.00	0.00	34.20	0.71	311.01	276.81	89.00 %
Telephone/Cell Phones/Internet	3 01 4190.13	5	0.00	0.00	(61.95)	(1.29)	0.00	61.95	100.00 %
Other Sundry Expense	3 01 4190.18	5	1,229.48	153.69	3,207.21	66.82	2,045.85	(1,161.36)	-56.77 %
Total Administrative Expense			1,515.37	189.42	4,218.33	87.88	15,716.62	11,498.29	73.16 %
Utilities Expense									
Water	3 01 4310	5	50.43	6.30	211.59	4.41	426.00	214.41	50.33 %
Other Utility Expense - Sewer	3 01 4390	5	98.42	12.30	389.91	8.12	780.00	390.09	50.01 %
Total Utilities Expense			148.85	18.61	601.50	12.53	1,206.00	604.50	50.12 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	184.98	3.85	8,728.90	8,543.92	97.88 %
Materials	3 01 4420	5	736.00	92.00	758.57	15.80	4,704.16	3,945.59	83.87 %
Contract Costs	3 01 4430	5	0.00	0.00	240.00	5.00	0.00	(240.00)	-100.00 %
Contract Cots-Extermination	3 01 4430.01	5	45.00	5.63	120.98	2.52	536.00	415.02	77.43 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	2,724.00	2,724.00	100.00 %
Contract Costs-Other	3 01 4430.13	5	309.75	38.72	1,354.27	28.21	0.00	(1,354.27)	-100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	762.00	15.88	2,135.00	1,373.00	64.31 %
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	95.94	11.99	575.64	11.99	1,143.00	567.36	49.64 %
Emp Benefit Cont - Maintenance	3 01 4433	5	0.00	0.00	103.03	2.15	5,254.32	5,151.29	98.04 %
Total Ordinary Maintenance and Operation			1,186.69	148.34	4,099.47	85.41	25,255.38	21,155.91	83.77 %

Report Criteria PHA: 3 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 48 - U/M Year: 96

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Protective Services									
Protective Services - Contract Costs	3 01 4480	5	0.00	0.00	105.00	2.19	0.00	(105.00)	-100.00 %
Total Protective Services			0.00	0.00	105.00	2.19	0.00	(105.00)	-100.00 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	0.00	0.00	1,008.08	21.00	1,785.00	776.92	43.52 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	26.69	0.56	64.00	37.31	58.30 %
Insurance - Other	3 01 4510.15	5	144.58	18.07	781.15	16.27	2,174.00	1,392.85	64.07 %
Total General Expense			144.58	18.07	1,815.92	37.83	4,023.00	2,207.08	54.86 %
Total Expenses			(2,995.49)	(374.44)	(10,840.22)	(225.84)	(46,201.00)	35,360.78	76.54 %
Net Income (Loss)			873.03	109.13	12,416.72	258.68	0.00	12,416.72	100.00 %

Report Criteria PHA: 3 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2021	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		43,438.00	262,112.00	530,423.00	(268,311.00)	-50.58 %
Interest Income HA Portion	7 01 3300 5		98.42	659.38	1,092.00	(432.62)	-39.62 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		2,117.75	4,871.75	7,375.00	(2,503.25)	-33.94 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	12,000.00	(12,000.00)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		126.06	210.34	3,631.00	(3,420.66)	-94.21 %
Other Income	7 01 3690 5		0.00	0.00	105.00	(105.00)	-100.00 %
HAP Earned Income	7 01 4902 5		403,584.00	2,095,099.00	4,828,244.00	(2,733,145.00)	-56.61 %
HAP Earned Income - VASH	7 03 4902 5		930.00	5,587.00	0.00	5,587.00	100.00 %
Total Operating Income			450,294.23	2,368,539.47	5,382,870.00	(3,014,330.53)	-56.00 %
Total Revenue			450,294.23	2,368,539.47	5,382,870.00	(3,014,330.53)	-56.00 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		11,843.30	59,300.93	134,031.00	74,730.07	55.76 %
Legal Expense	7 01 4130 5		0.00	0.00	2,000.00	2,000.00	100.00 %
STAFF TRAINING	7 01 4140 5		495.00	495.00	9,000.00	8,505.00	94.50 %
Travel	7 01 4150 5		951.78	951.78	5,814.00	4,862.22	83.63 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	0.00	1,000.00	1,000.00	100.00 %
Accounting Fees	7 01 4170 5		0.00	441.40	0.00	(441.40)	-100.00 %
Audit Fees	7 01 4171 5		0.00	0.00	3,000.00	3,000.00	100.00 %
Office Rent & Utilities	7 01 4180 5		0.00	3,204.00	13,236.00	10,032.00	75.79 %
Employee Benefits Cont - Admin	7 01 4182 5		4,492.69	26,110.59	46,490.00	20,379.41	43.84 %
Sundry	7 01 4190 5		0.00	0.00	3,000.00	3,000.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		0.00	500.00	3,600.00	3,100.00	86.11 %
Advertising and Marketing	7 01 4190.08 5		0.00	951.90	2,000.00	1,048.10	52.40 %
Tenant Tracker	7 01 4190.10 5		120.00	835.00	3,000.00	2,165.00	72.17 %
Publications	7 01 4190.11 5		0.00	2,524.40	5,000.00	2,475.60	49.51 %
Membership Dues and Fees	7 01 4190.12 5		0.00	0.00	2,700.00	2,700.00	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		468.68	2,807.75	10,000.00	7,192.25	71.92 %
Forms & Office Supplies	7 01 4190.17 5		0.00	2,133.06	20,000.00	17,866.94	89.33 %
Other Sundry Expense	7 01 4190.18 5		71.68	(2,677.31)	5,963.00	8,640.31	144.90 %
Administrative Contact Costs	7 01 4190.19 5		1,002.58	11,784.67	40,000.00	28,215.33	70.54 %
Asset Management Fee - AMP	7 01 4190.22 5		10,104.00	54,904.00	116,784.00	61,880.00	52.99 %
AMP Bookkeeping Fees	7 01 4190.23 5		6,315.00	34,252.50	72,990.00	38,737.50	53.07 %
Asset Management Fee - AMP	7 03 4190.22 5		0.00	4,544.00	10,368.00	5,824.00	56.17 %
AMP Bookkeeping Fees	7 03 4190.23 5		0.00	2,902.50	6,480.00	3,577.50	55.21 %
Total Administrative Expense			35,864.71	205,966.17	516,456.00	310,489.83	60.12 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		0.00	286.66	2,000.00	1,713.34	85.67 %
4400 Materials	7 01 4420 5		0.00	186.50	0.00	(186.50)	-100.00 %
4400 Contracted Cost	7 01 4430 5		0.00	50.00	0.00	(50.00)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01 4430.1 5		49.90	249.35	0.00	(249.35)	-100.00 %
Total Operating Expenses			49.90	772.51	2,000.00	1,227.49	61.37 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		0.00	264.12	500.00	235.88	47.18 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	1,514.20	3,670.00	2,155.80	58.74 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	332.66	0.00	(332.66)	-100.00 %
Insurance - Other	7 01 4510.15 5		0.00	0.00	1,000.00	1,000.00	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		40.13	274.72	1,000.00	725.28	72.53 %
Portable Admin Fees Paid	7 03 4590.P 5		2,033.81	11,985.30	30,000.00	18,014.70	60.05 %
Portability - Port In Deposits	7 03 4590.PID 5		0.00	(1,997.75)	0.00	1,997.75	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		0.00	1,997.75	0.00	(1,997.75)	-100.00 %
Total General Expense			2,073.94	14,371.00	36,170.00	21,799.00	60.27 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	50,000.00	50,000.00	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(50,000.00)	(50,000.00)	-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:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2021	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1 5		364,514.00	2,075,206.27	4,069,127.00	1,993,920.73	49.00 %
HAP Payments - Utilities	7 01 4715.4 5		5,001.00	32,204.00	90,000.00	57,796.00	64.22 %
Fraud Recovery HUD	7 01 4715.8 5		(2,117.75)	(4,871.75)	4,000.00	8,871.75	221.79 %
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		734.00	4,637.00	40,000.00	35,363.00	88.41 %
HAP Payments - Rents	7 02 4715.1 5		3,716.00	22,499.00	62,301.00	39,802.00	63.89 %
HAP Payments - Utilities	7 02 4715.4 5		0.00	0.00	5,000.00	5,000.00	100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		8,347.00	52,225.00	115,260.00	63,035.00	54.69 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		0.00	644.00	5,000.00	4,356.00	87.12 %
HAP Payments - Portability	7 03 4715.P 5		0.00	0.00	5,048.00	5,048.00	100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		19,907.00	119,104.21	349,508.00	230,403.79	65.92 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		533.00	2,996.00	0.00	(2,996.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04 4715.HO 5		0.00	0.00	30,000.00	30,000.00	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		1,125.00	4,966.00	30,000.00	25,034.00	83.45 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5		49.00	213.00	15,000.00	14,787.00	98.58 %
Total Housing Assistance Payments			401,808.25	2,309,822.73	4,828,244.00	2,518,421.27	52.16 %
Total Expenses			(439,796.80)	(2,530,932.41)	(5,382,870.00)	2,851,937.59	52.98 %
Total Net Income (Loss)			10,497.43	(162,392.94)	0.00	(162,392.94)	100.00 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, NOVEMBER 17, 2021
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
OCTOBER 2021

Los Vecinos		
Apartment	Tenant Id.	Amounts
107	31352	\$892.00
Los Vecinos Total		\$892.00
Bonita Park		
Apartment	Tenant Id.	Amounts
39	27558	\$209.00
82	24366	\$314.00
Bonita Park Total		\$523.00
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
137	30907	\$946.00
Le Moyne Gardens Total		\$946.00
Grand Total		\$2,361.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Los Vecinos - Amp 010

CHARGE-OFF VACATED APARTMENTS

MANAGER: Elizabeth Zavala

DATE: 11/01/21

FOR THE MONTH OF: OCTOBER 2021

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
107	31352	\$200.00	\$0.00	\$369.00	\$0.00	\$723.00	\$0.00	\$892.00	Abandoned

Rent Due: July 2021 \$123.00 + August 2021 \$123.00 + September 2021 \$123.00 + Refrigerator \$483.00 + Trash and Debris Removal \$240.00 = Total \$1,092.00 - Security Deposit \$200.00 = \$892.00

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	TOTALS	\$200.00	\$0.00	\$369.00	\$0.00	\$723.00	\$0.00	\$892.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Bonita Park, Sunset Terrace, Aragon, Arroyo Vista

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia Aguilera

DATE: 11/01/21

FOR THE MONTH OF OCTOBER 2021

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP-39	27558	-\$100.00	\$0.00	\$309.00	\$0.00	\$0.00	\$0.00	\$209.00	TERMINATION OF ASSISTANCE

Rent Due: September 2021 \$309.00 = Total \$309.00 - Security Deposit \$100.00 = \$209.00

BP-82	24366	-\$100.00	\$0.00	\$304.00	\$0.00	\$110.00	\$0.00	\$314.00	ABANDONED
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Rent Due: September 2021 \$304.00 + Trash and Debris Removal \$60.00 + Bathroom Cleaning \$50.00 = Total \$414.00 - Security Deposit \$100.00 = \$314.00

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	TOTALS	-\$200.00	\$0.00	\$613.00	\$0.00	\$110.00	\$0.00	\$523.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Le Moyne Gardens - Amp 030

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 11/01/21

FOR THE MONTH'S OF: OCTOBER 2021

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
137	30907	-\$200.00	\$0.00	\$996.00	\$0.00	\$150.00	\$0.00	\$946.00	Abandoned unit, rents due and maintenance fees due

Rents due: August 2021 \$498.00 + September 2021 \$498.00 + Maintenance Fees: cleaning of bathroom \$50.00+cleaning of stove \$50.00 + cleaning of refrigerator \$50.00 = Total amount due: \$1,146.00.00 - Security deposit \$200.00 = \$946.00

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	TOTALS	-\$200.00	\$0.00	\$996.00	\$0.00	\$150.00	\$0.00	\$946.00	
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HARLINGEN HOUSING AUTHORITY

HCV/Section 8 Program

PROPOSED PAYMENT STANDARDS FOR 2022 (January 01, 2022 TO December 31, 2022)

2022 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FMR	\$598	\$631	\$803	\$1043	\$1206
Payment Standard	\$658	\$694	\$883	\$1147	\$1327

PAYMENT STANDARDS FOR FY 2021 (January 01, 2021 TO December 31, 2021)

2021 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FMR	\$586	\$590	\$753	\$989	\$1138
Payment Standard	\$645	\$649	\$828	\$1088	\$1252

FMRs are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible (*Fair Market Rents for the Section 8 Program-HUD*).



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Brownsville-Harlingen, TX MSA FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$598	\$631	\$803	\$1,043	\$1,206
<u>FY 2021 FMR</u>	\$586	\$590	\$753	\$989	\$1,138

Cameron County, TX is part of the Brownsville-Harlingen, TX MSA, which consists of the following counties: Cameron County, TX. All information here applies to the entirety of the Brownsville-Harlingen, TX MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2015-2019 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2022 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or

State non-metropolitan area is used as the basis for FY2022.

2. HUD calculates a recent mover adjustment factor by comparing a 2019 1-year 40th percentile recent mover 2-bedroom rent to the 2015-2019 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.
4. In order to calculate rents that are "as of" 2020, HUD calculates the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2019 to annual 2020.
5. To further inflate rents from 2020 to FY2022, HUD uses a "trend factor" based on the forecast of gross rent changes through FY2022.
6. HUD multiplies the base rent by the recent mover factor, the gross rent CPI, and the trend factor to produce a rent that is "as of" the current fiscal year.
7. FY2022 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
8. HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
9. FY2022 FMRs may not be less than 90% of FY2021 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2019 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Brownsville-Harlingen, TX MSA.

Area	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted	Ratio	Sample Size Category	Result

	Standard Quality Gross Rent	Standard Quality Gross Rent	Margin of Error		
					0.022 < .5 6 ≥ 4 Use ACS ₂₀₁₉ 5-Year
Brownsville-Harlingen, TX MSA	<u>\$691</u>	\$15	$\frac{\$15}{\$691} = 0.022$	6	Brownsville-Harlingen, TX MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₁₉ Margin of Error Ratio is less than .5, the ACS₂₀₁₉ Brownsville-Harlingen, TX MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	FY2022 Base Rent
Brownsville-Harlingen, TX MSA	\$691

- A recent mover adjustment factor is applied based on the smallest area of geography which contains Brownsville-Harlingen, TX MSA and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
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Area	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Brownsville-Harlingen, TX MSA – 2 Bedroom	\$706	\$40	0.057	1	1 < 4 Do Not Use ACS ₂₀₁₉ 1-Year Brownsville-Harlingen, TX MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Brownsville-Harlingen, TX MSA – All Bedroom	\$764	\$45	0.059	4	0.059 < .5 4 ≥ 4 Use ACS ₂₀₁₉ 1-Year Brownsville-Harlingen, TX MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Brownsville-Harlingen, TX MSA and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and with a sufficient number of sample cases is Brownsville-Harlingen, TX MSA.

- The calculation of the relevant Recent-Mover Adjustment Factor for Brownsville-Harlingen, TX MSA is as follows:

ACS ₂₀₁₉ 5-Year Area	ACS ₂₀₁₉ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₁₉ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Brownsville-	\$707	\$764

Harlingen, TX
MSA – All
Bedroom

Area	Ratio	Recent-Mover Adjustment Factor
Brownsville-Harlingen, TX MSA	\$764 / \$707 = 1.081	1.0806 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.0806

4. The calculation of the relevant CPI Update Factors for Brownsville-Harlingen, TX MSA is as follows: HUD updates the 2019 intermediate rent with the ratio of the annual 2020 local or regional CPI to the annual 2019 local or regional CPI to establish rents as of 2020.

	Update Factor	Type
CPI Update Factor	1.0292	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2020 to 2022 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2022.

Trend Factor	Trend Factor Type
1.0453	Region

6. The FY 2022 2-Bedroom Fair Market Rent for Brownsville-Harlingen, TX MSA is calculated as follows:

Area	ACS₂₀₁₉ 5-Year Estimate	Recent-Mover Adjustment Factor	Annual 2019 to 2020 CPI Adjustment	Trending 1.0453 to FY2022	FY 2022 2-Bedroom FMR
Brownsville-Harlingen, TX MSA	\$691	1.08062	1.02916	1.04530	\$691 * 1.08062 * 1.02916 * 1.04530 = \$803

7. In keeping with HUD policy, the preliminary FY 2022 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2022 2-Bedroom FMR	FY 2022 Texas State Minimum	Final FY2022 2-Bedroom FMR
Brownsville-Harlingen, TX	\$803	\$757	\$803 ≥ \$757 Use Brownsville-Harlingen, TX MSA FMR of

MSA

\$803

8. Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2022 FMRs By Unit Bedrooms					
	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$598	\$631	\$803	\$1,043	\$1,206

9. The FY2022 FMR must not be below 90% of the FY2021 FMR.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2021 FMR	\$586	\$590	\$753	\$989	\$1,138
FY2021 floor	\$528	\$531	\$678	\$891	\$1,025
FY 2022 FMR	\$598	\$631	\$803	\$1,043	\$1,206
Use FY2021 floor for FY2022?	No	No	No	No	No

Final FY2022 Rents for All Bedroom Sizes for Brownsville-Harlingen, TX MSA

The following table shows the Final FY 2022 FMRs by bedroom sizes.

Final FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2022 FMR	\$598	\$631	\$803	\$1,043	\$1,206

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn?&year=2022&fmrtype=Final&selection_type=county&fips=4806199999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

- Anderson County, TX
- Andrews County, TX
- Angelina County, TX
- Aransas County, TX
- Archer County, TX

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2022 Metropolitan FMR Area:

Brownsville-Harlingen, TX MSA



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HOUSING AUTHORITY OF THE CITY OF HARLINGEN
 RESOLUTION 1480
 RESOLUTION TO APPROVE AND ADOPT UPDATED
 PAYMENT STANDARD FOR
 HOUSING CHOICE VOUCHER/SECTION 8
 PROGRAM

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Harlingen met in Regular Session on November 17, 2021, to adopt the Updated Payment Standards for the Housing Choice Voucher/Section 8 Program and to be effective January 1, 2022.

WHEREAS, after careful review and due consideration of the matter beforehand, the Board unanimously voted to adopt the attached Updated Payment Standard for Housing Choice Voucher/Section 8 Program effective January 1, 2022.

NOW THEREFORE, be it resolved that the attached Updated Housing Choice Voucher/Section 8 Program's Payment Standard is adopted as presented and prepared by the HCV Program Administrator effective January 1, 2022

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners hereby approves and adopts the attached Updated Payment Standard for the Housing Choice Voucher/Section 8 Program on the 17th day of November, 2021. This will take effect on January 1, 2022.

Carlos "Charlie" Perez
 Chairperson-Board of Commissioners

Hilda Benavides
 Secretary of the Board

Housing Authority

City of Harlingen Housing Authority

September 2021

Bank Balances

Comparative Income Statements/Charts

Budgeted Income Statement

Cares Act Income Statement

Accounting Report

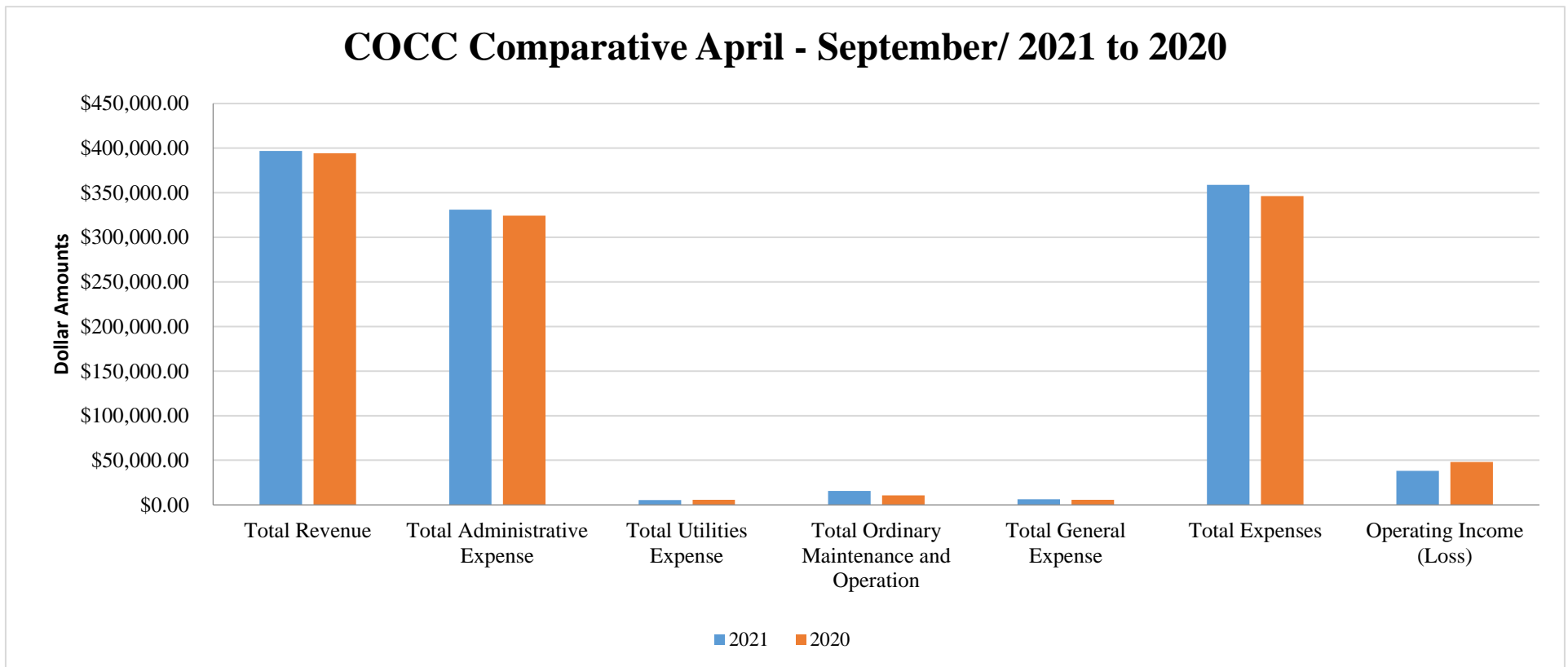


Bank Balances- Reserves as of 09/30/2021

	September 2021 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,500.13 COCC Investment Account		
\$374,256.35 COCC General Fund	\$63,042.27	6.85
Low Rent Reserves:		
\$1,285,229.29 Los Vecinos	\$80,038.30	16.06
\$851,439.28 Bonita Park	\$57,935.65	14.70
\$1,507,205.53 Le Moyne Gardens	\$81,665.87	18.46
Family Living Center Reserves:		
\$92,712.86 FLC bank cash account	\$2,995.49	30.95
Section 8 Reserves:		
\$236,374.73 Admin	\$37,988.55	6.22
\$33,947.77 HAP	\$401,808.25	0.08

Housing Authority of the City of Harlingen
Comparative Income Statement
 ADMINISTRATION BUILDING

	Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
Total Revenue	\$396,864.55	\$394,233.70
Total Administrative Expense	\$331,089.87	\$324,146.21
Total Utilities Expense	\$5,505.84	\$5,777.71
Total Ordinary Maintenance and Operation	\$15,756.78	\$10,606.71
Total General Expense	\$6,363.14	\$5,729.56
Total Expenses	\$358,715.63	\$346,260.19
Operating Income (Loss)	\$38,148.92	\$47,973.51



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

				Start: 04/01/2021	Start: 04/01/2020		
				End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue							
Operating Income							
Other Income - CFP 50118 / 501	1	06	3690.25	5	0.00	44,441.00	(44,441.00) -100.00 %
CFP 50120 Admin	1	06	3690.27	5	41,210.00	20,200.00	21,010.00 104.01 %
CFP Admin 50121	1	06	3690.28	5	21,410.00	0.00	21,410.00 0.00 %
Total Operating Income					62,620.00	64,641.00	(2,021.00) -3.13 %
Rental Income							
NON-DWELLING RENT	1	06	3190	5	11,312.88	6,479.85	4,833.03 74.59 %
Total Rental Income					11,312.88	6,479.85	4,833.03 74.59 %
Other Income							
Investment Income - Unrestrict	1	06	3610	5	703.89	763.88	(59.99) -7.85 %
OTHER INCOME	1	06	3690	5	8,044.78	3,409.63	4,635.15 135.94 %
Other Income - Management Fee	1	06	3690.2	5	160,004.00	165,966.34	(5,962.34) -3.59 %
Other Income - Asset Managemen	1	06	3690.3	5	89,328.00	88,452.00	876.00 0.99 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	58,875.00	58,545.00	330.00 0.56 %
IT Fees	1	06	3690.5	5	5,976.00	5,976.00	0.00 0.00 %
Total Other Income					322,931.67	323,112.85	(181.18) -0.06 %
Total Revenue					396,864.55	394,233.70	2,630.85 0.67 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06	4110	5	179,397.71	193,507.43	14,109.72 7.29 %
LEGAL EXPENSE	1	06	4130	5	4,925.25	4,635.00	(290.25) -6.26 %
STAFF TRAINING	1	06	4140	5	2,559.00	0.00	(2,559.00) 0.00 %
TRAVEL	1	06	4150	5	5,456.99	(274.50)	(5,731.49) 2087.97 %
Travel-Mileage Reimbursement	1	06	4150.2	5	0.00	23.00	23.00 100.00 %
Accounting Fees	1	06	4170	5	5,046.40	13,647.00	8,600.60 63.02 %
Employee Benefits Cont - Admin	1	06	4182	5	55,426.57	66,199.62	10,773.05 16.27 %
SUNDRY	1	06	4190	5	0.00	31.00	31.00 100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	542.99	1,785.15	1,242.16 69.58 %
Advertising and Marketing	1	06	4190.08	5	680.38	1,440.79	760.41 52.78 %
PUBLICATIONS	1	06	4190.11	5	438.90	1,327.80	888.90 66.95 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	195.00	0.00	(195.00) 0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	7,725.77	6,459.21	(1,266.56) -19.61 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	4,395.95	4,632.81	236.86 5.11 %
Other Sundry Expense	1	06	4190.18	5	7,013.72	4,561.75	(2,451.97) -53.75 %
Administrative Contact Costs	1	06	4190.19	5	55,952.03	24,747.89	(31,204.14) -126.09 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,333.21	1,422.26	89.05 6.26 %
Total Administrative Expense					331,089.87	324,146.21	(6,943.66) -2.14 %
Utilities Expense							
WATER	1	06	4310	5	94.44	91.38	(3.06) -3.35 %
ELECTRICITY	1	06	4320	5	5,290.90	5,561.44	270.54 4.86 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	120.50	124.89	4.39 3.52 %
Total Utilities Expense					5,505.84	5,777.71	271.87 4.71 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06	4410	5	6,513.45	3,036.31	(3,477.14) -114.52 %
MATERIALS	1	06	4420	5	2,292.11	2,267.97	(24.14) -1.06 %
CONTRACT COSTS	1	06	4430	5	0.00	51.48	51.48 100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	421.84	265.92	(155.92) -58.63 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	290.44	96.08	(194.36) -202.29 %
VEHICLE-MAINTENANCE	1	06	4430.1	5	0.00	95.48	95.48 100.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	3,184.96	1,552.50	(1,632.46) -105.15 %
Connect/Disconnect Fees	1	06	4430.4	5	76.79	0.00	(76.79) 0.00 %
Garbage and Trash Removal	1	06	4431	5	283.59	280.74	(2.85) -1.02 %
Emp Benefit Cont - Maintenance	1	06	4433	5	2,693.60	2,960.23	266.63 9.01 %

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: 04/01/2021	Start: 04/01/2020		
				End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Total Ordinary Maintenance and Operation				15,756.78	10,606.71	(5,150.07)	-48.55 %
Protective Services							
Protective Services - Contract	1	06	4480	5	1,428.99	1,135.85	(293.14) -25.81 %
Total Protective Services					1,428.99	1,135.85	(293.14) -25.81 %
General Expense							
Insurance -Property (Fire & EC	1	06	4510.01	5	806.40	787.72	(18.68) -2.37 %
Insurance - General Liability	1	06	4510.02	5	222.37	263.38	41.01 15.57 %
Insurance - Automobile	1	06	4510.03	5	603.68	517.36	(86.32) -16.68 %
Insurance - Workman's Comp	1	06	4510.04	5	2,048.62	1,799.40	(249.22) -13.85 %
Insurance - Fidelity Bond	1	06	4510.09	5	450.08	426.76	(23.32) -5.46 %
Insurance - Other	1	06	4510.15	5	2,231.99	1,934.94	(297.05) -15.35 %
Total General Expense					6,363.14	5,729.56	(633.58) -11.06 %
Other Expenditures							
Property Better & Add-Contract	1	06	7540.4	5	0.00	10,025.00	10,025.00 100.00 %
Operating Exp For Property - C	1	06	7590	5	0.00	(10,025.00)	(10,025.00) 100.00 %
Total Other Expenditures					0.00	0.00	0.00 0.00 %
Total Expenses					(360,144.62)	(347,396.04)	(12,748.58) 3.67 %
Net Income (Loss)					36,719.93	46,837.66	(10,117.73) -0.20 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

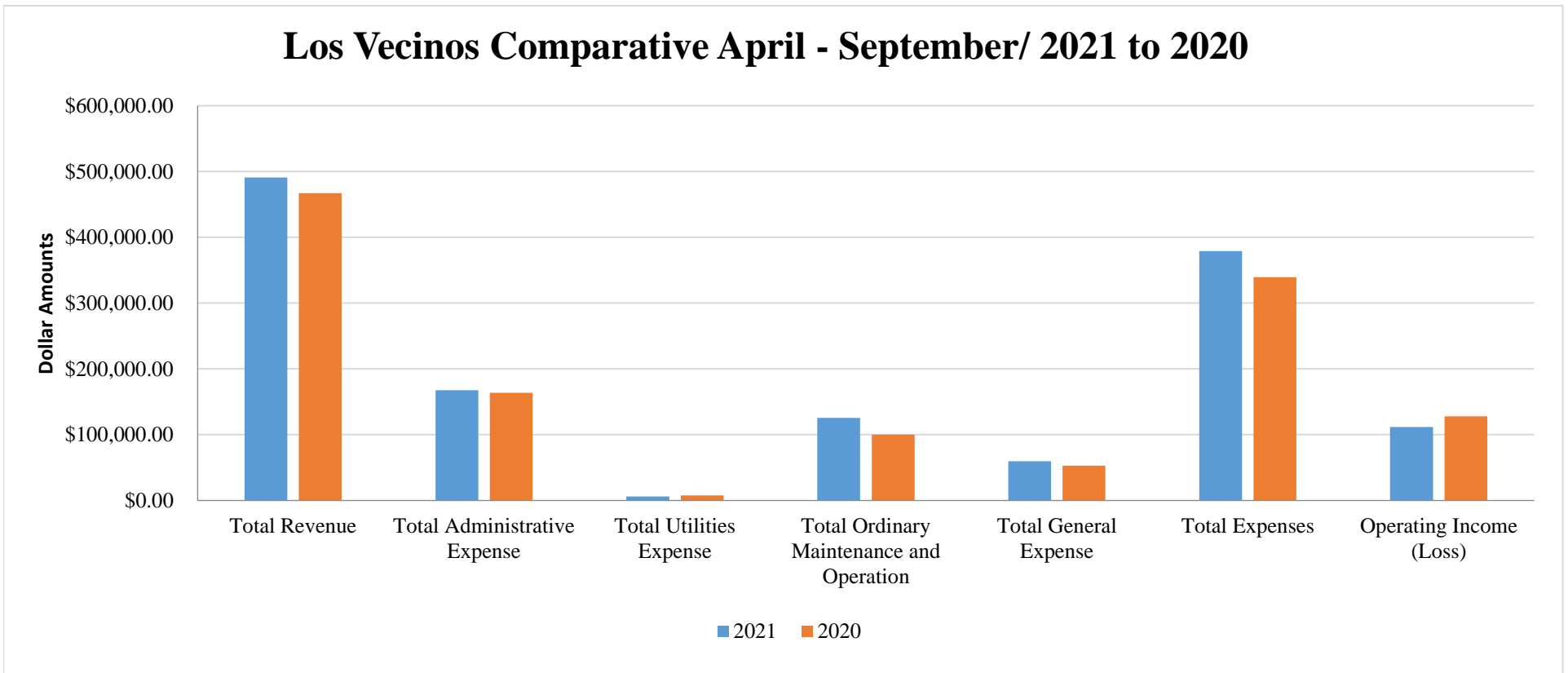
Custom 3: PHA

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
--------------------------------------	--------------------------------------

Total Revenue	\$490,727.95	\$467,176.55
Total Administrative Expense	\$167,420.72	\$163,496.63
Total Utilities Expense	\$5,994.56	\$7,637.13
Total Ordinary Maintenance and Operation	\$125,497.94	\$100,001.63
Total General Expense	\$59,856.51	\$53,107.49
Total Expenses	\$379,168.08	\$339,389.14
Operating Income (Loss)	\$111,559.87	\$127,787.41



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	144,010.00	126,347.00	17,663.00	13.98 %
Total Rental Income					144,010.00	126,347.00	17,663.00	13.98 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	1,711.66	1,454.84	256.82	17.65 %
Other Income-Tenants	1	01	3690	5	3,918.00	2,553.00	1,365.00	53.47 %
Other Income - Misc Other Reve	1	01	3690.1	5	517.79	(323.29)	841.08	-260.16 %
Other Income - OP Trans In Fro	1	01	3690.99	5	0.00	59,079.00	(59,079.00)	-100.00 %
Total Other Income					6,147.45	62,763.55	(56,616.10)	-90.21 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	340,570.50	278,066.00	62,504.50	22.48 %
Total Other Receipts					340,570.50	278,066.00	62,504.50	22.48 %
Total Revenue					490,727.95	467,176.55	23,551.40	5.04 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	39,272.92	42,541.97	3,269.05	7.68 %
Legal Expense	1	01	4130	5	2,144.50	0.00	(2,144.50)	0.00 %
Staff Training	1	01	4140	5	6.30	0.00	(6.30)	0.00 %
Accounting Fees	1	01	4170	5	346.40	0.00	(346.40)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	19,653.94	22,894.92	3,240.98	14.16 %
Sundry	1	01	4190	5	0.00	35.00	35.00	100.00 %
Postage/FedEx/UPS	1	01	4190.03	5	100.00	400.00	300.00	75.00 %
Advertising and Marketing	1	01	4190.08	5	2,102.32	1,092.94	(1,009.38)	-92.35 %
Tenant Tracker	1	01	4190.10	5	1,029.05	1,103.30	74.25	6.73 %
Publications	1	01	4190.11	5	1,174.55	1,617.00	442.45	27.36 %
Membership Dues and Fees	1	01	4190.12	5	606.93	588.86	(18.07)	-3.07 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	3,688.24	3,072.19	(616.05)	-20.05 %
Rental of Warehouse Space	1	01	4190.14	5	6,048.00	5,184.00	(864.00)	-16.67 %
Forms & Office Supplies	1	01	4190.17	5	1,729.69	1,770.40	40.71	2.30 %
Other Sundry Expense	1	01	4190.18	5	2,350.71	3,911.96	1,561.25	39.91 %
Administrative Contact Costs	1	01	4190.19	5	20,958.92	12,504.65	(8,454.27)	-67.61 %
Management Fee Expense - AMP	1	01	4190.21	5	48,785.75	49,446.94	661.19	1.34 %
Asset Management Fee - AMP	1	01	4190.22	5	9,000.00	9,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	6,622.50	6,532.50	(90.00)	-1.38 %
IT Fees-COCC	1	01	4190.24	5	1,800.00	1,800.00	0.00	0.00 %
Total Administrative Expense					167,420.72	163,496.63	(3,924.09)	-2.40 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	7,246.21	3,508.84	(3,737.37)	-106.51 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	2,476.16	1,545.88	(930.28)	-60.18 %
Total Tenant Services					9,722.37	5,054.72	(4,667.65)	-92.34 %
Utilities Expense								
Water	1	01	4310	5	589.11	1,011.40	422.29	41.75 %
Electricity	1	01	4320	5	4,326.47	5,452.85	1,126.38	20.66 %
Gas	1	01	4330	5	579.61	557.57	(22.04)	-3.95 %
Other Utility Expense - Sewer	1	01	4390	5	499.37	615.31	115.94	18.84 %
Total Utilities Expense					5,994.56	7,637.13	1,642.57	21.51 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	46,309.24	42,489.83	(3,819.41)	-8.99 %
Materials	1	01	4420	5	30,586.52	9,637.05	(20,949.47)	-217.38 %
Contract Costs	1	01	4430	5	0.00	77.22	77.22	100.00 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	4,525.00	3,075.00	(1,450.00)	-47.15 %
Contract Costs-Other Repairs	1	01	4430.03	5	7,745.00	0.00	(7,745.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	324.10	314.31	(9.79)	-3.11 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	536.68	4,989.76	4,453.08	89.24 %
Contract Costs-Other	1	01	4430.13	5	1,095.00	1,260.00	165.00	13.10 %
Contract Costs-Heating & Coolin	1	01	4430.17	5	202.00	3,025.00	2,823.00	93.32 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	690.00	7,100.00	6,410.00	90.28 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	175.00	0.00	(175.00)	0.00 %
Contract Costs-Electrical Contr	1	01	4430.21	5	1,950.00	550.00	(1,400.00)	-254.55 %
Contract Costs-Plumbing Contrace	1	01	4430.22	5	10,375.60	6,520.00	(3,855.60)	-59.13 %
Connect/Disconnect Fees	1	01	4430.4	5	495.00	255.00	(240.00)	-94.12 %
Garbage and Trash Collection	1	01	4431	5	1,548.89	1,018.32	(530.57)	-52.10 %
Emp Benefit Cont - Maintenance	1	01	4433	5	18,939.91	19,690.14	750.23	3.81 %
Total Ordinary Maintenance and Operation					125,497.94	100,001.63	(25,496.31)	-25.50 %
Protective Services								
Protective Services - Contract	1	01	4480	5	10,675.98	10,091.54	(584.44)	-5.79 %
Total Protective Services					10,675.98	10,091.54	(584.44)	-5.79 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	5,310.54	5,187.53	(123.01)	-2.37 %
Insurance - General Liability	1	01	4510.02	5	195.70	231.78	36.08	15.57 %
Insurance - Automobile	1	01	4510.03	5	867.80	743.70	(124.10)	-16.69 %
Insurance - Workman's Comp	1	01	4510.04	5	1,514.20	1,330.00	(184.20)	-13.85 %
Insurance - Fidelity Bond	1	01	4510.09	5	332.70	315.44	(17.26)	-5.47 %
Insurance - Other	1	01	4510.15	5	32,363.57	28,056.73	(4,306.84)	-15.35 %
Payments in Lieu of Taxes	1	01	4520	5	15,000.00	15,000.00	0.00	0.00 %
Collection Losses	1	01	4570	5	4,272.00	2,242.31	(2,029.69)	-90.52 %
Total General Expense					59,856.51	53,107.49	(6,749.02)	-12.71 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	01	7520	5	30,692.00	0.00	(30,692.00)	0.00 %
Property Better & Add-Contract	1	01	7540.4	5	20,495.00	0.00	(20,495.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(51,187.00)	0.00	51,187.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(379,168.08)	(339,389.14)	(39,778.94)	11.72 %
Net Income (Loss)					111,559.87	127,787.41	(16,227.54)	-52.76 %

Report Criteria PHA: 1 Project: '01'

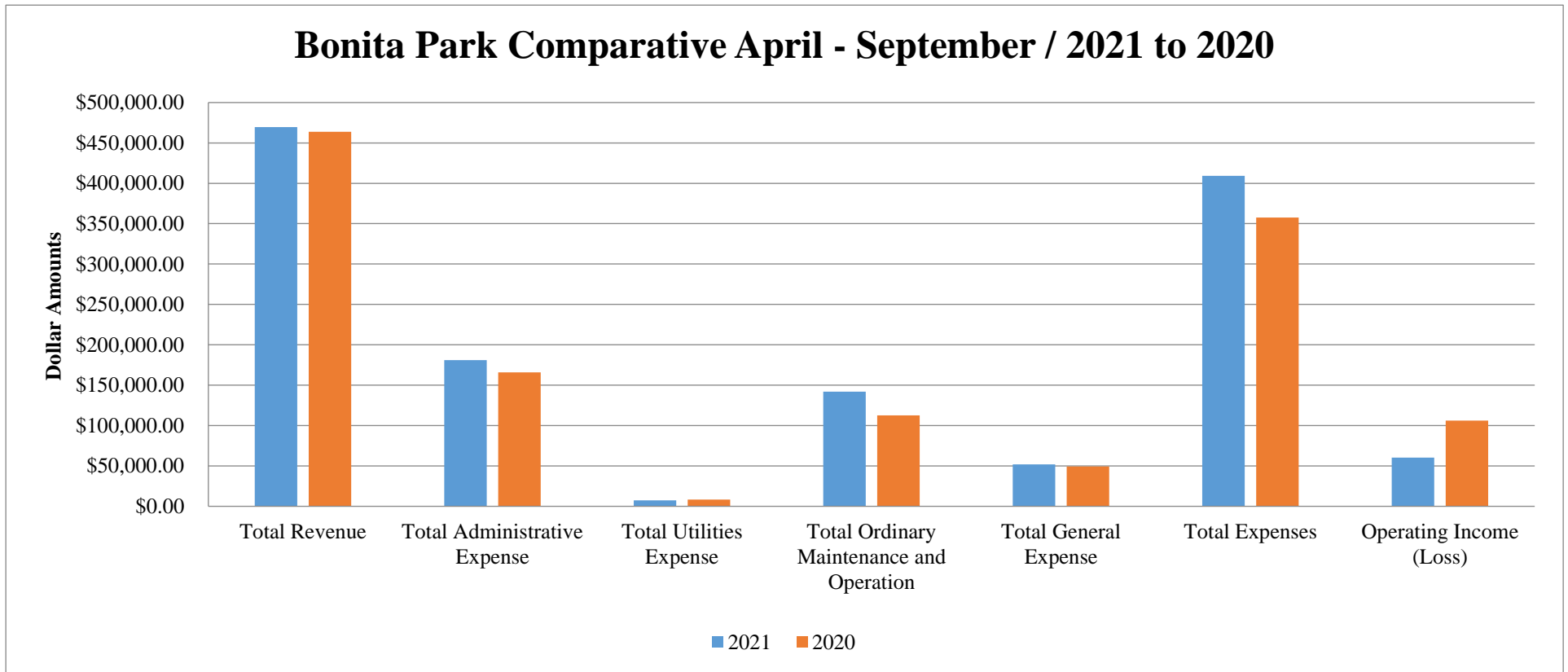
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
Total Revenue	\$469,455.91	\$463,801.85
Total Administrative Expense	\$180,997.92	\$165,727.46
Total Utilities Expense	\$7,280.96	\$8,199.36
Total Ordinary Maintenance and Operation	\$142,131.52	\$112,474.13
Total General Expense	\$51,832.18	\$49,404.75
Total Expenses	\$409,124.50	\$357,518.15
Operating Income (Loss)	\$60,331.41	\$106,283.70



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	146,632.00	145,901.00	731.00	0.50 %
Nondwelling Rental	1	02	3190	5	2,450.00	2,100.00	350.00	16.67 %
Total Rental Income					149,082.00	148,001.00	1,081.00	0.73 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,131.79	997.87	133.92	13.42 %
Other Income - Tenants	1	02	3690	5	3,694.20	4,934.00	(1,239.80)	-25.13 %
Other Income - Misc Other Reve	1	02	3690.1	5	1,068.42	(2,481.02)	3,549.44	-143.06 %
Other Income - OP Tran In From	1	02	3690.99	5	0.00	59,079.00	(59,079.00)	-100.00 %
Total Other Income					5,894.41	62,529.85	(56,635.44)	-90.57 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	314,479.50	253,271.00	61,208.50	24.17 %
Total Other Receipts					314,479.50	253,271.00	61,208.50	24.17 %
Total Revenue					469,455.91	463,801.85	5,654.06	1.22 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	38,700.98	46,926.85	8,225.87	17.53 %
Staff Training	1	02	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	1	02	4150	5	951.78	0.00	(951.78)	0.00 %
Accounting Fees	1	02	4170	5	346.40	0.00	(346.40)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	14,531.43	22,186.97	7,655.54	34.50 %
Sundry	1	02	4190	5	0.00	0.50	0.50	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	100.00	400.00	300.00	75.00 %
Advertising and Marketing	1	02	4190.08	5	2,077.12	(146.26)	(2,223.38)	1520.16 %
Tenant Tracker	1	02	4190.10	5	1,014.87	1,056.89	42.02	3.98 %
Publications	1	02	4190.11	5	421.80	2,021.60	1,599.80	79.14 %
Membership Dues and Fees	1	02	4190.12	5	598.84	581.00	(17.84)	-3.07 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	9,241.92	3,951.02	(5,290.90)	-133.91 %
Forms & Office Supplies	1	02	4190.17	5	2,180.85	1,022.16	(1,158.69)	-113.36 %
Other Sundry Expense	1	02	4190.18	5	2,580.98	5,592.35	3,011.37	53.85 %
Administrative Contact Costs	1	02	4190.19	5	42,946.70	15,310.10	(27,636.60)	-180.51 %
Management Fee Expense - AMP	1	02	4190.21	5	47,680.75	49,605.78	1,925.03	3.88 %
Asset Management Fee - AMP	1	02	4190.22	5	8,880.00	8,880.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	6,472.50	6,562.50	90.00	1.37 %
IT Fees - COCC	1	02	4190.24	5	1,776.00	1,776.00	0.00	0.00 %
Total Administrative Expense					180,997.92	165,727.46	(15,270.46)	-9.21 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	8,117.70	2,970.61	(5,147.09)	-173.27 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	5,657.20	1,295.26	(4,361.94)	-336.76 %
Total Tenant Services					13,774.90	4,265.87	(9,509.03)	-222.91 %
Utilities Expense								
Water	1	02	4310	5	1,105.75	522.38	(583.37)	-111.68 %
Electricity	1	02	4320	5	4,592.17	6,415.12	1,822.95	28.42 %
Gas	1	02	4330	5	1,283.97	1,075.96	(208.01)	-19.33 %
Other Utility Expense - Sewer	1	02	4390	5	299.07	185.90	(113.17)	-60.88 %
Total Utilities Expense					7,280.96	8,199.36	918.40	11.20 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	42,999.48	40,442.33	(2,557.15)	-6.32 %
Materials	1	02	4420	5	15,899.51	22,276.33	6,376.82	28.63 %
Contract Costs	1	02	4430	5	0.00	106.04	106.04	100.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	6,423.90	4,511.74	(1,912.16)	-42.38 %
Contract Costs-Other Repairs	1	02	4430.03	5	11,280.06	14,640.00	3,359.94	22.95 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	324.10	376.66	52.56	13.95 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	2,952.40	468.73	(2,483.67)	-529.87 %
Contract Costs-Other	1	02	4430.13	5	15,920.00	1,243.20	(14,676.80)	-1180.57 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	4,647.00	2,430.00	(2,217.00)	-91.23 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	17,750.00	726.00	(17,024.00)	-2344.90 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	(7,980.00)	0.00	7,980.00	0.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	1,100.00	3,281.00	2,181.00	66.47 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	10,115.00	1,750.00	(8,365.00)	-478.00 %
Connect/Disconnect Fees	1	02	4430.4	5	570.00	255.00	(315.00)	-123.53 %
Garbage and Trash Collection	1	02	4431	5	1,592.62	956.63	(635.99)	-66.48 %
Emp Benefit Cont - Maintenance	1	02	4433	5	18,537.45	19,010.47	473.02	2.49 %
Total Ordinary Maintenance and Operation					142,131.52	112,474.13	(29,657.39)	-26.37 %
Protective Services								
Protective Services - Contract	1	02	4480	5	13,107.02	11,946.58	(1,160.44)	-9.71 %
Total Protective Services					13,107.02	11,946.58	(1,160.44)	-9.71 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	5,913.36	5,776.40	(136.96)	-2.37 %
Insurance - General Liability	1	02	4510.02	5	177.90	210.70	32.80	15.57 %
Insurance - Automobile	1	02	4510.03	5	867.80	743.70	(124.10)	-16.69 %
Insurance - Workman's Comp	1	02	4510.04	5	1,425.12	1,251.76	(173.36)	-13.85 %
Insurance - Fidelity Bond	1	02	4510.09	5	313.12	296.88	(16.24)	-5.47 %
Insurance - Other	1	02	4510.15	5	30,131.57	26,121.81	(4,009.76)	-15.35 %
Payments in Lieu of Taxes	1	02	4520	5	13,749.96	13,609.50	(140.46)	-1.03 %
Collection Losses	1	02	4570	5	(746.65)	1,394.00	2,140.65	153.56 %
Total General Expense					51,832.18	49,404.75	(2,427.43)	-4.91 %
Other Expenditures								
Extraord Maint - Contract Cost	1	02	4610.3	5	0.00	5,500.00	5,500.00	100.00 %
Property Better & Add-Contract	1	02	7540.4	5	48,600.00	46,873.19	(1,726.81)	-3.68 %
Operating Exp For Property - C	1	02	7590	5	(48,600.00)	(46,873.19)	1,726.81	-3.68 %
Total Other Expenditures					0.00	5,500.00	5,500.00	100.00 %
Total Expenses					(409,124.50)	(357,518.15)	(51,606.35)	14.43 %
Net Income (Loss)					60,331.41	106,283.70	(45,952.29)	-44.86 %

Report Criteria PHA: 1 Project: '02'

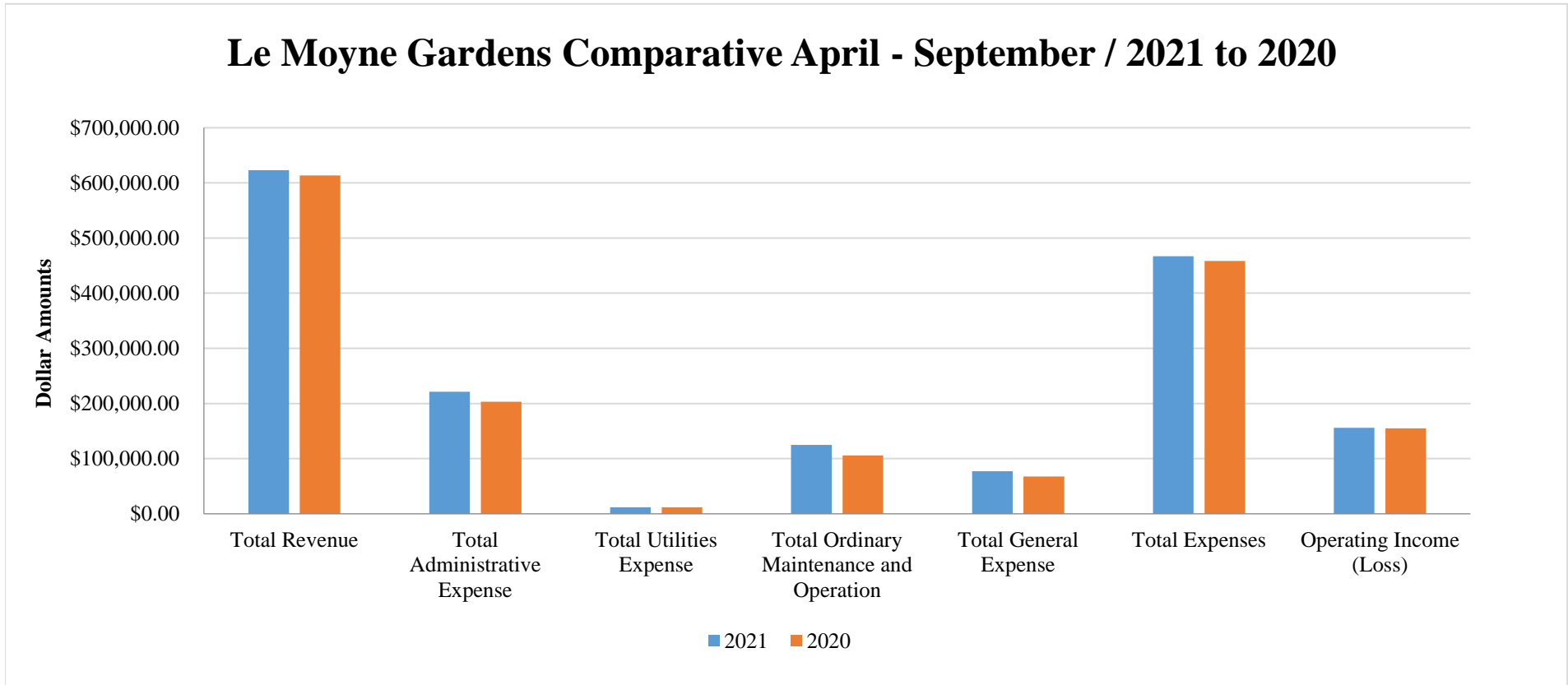
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
Total Revenue	\$623,050.81	\$613,281.45
Total Administrative Expense	\$221,223.80	\$203,100.04
Total Utilities Expense	\$11,884.82	\$11,596.78
Total Ordinary Maintenance and Operation	\$124,684.75	\$105,631.06
Total General Expense	\$77,266.14	\$67,746.19
Total Expenses	\$466,930.21	\$458,542.05
Operating Income (Loss)	\$156,120.60	\$154,739.40



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	161,228.24	132,423.00	28,805.24	21.75 %
Nondwelling Rental	1	03	3190	5	2,100.00	2,100.00	0.00	0.00 %
Total Rental Income					163,328.24	134,523.00	28,805.24	21.41 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	1,933.38	1,726.18	207.20	12.00 %
Other Income-Tenants	1	03	3690	5	2,866.00	2,753.50	112.50	4.09 %
Other Income - Misc Other Reve	1	03	3690.1	5	(176.81)	24,382.77	(24,559.58)	-100.73 %
Other Income - OP Trans In Fro	1	03	3690.99	5	0.00	78,773.00	(78,773.00)	-100.00 %
Total Other Income					4,622.57	107,635.45	(103,012.88)	-95.71 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	455,100.00	371,123.00	83,977.00	22.63 %
Total Other Receipts					455,100.00	371,123.00	83,977.00	22.63 %
Total Revenue					623,050.81	613,281.45	9,769.36	1.59 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	47,138.08	57,400.69	10,262.61	17.88 %
Legal Expense	1	03	4130	5	(906.75)	0.00	906.75	0.00 %
Staff Training	1	03	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	1	03	4150	5	936.78	0.00	(936.78)	0.00 %
Accounting Fees	1	03	4170	5	346.40	0.00	(346.40)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	19,785.12	23,289.85	3,504.73	15.05 %
Postage/FedEx/UPS	1	03	4190.03	5	100.00	400.00	300.00	75.00 %
Advertising and Marketing	1	03	4190.08	5	2,659.60	301.80	(2,357.80)	-781.25 %
Tenant Tracker	1	03	4190.10	5	1,475.08	1,428.95	(46.13)	-3.23 %
Publications	1	03	4190.11	5	570.00	1,766.80	1,196.80	67.74 %
Membership Dues and Fees	1	03	4190.12	5	809.23	785.14	(24.09)	-3.07 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	4,165.88	4,702.04	536.16	11.40 %
Rental of Warehouse Space	1	03	4190.14	5	6,048.00	5,184.00	(864.00)	-16.67 %
Forms & Office Supplies	1	03	4190.17	5	1,906.64	1,724.05	(182.59)	-10.59 %
Other Sundry Expense	1	03	4190.18	5	2,440.70	4,141.04	1,700.34	41.06 %
Administrative Contact Costs	1	03	4190.19	5	46,691.54	11,819.56	(34,871.98)	-295.04 %
Management Fee Expense - AMP	1	03	4190.21	5	63,537.50	66,913.62	3,376.12	5.05 %
Asset Management Fee - AMP	1	03	4190.22	5	12,000.00	12,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	8,625.00	8,842.50	217.50	2.46 %
IT Fees - COCC	1	03	4190.24	5	2,400.00	2,400.00	0.00	0.00 %
Total Administrative Expense					221,223.80	203,100.04	(18,123.76)	-8.92 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	12,643.05	12,138.29	(504.76)	-4.16 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	5,129.57	4,952.19	(177.38)	-3.58 %
Total Tenant Services					17,772.62	17,090.48	(682.14)	-3.99 %
Utilities Expense								
Water	1	03	4310	5	2,416.46	1,975.96	(440.50)	-22.29 %
Electricity	1	03	4320	5	8,284.73	8,816.82	532.09	6.03 %
Gas	1	03	4330	5	553.88	495.17	(58.71)	-11.86 %
Other Utility Expense - Sewer	1	03	4390	5	629.75	308.83	(320.92)	-103.91 %
Total Utilities Expense					11,884.82	11,596.78	(288.04)	-2.48 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	46,018.47	46,346.80	328.33	0.71 %
Materials	1	03	4420	5	24,184.70	10,170.26	(14,014.44)	-137.80 %
Contract Costs	1	03	4430	5	2,411.42	106.04	(2,305.38)	-2174.07 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	5,997.96	3,975.00	(2,022.96)	-50.89 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

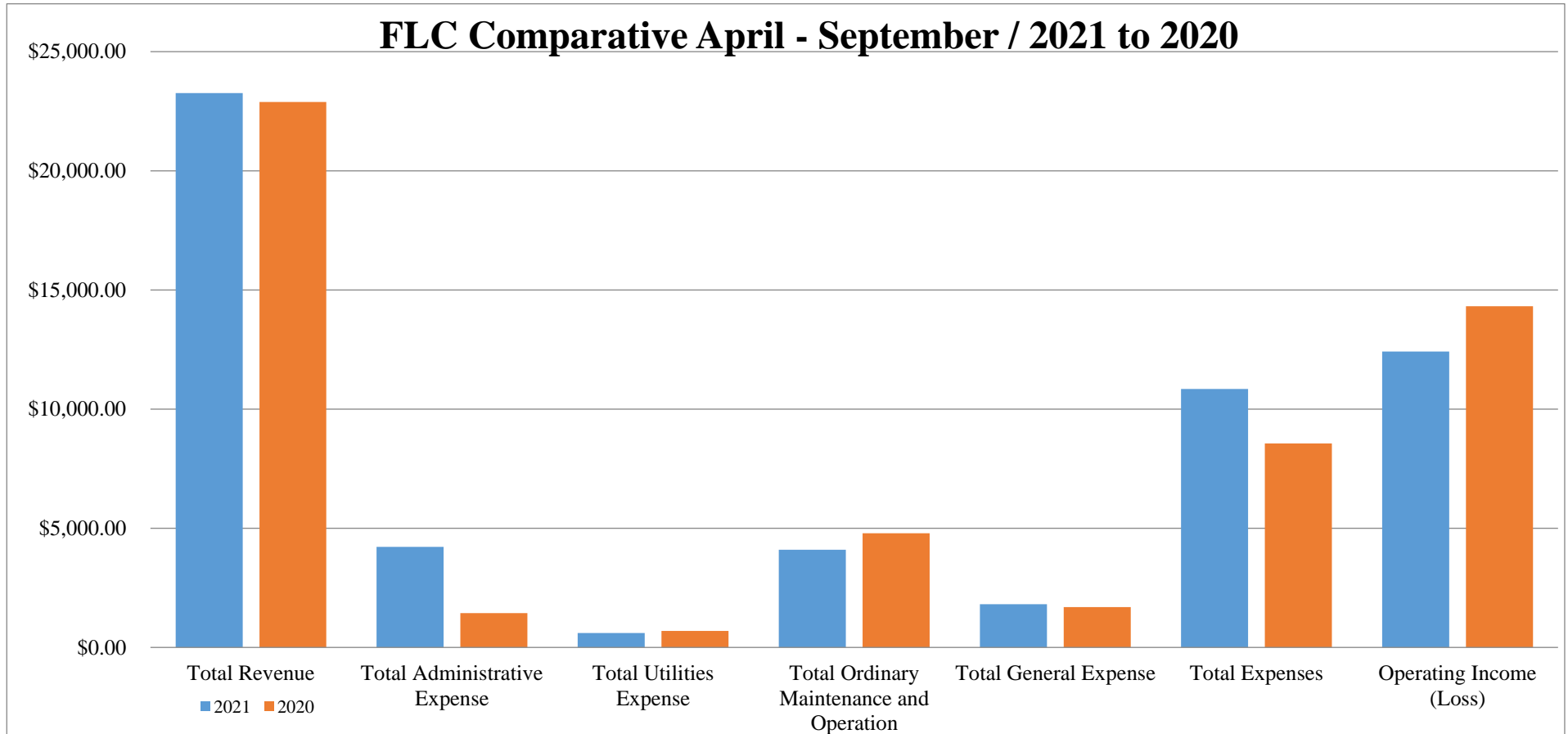
Custom 3: PHA

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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Contract Costs-Other Repairs	1	03	4430.03	5	1,205.00	8,440.00	7,235.00	85.72 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	510.74	494.96	(15.78)	-3.19 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	2,292.37	22.50	(2,269.87)	-10088.31 %
Contract Costs-Other	1	03	4430.13	5	4,121.88	1,775.94	(2,345.94)	-132.10 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	1,950.00	0.00	(1,950.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	12,995.00	6,400.00	(6,595.00)	-103.05 %
Contact Costs-Electrical Contr	1	03	4430.21	5	650.00	150.00	(500.00)	-333.33 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	1,245.00	2,900.00	1,655.00	57.07 %
Connect/Disconnect Fees	1	03	4430.4	5	1,150.00	375.00	(775.00)	-206.67 %
Garbage and Trash Collection	1	03	4431	5	1,946.91	1,332.60	(614.31)	-46.10 %
Emp Benefit Cont - Maintenance	1	03	4433	5	18,005.30	23,141.96	5,136.66	22.20 %
Total Ordinary Maintenance and Operation					124,684.75	105,631.06	(19,053.69)	-18.04 %
Protective Services								
Protective Services - Contract	1	03	4480	5	14,098.08	14,302.50	204.42	1.43 %
Total Protective Services					14,098.08	14,302.50	204.42	1.43 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	6,921.44	6,761.13	(160.31)	-2.37 %
Insurance - General Liability	1	03	4510.02	5	266.86	316.06	49.20	15.57 %
Insurance - Automobile	1	03	4510.03	5	1,169.64	1,002.38	(167.26)	-16.69 %
Insurance - Workman's Comp	1	03	4510.04	5	2,404.90	2,112.34	(292.56)	-13.85 %
Insurance - Fidelity Bond	1	03	4510.09	5	528.40	500.98	(27.42)	-5.47 %
Insurance - Other	1	03	4510.15	5	44,918.44	38,940.84	(5,977.60)	-15.35 %
Payments in Lieu of Taxes	1	03	4520	5	17,499.96	17,499.96	0.00	0.00 %
Emp Benefit Cont-Unemployment	1	03	4540.8	5	1,927.50	0.00	(1,927.50)	0.00 %
Collection Losses	1	03	4570	5	1,629.00	612.50	(1,016.50)	-165.96 %
Total General Expense					77,266.14	67,746.19	(9,519.95)	-14.05 %
Other Expenditures								
Extraord Maint - Contract Cost	1	03	4610.3	5	0.00	39,075.00	39,075.00	100.00 %
Property Better & Add-Contract	1	03	7540.4	5	88,000.00	254,129.63	166,129.63	65.37 %
Operating Exp For Property - C	1	03	7590	5	(88,000.00)	(254,129.63)	(166,129.63)	65.37 %
Total Other Expenditures					0.00	39,075.00	39,075.00	100.00 %
Total Expenses					(466,930.21)	(458,542.05)	(8,388.16)	1.83 %
Net Income (Loss)					156,120.60	154,739.40	1,381.20	108.25 %

Housing Authority of the City of Harlingen
Comparative Income Statement
 FAMILY LIVING CENTER

	Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
Total Revenue	\$23,256.94	\$22,885.83
Total Administrative Expense	\$4,218.33	\$1,442.32
Total Utilities Expense	\$601.50	\$689.21
Total Ordinary Maintenance and Operation	\$4,099.47	\$4,788.09
Total General Expense	\$1,815.92	\$1,693.59
Total Expenses	\$10,840.22	\$8,564.93
Operating Income (Loss)	\$12,416.72	\$14,320.90



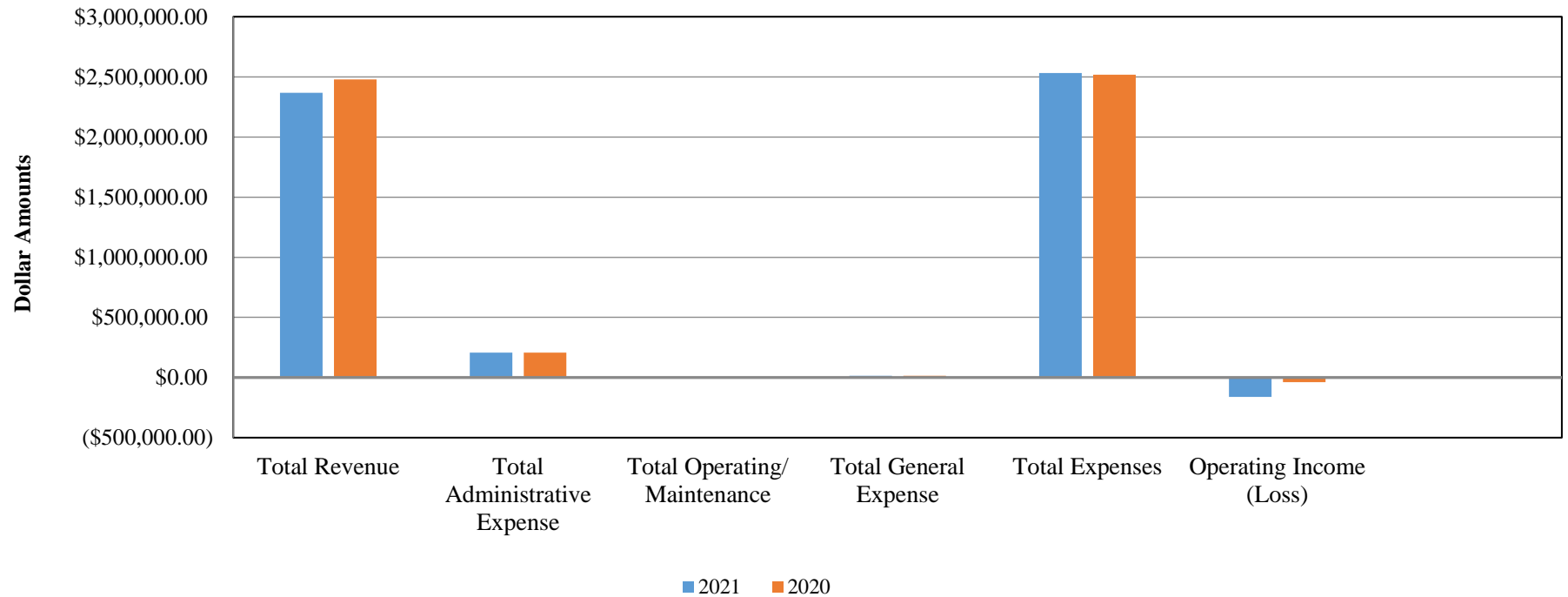
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	22,800.00	22,800.00	0.00	0.00 %
Total Rental Income					22,800.00	22,800.00	0.00	0.00 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	441.94	85.83	356.11	414.90 %
Other Income-Tenants	3	01	3690	5	15.00	0.00	15.00	0.00 %
Total Other Income					456.94	85.83	371.11	432.38 %
Total Revenue					23,256.94	22,885.83	371.11	1.62 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	735.67	352.43	(383.24)	-108.74 %
Employee Benefits Cont - Admin	3	01	4182	5	206.78	110.90	(95.88)	-86.46 %
Advertising and Marketing	3	01	4190.08	5	96.42	0.00	(96.42)	0.00 %
Publications	3	01	4190.11	5	34.20	68.40	34.20	50.00 %
Telephone/Cell Phones/Internet	3	01	4190.13	5	(61.95)	0.00	61.95	0.00 %
Forms & Office Supplies	3	01	4190.17	5	0.00	93.71	93.71	100.00 %
Other Sundry Expense	3	01	4190.18	5	3,207.21	816.88	(2,390.33)	-292.62 %
Total Administrative Expense					4,218.33	1,442.32	(2,776.01)	-192.47 %
Utilities Expense								
Water	3	01	4310	5	211.59	238.97	27.38	11.46 %
Other Utility Expense - Sewer	3	01	4390	5	389.91	450.24	60.33	13.40 %
Total Utilities Expense					601.50	689.21	87.71	12.73 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	184.98	256.85	71.87	27.98 %
Materials	3	01	4420	5	758.57	350.00	(408.57)	-116.73 %
Contract Costs	3	01	4430	5	240.00	0.00	(240.00)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	120.98	238.96	117.98	49.37 %
Contract Costs-Other	3	01	4430.13	5	1,354.27	1,315.68	(38.59)	-2.93 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	762.00	2,075.00	1,313.00	63.28 %
Garbage and Trash Collection	3	01	4431	5	575.64	413.60	(162.04)	-39.18 %
Emp Benefit Cont - Maintenance	3	01	4433	5	103.03	138.00	34.97	25.34 %
Total Ordinary Maintenance and Operation					4,099.47	4,788.09	688.62	14.38 %
Protective Services								
Protective Services - Contract	3	01	4480	5	105.00	(48.28)	(153.28)	317.48 %
Total Protective Services					105.00	(48.28)	(153.28)	317.48 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	1,008.08	984.73	(23.35)	-2.37 %
Insurance - General Liability	3	01	4510.02	5	26.69	31.60	4.91	15.54 %
Insurance - Other	3	01	4510.15	5	781.15	677.26	(103.89)	-15.34 %
Total General Expense					1,815.92	1,693.59	(122.33)	-7.22 %
Total Expenses					(10,840.22)	(8,564.93)	(2,275.29)	26.57 %
Net Income (Loss)					12,416.72	14,320.90	(1,904.18)	-12.57 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 04/01/2021 End: 09/30/2021	Start: 04/01/2020 End: 09/30/2020
Total Revenue	\$2,368,539.47	\$2,479,077.04
Total Administrative Expense	\$205,966.17	\$206,179.36
Total Operating/ Maintenance	\$772.51	\$755.96
Total General Expense	\$14,371.00	\$13,903.00
Total Expenses	\$2,530,932.41	\$2,518,276.59
Operating Income (Loss)	(\$162,392.94)	(\$39,199.55)

Section 8 Comparative April - September/ 2021 to 2020



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2021	Start: 04/01/2020		
					End: 09/30/2021	End: 09/30/2020	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	262,112.00	271,169.00	(9,057.00)	-3.34 %
Interest Income HA Portion	7	01	3300	5	659.38	398.72	260.66	65.37 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	4,871.75	3,622.00	1,249.75	34.50 %
Donations	7	01	3300.5	5	0.00	1,417.00	(1,417.00)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	210.34	2,112.47	(1,902.13)	-90.04 %
Interest Earned on HUD Funds	7	01	3610	5	0.00	81.85	(81.85)	-100.00 %
HAP Earned Income	7	01	4902	5	2,095,099.00	2,200,276.00	(105,177.00)	-4.78 %
HAP Earned Income - VASH	7	03	4902	5	5,587.00	0.00	5,587.00	0.00 %
Total Operating Income					2,368,539.47	2,479,077.04	(110,537.57)	-4.46 %
Total Revenue					2,368,539.47	2,479,077.04	(110,537.57)	-4.46 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	59,300.93	61,258.54	1,957.61	3.20 %
Legal Expense	7	01	4130	5	0.00	75.00	75.00	100.00 %
STAFF TRAINING	7	01	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	7	01	4150	5	951.78	0.00	(951.78)	0.00 %
Accounting Fees	7	01	4170	5	441.40	0.00	(441.40)	0.00 %
Office Rent & Utilities	7	01	4180	5	3,204.00	6,408.00	3,204.00	50.00 %
Employee Benefits Cont - Admin	7	01	4182	5	26,110.59	25,164.25	(946.34)	-3.76 %
Postage/FedEx/UPS	7	01	4190.03	5	500.00	2,131.31	1,631.31	76.54 %
Advertising and Marketing	7	01	4190.08	5	951.90	149.70	(802.20)	-535.87 %
Tenant Tracker	7	01	4190.10	5	835.00	95.00	(740.00)	-778.95 %
Publications	7	01	4190.11	5	2,524.40	1,903.80	(620.60)	-32.60 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	2,807.75	3,177.55	369.80	11.64 %
Forms & Office Supplies	7	01	4190.17	5	2,133.06	2,903.94	770.88	26.55 %
Other Sundry Expense	7	01	4190.18	5	(2,677.31)	625.90	3,303.21	527.75 %
Administrative Contact Costs	7	01	4190.19	5	11,784.67	7,106.87	(4,677.80)	-65.82 %
Asset Management Fee - AMP	7	01	4190.22	5	54,904.00	56,700.00	1,796.00	3.17 %
AMP Bookkeeping Fees	7	01	4190.23	5	34,252.50	34,875.00	622.50	1.78 %
Asset Management Fee - AMP	7	03	4190.22	5	4,544.00	1,872.00	(2,672.00)	-142.74 %
AMP Bookkeeping Fees	7	03	4190.23	5	2,902.50	1,732.50	(1,170.00)	-67.53 %
Total Administrative Expense					205,966.17	206,179.36	213.19	0.10 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	286.66	697.48	410.82	58.90 %
4400 Materials	7	01	4420	5	186.50	0.00	(186.50)	0.00 %
4400 Contracted Cost	7	01	4430	5	50.00	51.48	1.48	2.87 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	249.35	7.00	(242.35)	-3462.14 %
Total Operating Expenses					772.51	755.96	(16.55)	-2.19 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	264.12	226.34	(37.78)	-16.69 %
Insurance - Workman's Comp	7	01	4510.04	5	1,514.20	1,330.00	(184.20)	-13.85 %
Insurance - Fidelity Bond	7	01	4510.09	5	332.66	315.47	(17.19)	-5.45 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	274.72	(74.65)	(349.37)	468.01 %
Portability - Port In Deposits	7	01	4590.PID	5	0.00	(23,742.00)	(23,742.00)	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5	0.00	23,742.00	23,742.00	100.00 %
Portable Admin Fees Paid	7	03	4590.P	5	11,985.30	12,105.84	120.54	1.00 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,997.75)	0.00	1,997.75	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,997.75	0.00	(1,997.75)	0.00 %
Total General Expense					14,371.00	13,903.00	(468.00)	-3.37 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	2,075,206.27	2,061,356.00	(13,850.27)	-0.67 %
HAP Payments - Utilities	7	01	4715.4	5	32,204.00	45,688.00	13,484.00	29.51 %
Interest Income- HAP Restrict	7	01	4715.5	5	0.00	446.00	446.00	100.00 %
Fraud Recovery HUD	7	01	4715.8	5	(4,871.75)	(3,622.00)	1,249.75	-34.50 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 04/01/2021	Start: 04/01/2020			Variance	Variance %
				End: 09/30/2021	End: 09/30/2020				
HAP Payments - Port Out	7	01	4715.PO	5	4,637.00	2,072.00		(2,565.00)	-123.79 %
HAP Payments - Rents	7	02	4715.1	5	22,499.00	20,253.00		(2,246.00)	-11.09 %
HAP Payments - Rent - VASH	7	03	4715.1	5	52,225.00	55,590.13		3,365.13	6.05 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	644.00	895.00		251.00	28.04 %
HAP Payments - Port Out	7	03	4715.PO	5	119,104.21	112,457.14		(6,647.07)	-5.91 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	2,996.00	2,303.00		(693.00)	-30.09 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	4,966.00	0.00		(4,966.00)	0.00 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	213.00	0.00		(213.00)	0.00 %
Total Housing Assistance Payments					2,309,822.73	2,297,438.27		(12,384.46)	-0.54 %
Total Expenses					(2,530,932.41)	(2,518,276.59)		(12,655.82)	0.50 %
Net Income (Loss)					(162,392.94)	(39,199.55)		(123,193.39)	313.73 %

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 Budgeted Income Statement HHA Low Rent ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2022		ACCOUNT	1 Month(s) Ended	6 Month(s) Ended	Budget	Variance	Variance %	
				September 30, 202	September 30, 2021				
Revenue									
Operating Income									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	6,000.00	(6,000.00)	-100.00 %
CFP 50120 Admin	1	06	3690.27	5	0.00	41,210.00	19,999.98	21,210.02	106.05 %
CFP Admin 50121	1	06	3690.28	5	21,410.00	21,410.00	63,999.96	(42,589.96)	-66.55 %
Total Operating Income					21,410.00	62,620.00	89,999.94	(27,379.94)	-30.42 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,796.00	11,312.88	6,408.00	4,904.88	76.54 %
Total Rental Income					2,796.00	11,312.88	6,408.00	4,904.88	76.54 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	113.92	703.89	754.56	(50.67)	-6.72 %
OTHER INCOME	1	06	3690	5	42.66	8,044.78	2,194.62	5,850.16	266.57 %
Other Income - Management Fee - CC	1	06	3690.2	5	26,906.75	160,004.00	164,124.12	(4,120.12)	-2.51 %
Other Income - Asset Management Fe	1	06	3690.3	5	15,084.00	89,328.00	85,866.00	3,462.00	4.03 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,967.50	58,875.00	57,375.00	1,500.00	2.61 %
IT Fees	1	06	3690.5	5	996.00	5,976.00	5,976.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	249.96	(249.96)	-100.00 %
Total Other Income					53,110.83	322,931.67	316,540.26	6,391.41	2.02 %
Total Revenue					77,316.83	396,864.55	412,948.20	(16,083.65)	-3.89 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	28,521.03	179,397.71	234,483.96	55,086.25	23.49 %
LEGAL EXPENSE	1	06	4130	5	1,785.25	4,925.25	3,999.96	(925.29)	-23.13 %
STAFF TRAINING	1	06	4140	5	1,485.00	2,559.00	2,499.96	(59.04)	-2.36 %
TRAVEL	1	06	4150	5	4,108.78	5,456.99	4,999.98	(457.01)	-9.14 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	0.00	499.98	499.98	100.00 %
Accounting Fees	1	06	4170	5	0.00	5,046.40	15,000.00	9,953.60	66.36 %
Audit Fees	1	06	4171	5	0.00	0.00	1,999.98	1,999.98	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	9,225.54	55,426.57	79,859.28	24,432.71	30.59 %
SUNDRY	1	06	4190	5	0.00	0.00	499.98	499.98	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	542.99	1,749.96	1,206.97	68.97 %
Advertising and Marketing	1	06	4190.08	5	0.00	680.38	2,499.96	1,819.58	72.78 %
PUBLICATIONS	1	06	4190.11	5	0.00	438.90	1,749.96	1,311.06	74.92 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	195.00	195.00	499.98	304.98	61.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,502.80	7,725.77	6,750.00	(975.77)	-14.46 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	0.00	4,395.95	6,000.00	1,604.05	26.73 %
Other Sundry Expense	1	06	4190.18	5	3,178.25	7,013.72	3,999.96	(3,013.76)	-75.34 %
Administrative Contact Costs	1	06	4190.19	5	9,907.93	55,952.03	11,499.96	(44,452.07)	-386.54 %
BOARD MEETING EXPENSE	1	06	4190.9	5	84.58	1,333.21	1,999.98	666.77	33.34 %
Total Administrative Expense					59,994.16	331,089.87	380,592.84	49,502.97	13.01 %
Utilities Expense									
WATER	1	06	4310	5	13.67	94.44	90.00	(4.44)	-4.93 %
ELECTRICITY	1	06	4320	5	1,525.21	5,290.90	5,499.96	209.06	3.80 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.01	120.50	150.00	29.50	19.67 %
Total Utilities Expense					1,557.89	5,505.84	5,739.96	234.12	4.08 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	950.21	6,513.45	6,221.64	(291.81)	-4.69 %
MATERIALS	1	06	4420	5	(713.52)	2,292.11	2,501.46	209.35	8.37 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	103.12	421.84	450.00	28.16	6.26 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	3,575.76	3,575.76	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	49.90	290.44	249.96	(40.48)	-16.19 %
Contract Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	3,184.96	1,999.98	(1,184.98)	-59.25 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	499.98	499.98	100.00 %
Connect/Disconnect Fees	1	06	4430.4	5	0.00	76.79	0.00	(76.79)	-100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	283.59	375.00	91.41	24.38 %
Emp Benefit Cont - Maintenance	1	06	4433	5	437.81	2,693.60	2,641.20	(52.40)	-1.98 %
Total Ordinary Maintenance and Operation					874.31	15,756.78	18,514.98	2,758.20	14.90 %

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:	3/31/2022				ACCOUNT	1 Month(s) Ended	6 Month(s) Ended	Budget	Variance	Variance %
						September 30, 202	September 30, 2021			
Protective Services										
Protective Services - Contract Costs	1	06	4480	5		202.83	1,428.99	1,999.98	570.99	28.55 %
Total Protective Services						202.83	1,428.99	1,999.98	570.99	28.55 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5		0.00	806.40	999.96	193.56	19.36 %
Insurance - General Liability	1	06	4510.02	5		0.00	222.37	249.96	27.59	11.04 %
Insurance - Automobile	1	06	4510.03	5		0.00	603.68	499.98	(103.70)	-20.74 %
Insurance - Workman's Comp	1	06	4510.04	5		0.00	2,048.62	1,749.96	(298.66)	-17.07 %
Insurance - Fidelity Bond	1	06	4510.09	5		0.00	450.08	399.96	(50.12)	-12.53 %
Insurance - Other	1	06	4510.15	5		413.08	2,231.99	1,999.98	(232.01)	-11.60 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	0.00	199.98	199.98	100.00 %
Total General Expense						413.08	6,363.14	6,099.78	(263.36)	-4.32 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5		0.00	0.00	22,500.00	22,500.00	100.00 %
Operating Exp For Property - Contra	1	06	7590	5		0.00	0.00	(22,500.00)	(22,500.00)	-100.00 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(63,042.27)	(360,144.62)	(412,947.54)	52,802.92	12.79 %
Total Net Income (Loss)						14,274.56	36,719.93	0.66	36,719.27	8972616.67 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	25,441.00	169.61	144,010.00	160.01	127,471.98	16,538.02	12.97 %
Total Rental Income			25,441.00	169.61	144,010.00	160.01	127,471.98	16,538.02	12.97 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	275.71	1.84	1,711.66	1.90	1,468.68	242.98	16.54 %
Other Income-Tenants	1 01 3690	5	185.00	1.23	3,918.00	4.35	2,505.30	1,412.70	56.39 %
Other Income - Misc Other Revenue	1 01 3690.1	5	(93.00)	(0.62)	517.79	0.58	803.58	(285.79)	-35.56 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	150.00	(150.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	300.00	(300.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	45,000.00	(45,000.00)	-100.00 %
Total Other Income			367.71	2.45	6,147.45	6.83	50,227.56	(44,080.11)	-87.76 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	55,077.00	367.18	340,570.50	378.41	347,919.48	(7,348.98)	-2.11 %
Total Other Receipts			55,077.00	367.18	340,570.50	378.41	347,919.48	(7,348.98)	-2.11 %
Total Revenue			80,885.71	539.24	490,727.95	545.25	525,619.02	(34,891.07)	-6.64 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	6,782.89	45.22	39,272.92	43.64	53,898.78	14,625.86	27.14 %
Legal Expense	1 01 4130	5	1,891.50	12.61	2,144.50	2.38	1,350.00	(794.50)	-58.85 %
Staff Training	1 01 4140	5	0.00	0.00	6.30	0.01	499.98	493.68	98.74 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	600.00	600.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	346.40	0.38	0.00	(346.40)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	2,843.28	2,843.28	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,299.05	21.99	19,653.94	21.84	25,159.98	5,506.04	21.88 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	274.98	274.98	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	100.00	0.11	499.98	399.98	80.00 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	2,102.32	2.34	1,500.00	(602.32)	-40.15 %
Tenant Tracker	1 01 4190.10	5	116.00	0.77	1,029.05	1.14	1,749.96	720.91	41.20 %
Publications	1 01 4190.11	5	0.00	0.00	1,174.55	1.31	1,999.98	825.43	41.27 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	606.93	0.67	999.96	393.03	39.30 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	507.70	3.38	3,688.24	4.10	2,980.62	(707.62)	-23.74 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	6,048.00	6.72	5,184.00	(864.00)	-16.67 %
Forms & Office Supplies	1 01 4190.17	5	0.00	0.00	1,729.69	1.92	4,999.98	3,270.29	65.41 %
Other Sundry Expense	1 01 4190.18	5	186.26	1.24	2,350.71	2.61	4,999.98	2,649.27	52.99 %

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 01	4190.19 5	3,074.28	20.50	20,958.92	23.29	17,499.96	(3,458.96)	-19.77 %	
Management Fee Expense - AMP	1 01	4190.21 5	8,232.25	54.88	48,785.75	54.21	46,572.00	(2,213.75)	-4.75 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	9,000.00	10.00	9,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,117.50	7.45	6,622.50	7.36	6,615.00	(7.50)	-0.11 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,800.00	2.00	1,999.98	199.98	10.00 %	
Total Administrative Expense			27,871.43	185.81	167,420.72	186.02	191,728.38	24,307.66	12.68 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	1,173.95	7.83	7,246.21	8.05	9,558.78	2,312.57	24.19 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	0.00	0.00	1,800.00	1,800.00	100.00 %	
Employee Benefits Cont -Ten Svc	1 01	4222 5	520.71	3.47	2,476.16	2.75	3,972.66	1,496.50	37.67 %	
Total Tenant Services			1,694.66	11.30	9,722.37	10.80	15,331.44	5,609.07	36.59 %	
Utilities Expense										
Water	1 01	4310 5	87.28	0.58	589.11	0.65	1,749.96	1,160.85	66.34 %	
Electricity	1 01	4320 5	1,077.14	7.18	4,326.47	4.81	6,499.98	2,173.51	33.44 %	
Gas	1 01	4330 5	124.86	0.83	579.61	0.64	649.98	70.37	10.83 %	
Other Utility Expense - Sewer	1 01	4390 5	95.70	0.64	499.37	0.55	750.00	250.63	33.42 %	
Total Utilities Expense			1,384.98	9.23	5,994.56	6.66	9,649.92	3,655.36	37.88 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	7,982.28	53.22	46,309.24	51.45	51,422.70	5,113.46	9.94 %	
Materials	1 01	4420 5	21,990.08	146.60	30,586.52	33.98	45,509.16	14,922.64	32.79 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	24,999.96	24,999.96	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	950.00	6.33	4,525.00	5.03	5,499.96	974.96	17.73 %	
Contract Costs-Other Repairs	1 01	4430.03 5	1,995.00	13.30	7,745.00	8.61	26,467.32	18,722.32	70.74 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	0.00	0.00	324.10	0.36	2,250.00	1,925.90	85.60 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	144.85	0.97	536.68	0.60	3,099.96	2,563.28	82.69 %	
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %	
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,095.00	1.22	2,499.96	1,404.96	56.20 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	202.00	0.22	2,499.96	2,297.96	91.92 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	0.00	0.00	690.00	0.77	4,999.98	4,309.98	86.20 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	175.00	0.19	15,000.00	14,825.00	98.83 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	1,950.00	2.17	2,499.96	549.96	22.00 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	10,375.60	11.53	15,000.00	4,624.40	30.83 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,099.98	1,099.98	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	45.00	0.30	495.00	0.55	999.96	504.96	50.50 %	
Garbage and Trash Collection	1 01	4431 5	176.13	1.17	1,548.89	1.72	1,158.66	(390.23)	-33.68 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	3,211.47	21.41	18,939.91	21.04	20,575.02	1,635.11	7.95 %	
Total Ordinary Maintenance and Operation			36,494.81	243.30	125,497.94	139.44	226,832.52	101,334.58	44.67 %	

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	PUM	6 Month(s) Ended	PUM	Budget	Variance	Variance %
					September 30, 2021		September 30, 2021				
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	2,407.75	16.05	10,675.98	11.86	24,999.96	14,323.98	57.30 %
Total Protective Services					2,407.75	16.05	10,675.98	11.86	24,999.96	14,323.98	57.30 %
General Expense											
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	5,310.54	5.90	4,999.98	(310.56)	-6.21 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	195.70	0.22	249.96	54.26	21.71 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	867.80	0.96	1,249.98	382.18	30.57 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	1,514.20	1.68	1,500.00	(14.20)	-0.95 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	332.70	0.37	549.96	217.26	39.50 %
Insurance - Other	1	01	4510.15	5	5,989.67	39.93	32,363.57	35.96	30,000.00	(2,363.57)	-7.88 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	16.67	15,000.00	16.67	15,000.00	0.00	0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	25.98	25.98	100.00 %
Collection Losses	1	01	4570	5	1,695.00	11.30	4,272.00	4.75	3,499.98	(772.02)	-22.06 %
Total General Expense					10,184.67	67.90	59,856.51	66.51	57,075.84	(2,780.67)	-4.87 %
Other Expenditures											
Replacement Of Non-Expend Equipment	1	01	7520	5	30,692.00	204.61	30,692.00	34.10	0.00	(30,692.00)	-100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	14,895.00	99.30	20,495.00	22.77	115,162.68	94,667.68	82.20 %
Operating Exp For Property - Contra	1	01	7590	5	(45,587.00)	(303.91)	(51,187.00)	(56.87)	(115,162.68)	(63,975.68)	-55.55 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(80,038.30)	(533.59)	(379,168.08)	(421.30)	(525,618.06)	146,449.98	27.86 %
Net Income (Loss)					847.41	5.66	111,559.87	123.96	0.96	111,558.91	18284853.12 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	24,045.00	162.47	146,632.00	165.13	146,568.00	64.00	0.04 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	2,450.00	2.76	1,500.00	950.00	63.33 %
Total Rental Income			24,045.00	162.47	149,082.00	167.89	148,068.00	1,014.00	0.68 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	173.29	1.17	1,131.79	1.27	6,115.98	(4,984.19)	-81.49 %
Other Income - Tenants	1 02 3690	5	18.00	0.12	3,694.20	4.16	6,499.98	(2,805.78)	-43.17 %
Other Income - Misc Other Revenue	1 02 3690.1	5	389.40	2.63	1,068.42	1.20	0.00	1,068.42	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	156.96	(156.96)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	177.48	(177.48)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	45,000.00	(45,000.00)	-100.00 %
Total Other Income			580.69	3.92	5,894.41	6.64	57,950.40	(52,055.99)	-89.83 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	50,974.00	344.42	314,479.50	354.14	322,002.00	(7,522.50)	-2.34 %
Total Other Receipts			50,974.00	344.42	314,479.50	354.14	322,002.00	(7,522.50)	-2.34 %
Total Revenue			75,599.69	510.81	469,455.91	528.67	528,020.40	(58,564.49)	-11.09 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,283.05	42.45	38,700.98	43.58	71,070.90	32,369.92	45.55 %
Legal Expense	1 02 4130	5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
Staff Training	1 02 4140	5	495.00	3.34	495.00	0.56	399.96	(95.04)	-23.76 %
Travel	1 02 4150	5	951.78	6.43	951.78	1.07	499.98	(451.80)	-90.36 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	399.96	399.96	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	346.40	0.39	0.00	(346.40)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	3,199.98	3,199.98	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	2,075.32	14.02	14,531.43	16.36	28,156.44	13,625.01	48.39 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	100.00	0.11	399.96	299.96	75.00 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	2,077.12	2.34	499.98	(1,577.14)	-315.44 %
Tenant Tracker	1 02 4190.10	5	114.00	0.77	1,014.87	1.14	1,249.98	235.11	18.81 %
Publications	1 02 4190.11	5	0.00	0.00	421.80	0.47	1,599.96	1,178.16	73.64 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	598.84	0.67	649.98	51.14	7.87 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	682.28	4.61	9,241.92	10.41	4,624.98	(4,616.94)	-99.83 %
Forms & Office Supplies	1 02 4190.17	5	0.00	0.00	2,180.85	2.46	3,000.00	819.15	27.30 %
Other Sundry Expense	1 02 4190.18	5	651.66	4.40	2,580.98	2.91	3,099.96	518.98	16.74 %

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 02 4190.19 5		8,326.67	56.26	42,946.70	48.36	12,499.98	(30,446.72)	-243.57 %	
Management Fee Expense - AMP	1 02 4190.21 5		8,066.50	54.50	47,680.75	53.69	46,254.00	(1,426.75)	-3.08 %	
Asset Management Fee - AMP	1 02 4190.22 5		1,480.00	10.00	8,880.00	10.00	8,880.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 02 4190.23 5		1,095.00	7.40	6,472.50	7.29	6,570.00	97.50	1.48 %	
IT Fees - COCC	1 02 4190.24 5		296.00	2.00	1,776.00	2.00	1,999.98	223.98	11.20 %	
Total Administrative Expense			30,517.26	206.20	180,997.92	203.83	196,355.94	15,358.02	7.82 %	
Tenant Services										
Tenant Services - Salaries	1 02 4210 5		1,084.32	7.33	8,117.70	9.14	9,556.80	1,439.10	15.06 %	
Ten Services - Recreation, Pubs, Other	1 02 4220 5		0.00	0.00	0.00	0.00	1,787.46	1,787.46	100.00 %	
Employee Benefits Cont -Ten Svc	1 02 4222 5		961.21	6.49	5,657.20	6.37	3,971.88	(1,685.32)	-42.43 %	
Total Tenant Services			2,045.53	13.82	13,774.90	15.51	15,316.14	1,541.24	10.06 %	
Utilities Expense										
Water	1 02 4310 5		173.60	1.17	1,105.75	1.25	999.96	(105.79)	-10.58 %	
Electricity	1 02 4320 5		1,063.77	7.19	4,592.17	5.17	6,999.96	2,407.79	34.40 %	
Gas	1 02 4330 5		262.60	1.77	1,283.97	1.45	1,249.98	(33.99)	-2.72 %	
Other Utility Expense - Sewer	1 02 4390 5		23.64	0.16	299.07	0.34	499.98	200.91	40.18 %	
Total Utilities Expense			1,523.61	10.29	7,280.96	8.20	9,749.88	2,468.92	25.32 %	
Ordinary Maintenance and Operation										
Labor	1 02 4410 5		6,839.92	46.22	42,999.48	48.42	44,017.08	1,017.60	2.31 %	
Materials	1 02 4420 5		17,827.51	120.46	15,899.51	17.90	54,999.96	39,100.45	71.09 %	
Contract Costs	1 02 4430 5		0.00	0.00	0.00	0.00	27,593.94	27,593.94	100.00 %	
Contract Cots-Extermination/Pest Control	1 02 4430.01 5		1,449.00	9.79	6,423.90	7.23	7,500.00	1,076.10	14.35 %	
Contract Costs-Other Repairs	1 02 4430.03 5		0.00	0.00	11,280.06	12.70	19,999.98	8,719.92	43.60 %	
Contract Costs-Maint Cell Phone	1 02 4430.04 5		0.00	0.00	324.10	0.36	2,250.00	1,925.90	85.60 %	
Contract Costs-Auto/Truck Maint/Repair	1 02 4430.08 5		352.77	2.38	2,952.40	3.32	1,500.00	(1,452.40)	-96.83 %	
Contract Costs-Other	1 02 4430.13 5		(19,500.00)	(131.76)	15,920.00	17.93	7,500.00	(8,420.00)	-112.27 %	
Contact Costs-Heating & Cooling Contract	1 02 4430.17 5		167.50	1.13	4,647.00	5.23	4,999.98	352.98	7.06 %	
Contract Costs-Landscape & Ground	1 02 4430.19 5		0.00	0.00	17,750.00	19.99	12,499.98	(5,250.02)	-42.00 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02 4430.2 5		0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %	
Contract Costs-Unit Turnaround	1 02 4430.20 5		0.00	0.00	(7,980.00)	(8.99)	15,999.96	23,979.96	149.88 %	
Contact Costs-Electrical Contracts	1 02 4430.21 5		850.00	5.74	1,100.00	1.24	0.00	(1,100.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22 5		495.00	3.34	10,115.00	11.39	2,100.00	(8,015.00)	-381.67 %	
Contract Costs-Janitorial Contracts	1 02 4430.23 5		0.00	0.00	0.00	0.00	2,749.98	2,749.98	100.00 %	
Connect/Disconnect Fees	1 02 4430.4 5		15.00	0.10	570.00	0.64	499.98	(70.02)	-14.00 %	
Garbage and Trash Collection	1 02 4431 5		199.66	1.35	1,592.62	1.79	1,099.98	(492.64)	-44.79 %	
Emp Benefit Cont - Maintenance	1 02 4433 5		3,125.86	21.12	18,537.45	20.88	19,239.30	701.85	3.65 %	
Total Ordinary Maintenance and Operation			11,822.22	79.88	142,131.52	160.06	227,050.08	84,918.56	37.40 %	

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Protective Services											
Protective Services - Contract Costs	1	02	4480	5	3,120.78	21.09	13,107.02	14.76	22,500.00	9,392.98	41.75 %
Total Protective Services					3,120.78	21.09	13,107.02	14.76	22,500.00	9,392.98	41.75 %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	5,913.36	6.66	6,000.00	86.64	1.44 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	177.90	0.20	249.96	72.06	28.83 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	867.80	0.98	999.96	132.16	13.22 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	1,425.12	1.60	1,500.00	74.88	4.99 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	313.12	0.35	517.50	204.38	39.49 %
Insurance - Other	1	02	4510.15	5	5,576.59	37.68	30,131.57	33.93	30,000.00	(131.57)	-0.44 %
Payments in Lieu of Taxes	1	02	4520	5	2,291.66	15.48	13,749.96	15.48	13,749.96	0.00	0.00 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	30.00	30.00	100.00 %
Collection Losses	1	02	4570	5	1,038.00	7.01	(746.65)	(0.84)	3,999.96	4,746.61	118.67 %
Total General Expense					8,906.25	60.18	51,832.18	58.37	57,047.34	5,215.16	9.14 %
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	31,300.00	211.49	48,600.00	54.73	106,999.98	58,399.98	54.58 %
Operating Exp For Property - Contra	1	02	7590	5	(31,300.00)	(211.49)	(48,600.00)	(54.73)	(106,999.98)	(58,399.98)	-54.58 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(57,935.65)	(391.46)	(409,124.50)	(460.73)	(528,019.38)	118,894.88	22.52 %
Net Income (Loss)					17,664.04	119.39	60,331.41	67.94	1.02	60,330.39	11640232.35 %

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
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110 5		29,623.00	148.12	161,228.24	134.36	134,811.96	26,416.28	19.59 %
Nondwelling Rental	1 03 3190 5		0.00	0.00	2,100.00	1.75	2,100.00	0.00	0.00 %
Total Rental Income			29,623.00	148.12	163,328.24	136.11	136,911.96	26,416.28	19.29 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610 5		309.11	1.55	1,933.38	1.61	1,830.48	102.90	5.62 %
Other Income-Tenants	1 03 3690 5		(104.00)	(0.52)	2,866.00	2.39	3,810.00	(944.00)	-24.78 %
Other Income - Misc Other Revenue	1 03 3690.1 5		13.00	0.07	(176.81)	(0.15)	21,860.64	(22,037.45)	-100.81 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88 5		0.00	0.00	0.00	0.00	274.98	(274.98)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99 5		0.00	0.00	0.00	0.00	49,500.00	(49,500.00)	-100.00 %
Total Other Income			218.11	1.09	4,622.57	3.85	77,276.10	(72,653.53)	-94.02 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020 0		73,211.00	366.06	455,100.00	379.25	462,473.46	(7,373.46)	-1.59 %
Total Other Receipts			73,211.00	366.06	455,100.00	379.25	462,473.46	(7,373.46)	-1.59 %
Total Revenue			103,052.11	515.26	623,050.81	519.21	676,661.52	(53,610.71)	-7.92 %
Administrative Expense									
Nontechnical Salaries	1 03 4110 5		7,522.73	37.61	47,138.08	39.28	87,385.20	40,247.12	46.06 %
Legal Expense	1 03 4130 5		(906.75)	(4.53)	(906.75)	(0.76)	1,999.98	2,906.73	145.34 %
Staff Training	1 03 4140 5		495.00	2.48	495.00	0.41	999.96	504.96	50.50 %
Travel	1 03 4150 5		936.78	4.68	936.78	0.78	999.96	63.18	6.32 %
Travel-Mileage Reimbursement	1 03 4150.2 5		0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Accounting Fees	1 03 4170 5		0.00	0.00	346.40	0.29	0.00	(346.40)	-100.00 %
Audit Fees	1 03 4171 5		0.00	0.00	0.00	0.00	3,999.96	3,999.96	100.00 %
Employee Benefits Cont - Admin	1 03 4182 5		3,149.29	15.75	19,785.12	16.49	36,417.54	16,632.42	45.67 %
Sundry	1 03 4190 5		0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Postage/FedEx/UPS	1 03 4190.03 5		0.00	0.00	100.00	0.08	499.98	399.98	80.00 %
Advertising and Marketing	1 03 4190.08 5		0.00	0.00	2,659.60	2.22	999.96	(1,659.64)	-165.97 %
Tenant Tracker	1 03 4190.10 5		207.00	1.04	1,475.08	1.23	1,999.98	524.90	26.25 %
Publications	1 03 4190.11 5		0.00	0.00	570.00	0.47	2,499.96	1,929.96	77.20 %
Membership Dues and Fees	1 03 4190.12 5		0.00	0.00	809.23	0.67	999.96	190.73	19.07 %
Telephone/Cell Phone/Internet	1 03 4190.13 5		694.24	3.47	4,165.88	3.47	6,000.00	1,834.12	30.57 %
Rental of Warehouse Space	1 03 4190.14 5		864.00	4.32	6,048.00	5.04	0.00	(6,048.00)	-100.00 %
Forms & Office Supplies	1 03 4190.17 5		0.00	0.00	1,906.64	1.59	3,999.96	2,093.32	52.33 %
Other Sundry Expense	1 03 4190.18 5		281.16	1.41	2,440.70	2.03	4,999.98	2,559.28	51.19 %

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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 03	4190.19 5	12,327.91	61.64	46,691.54	38.91	18,921.54	(27,770.00)	-146.76 %	
Management Fee Expense - AMP	1 03	4190.21 5	10,608.00	53.04	63,537.50	52.95	61,776.00	(1,761.50)	-2.85 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	12,000.00	10.00	12,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,440.00	7.20	8,625.00	7.19	8,775.00	150.00	1.71 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %	
Total Administrative Expense			40,019.36	200.10	221,223.80	184.35	259,674.84	38,451.04	14.81 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	2,250.77	11.25	12,643.05	10.54	11,734.56	(908.49)	-7.74 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	0.00	0.00	2,400.00	2,400.00	100.00 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	752.84	3.76	5,129.57	4.27	4,911.84	(217.73)	-4.43 %	
Total Tenant Services			3,003.61	15.02	17,772.62	14.81	19,046.40	1,273.78	6.69 %	
Utilities Expense										
Water	1 03	4310 5	541.58	2.71	2,416.46	2.01	3,000.00	583.54	19.45 %	
Electricity	1 03	4320 5	1,912.79	9.56	8,284.73	6.90	10,500.00	2,215.27	21.10 %	
Gas	1 03	4330 5	124.86	0.62	553.88	0.46	999.96	446.08	44.61 %	
Other Utility Expense - Sewer	1 03	4390 5	68.56	0.34	629.75	0.52	999.96	370.21	37.02 %	
Total Utilities Expense			2,647.79	13.24	11,884.82	9.90	15,499.92	3,615.10	23.32 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	8,026.39	40.13	46,018.47	38.35	65,816.34	19,797.87	30.08 %	
Materials	1 03	4420 5	1,331.49	6.66	24,184.70	20.15	49,999.98	25,815.28	51.63 %	
Contract Costs	1 03	4430 5	0.00	0.00	2,411.42	2.01	12,499.98	10,088.56	80.71 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,398.00	6.99	5,997.96	5.00	12,499.98	6,502.02	52.02 %	
Contract Costs-Other Repairs	1 03	4430.03 5	3,200.00	16.00	1,205.00	1.00	15,000.00	13,795.00	91.97 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	0.00	0.00	510.74	0.43	1,500.00	989.26	65.95 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	150.73	0.75	2,292.37	1.91	2,499.96	207.59	8.30 %	
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	0.00	0.00	4,924.92	4,924.92	100.00 %	
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	4,121.88	3.43	15,000.00	10,878.12	72.52 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,950.00	1.63	19,999.98	18,049.98	90.25 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	3,200.00	16.00	12,995.00	10.83	23,499.96	10,504.96	44.70 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	0.00	0.00	0.00	0.00	12,499.98	12,499.98	100.00 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	650.00	0.54	12,499.98	11,849.98	94.80 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	1,245.00	1.04	2,499.96	1,254.96	50.20 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	180.00	0.90	1,150.00	0.96	750.00	(400.00)	-53.33 %	
Garbage and Trash Collection	1 03	4431 5	323.57	1.62	1,946.91	1.62	1,500.00	(446.91)	-29.79 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	2,949.11	14.75	18,005.30	15.00	26,796.96	8,791.66	32.81 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	351.48	351.48	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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation					20,759.29	103.80	124,684.75	103.90	281,139.42	156,454.67	55.65 %
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	3,819.90	19.10	14,098.08	11.75	30,000.00	15,901.92	53.01 %
Total Protective Services					3,819.90	19.10	14,098.08	11.75	30,000.00	15,901.92	53.01 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	6,921.44	5.77	7,500.00	578.56	7.71 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	266.86	0.22	949.98	683.12	71.91 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	1,169.64	0.97	1,249.98	80.34	6.43 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	2,404.90	2.00	3,699.96	1,295.06	35.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	528.40	0.44	750.00	221.60	29.55 %
Insurance - Other	1	03	4510.15	5	8,313.26	41.57	44,918.44	37.43	36,000.00	(8,918.44)	-24.77 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	17,499.96	14.58	17,499.96	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Emp Benefit Cont-Unemployment	1	03	4540.8	5	284.00	1.42	1,927.50	1.61	0.00	(1,927.50)	-100.00 %
Collection Losses	1	03	4570	5	(98.00)	(0.49)	1,629.00	1.36	3,600.00	1,971.00	54.75 %
Total General Expense					11,415.92	57.08	77,266.14	64.39	71,299.86	(5,966.28)	-8.37 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	65,500.00	327.50	88,000.00	73.33	160,127.34	72,127.34	45.04 %
Operating Exp For Property - Contra	1	03	7590	5	(65,500.00)	(327.50)	(88,000.00)	(73.33)	(160,127.34)	(72,127.34)	-45.04 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(81,665.87)	(408.33)	(466,930.21)	(389.11)	(676,660.44)	209,730.23	30.99 %
Net Income (Loss)					21,386.24	106.95	156,120.60	130.10	1.08	156,119.52	21133968.51 %

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
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 48 - U/M Year: 96

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	3	01 3110	5	3,800.00	475.00	22,800.00	475.00	22,800.00	0.00	0.00 %
Total Rental Income				3,800.00	475.00	22,800.00	475.00	22,800.00	0.00	0.00 %
Other Income										
Interest Earned on Gen Fund Investments	3	01 3610	5	68.52	8.57	441.94	9.21	187.98	253.96	135.10 %
Other Income-Tenants	3	01 3690	5	0.00	0.00	15.00	0.31	112.50	(97.50)	-86.67 %
Total Other Income				68.52	8.56	456.94	9.52	300.48	156.46	52.07 %
Total Revenue				3,868.52	483.56	23,256.94	484.52	23,100.48	156.46	0.68 %
 Administrative Expense										
Nontechnical Salaries	3	01 4110	5	208.00	26.00	735.67	15.33	3,920.82	3,185.15	81.24 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	99.96	99.96	100.00 %
Employee Benefits Cont - Admin	3	01 4182	5	77.89	9.74	206.78	4.31	1,909.02	1,702.24	89.17 %
Sundry	3	01 4190	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	96.42	2.01	249.96	153.54	61.43 %
Publications	3	01 4190.11	5	0.00	0.00	34.20	0.71	155.46	121.26	78.00 %
Telephone/Cell Phones/Internet	3	01 4190.13	5	0.00	0.00	(61.95)	(1.29)	0.00	61.95	100.00 %
Other Sundry Expense	3	01 4190.18	5	1,229.48	153.69	3,207.21	66.82	1,022.88	(2,184.33)	-213.55 %
Total Administrative Expense				1,515.37	189.42	4,218.33	87.88	7,858.08	3,639.75	46.32 %
Utilities Expense										
Water	3	01 4310	5	50.43	6.30	211.59	4.41	213.00	1.41	0.66 %
Other Utility Expense - Sewer	3	01 4390	5	98.42	12.30	389.91	8.12	390.00	0.09	0.02 %
Total Utilities Expense				148.85	18.61	601.50	12.53	603.00	1.50	0.25 %
Ordinary Maintenance and Operation										
Labor	3	01 4410	5	0.00	0.00	184.98	3.85	4,364.40	4,179.42	95.76 %
Materials	3	01 4420	5	736.00	92.00	758.57	15.80	2,352.06	1,593.49	67.75 %
Contract Costs	3	01 4430	5	0.00	0.00	240.00	5.00	0.00	(240.00)	-100.00 %
Contract Cots-Extermination	3	01 4430.01	5	45.00	5.63	120.98	2.52	267.96	146.98	54.85 %
Contract Costs-Other Repairs	3	01 4430.03	5	0.00	0.00	0.00	0.00	1,362.00	1,362.00	100.00 %
Contract Costs-Other	3	01 4430.13	5	309.75	38.72	1,354.27	28.21	0.00	(1,354.27)	-100.00 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	0.00	0.00	762.00	15.88	1,067.46	305.46	28.62 %
Connect/Disconnect Fees	3	01 4430.4	5	0.00	0.00	0.00	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	3	01 4431	5	95.94	11.99	575.64	11.99	571.50	(4.14)	-0.72 %
Emp Benefit Cont - Maintenance	3	01 4433	5	0.00	0.00	103.03	2.15	2,627.16	2,524.13	96.08 %
Total Ordinary Maintenance and Operation				1,186.69	148.34	4,099.47	85.41	12,627.54	8,528.07	67.54 %

Report Criteria PHA: 3 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 48 - U/M Year: 96

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	PUM	6 Month(s) Ended September 30, 2021	PUM	Budget	Variance	Variance %
Protective Services									
Protective Services - Contract Costs	3 01 4480	5	0.00	0.00	105.00	2.19	0.00	(105.00)	-100.00 %
Total Protective Services			0.00	0.00	105.00	2.19	0.00	(105.00)	-100.00 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	0.00	0.00	1,008.08	21.00	892.50	(115.58)	-12.95 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	26.69	0.56	31.98	5.29	16.54 %
Insurance - Other	3 01 4510.15	5	144.58	18.07	781.15	16.27	1,086.96	305.81	28.13 %
Total General Expense			144.58	18.07	1,815.92	37.83	2,011.44	195.52	9.72 %
Total Expenses			(2,995.49)	(374.44)	(10,840.22)	(225.84)	(23,100.06)	12,259.84	53.07 %
Net Income (Loss)			873.03	109.13	12,416.72	258.68	0.42	12,416.30	2883450.00 %

Report Criteria PHA: 3 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2021	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		43,438.00	262,112.00	265,211.46	(3,099.46)	-1.17 %
Interest Income HA Portion	7 01 3300 5		98.42	659.38	546.00	113.38	20.77 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		2,117.75	4,871.75	3,687.48	1,184.27	32.12 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	6,000.00	(6,000.00)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		126.06	210.34	1,815.48	(1,605.14)	-88.41 %
Other Income	7 01 3690 5		0.00	0.00	52.50	(52.50)	-100.00 %
HAP Earned Income	7 01 4902 5		403,584.00	2,095,099.00	2,414,121.96	(319,022.96)	-13.21 %
HAP Earned Income - VASH	7 03 4902 5		930.00	5,587.00	0.00	5,587.00	100.00 %
Total Operating Income			450,294.23	2,368,539.47	2,691,434.88	(322,895.41)	-12.00 %
Total Revenue			450,294.23	2,368,539.47	2,691,434.88	(322,895.41)	-12.00 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		11,843.30	59,300.93	67,015.50	7,714.57	11.51 %
Legal Expense	7 01 4130 5		0.00	0.00	999.96	999.96	100.00 %
STAFF TRAINING	7 01 4140 5		495.00	495.00	4,500.00	4,005.00	89.00 %
Travel	7 01 4150 5		951.78	951.78	2,907.00	1,955.22	67.26 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	0.00	499.98	499.98	100.00 %
Accounting Fees	7 01 4170 5		0.00	441.40	0.00	(441.40)	-100.00 %
Audit Fees	7 01 4171 5		0.00	0.00	1,500.00	1,500.00	100.00 %
Office Rent & Utilities	7 01 4180 5		0.00	3,204.00	6,618.00	3,414.00	51.59 %
Employee Benefits Cont - Admin	7 01 4182 5		4,492.69	26,110.59	23,244.96	(2,865.63)	-12.33 %
Sundry	7 01 4190 5		0.00	0.00	1,500.00	1,500.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		0.00	500.00	1,800.00	1,300.00	72.22 %
Advertising and Marketing	7 01 4190.08 5		0.00	951.90	999.96	48.06	4.81 %
Tenant Tracker	7 01 4190.10 5		120.00	835.00	1,500.00	665.00	44.33 %
Publications	7 01 4190.11 5		0.00	2,524.40	2,499.96	(24.44)	-0.98 %
Membership Dues and Fees	7 01 4190.12 5		0.00	0.00	1,350.00	1,350.00	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		468.68	2,807.75	4,999.98	2,192.23	43.84 %
Forms & Office Supplies	7 01 4190.17 5		0.00	2,133.06	9,999.96	7,866.90	78.67 %
Other Sundry Expense	7 01 4190.18 5		71.68	(2,677.31)	2,981.46	5,658.77	189.80 %
Administrative Contact Costs	7 01 4190.19 5		1,002.58	11,784.67	19,999.98	8,215.31	41.08 %
Asset Management Fee - AMP	7 01 4190.22 5		10,104.00	54,904.00	58,392.00	3,488.00	5.97 %
AMP Bookkeeping Fees	7 01 4190.23 5		6,315.00	34,252.50	36,495.00	2,242.50	6.14 %
Asset Management Fee - AMP	7 03 4190.22 5		0.00	4,544.00	5,184.00	640.00	12.35 %
AMP Bookkeeping Fees	7 03 4190.23 5		0.00	2,902.50	3,240.00	337.50	10.42 %
Total Administrative Expense			35,864.71	205,966.17	258,227.70	52,261.53	20.24 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		0.00	286.66	999.96	713.30	71.33 %
4400 Materials	7 01 4420 5		0.00	186.50	0.00	(186.50)	-100.00 %
4400 Contracted Cost	7 01 4430 5		0.00	50.00	0.00	(50.00)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01 4430.1 5		49.90	249.35	0.00	(249.35)	-100.00 %
Total Operating Expenses			49.90	772.51	999.96	227.45	22.75 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		0.00	264.12	249.96	(14.16)	-5.66 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	1,514.20	1,834.98	320.78	17.48 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	332.66	0.00	(332.66)	-100.00 %
Insurance - Other	7 01 4510.15 5		0.00	0.00	499.98	499.98	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		40.13	274.72	499.98	225.26	45.05 %
Portable Admin Fees Paid	7 03 4590.P 5		2,033.81	11,985.30	15,000.00	3,014.70	20.10 %
Portability - Port In Deposits	7 03 4590.PID 5		0.00	(1,997.75)	0.00	1,997.75	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		0.00	1,997.75	0.00	(1,997.75)	-100.00 %
Total General Expense			2,073.94	14,371.00	18,084.90	3,713.90	20.54 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	24,999.96	24,999.96	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(24,999.96)	(24,999.96)	-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:	3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2021	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01	4715.1 5	364,514.00	2,075,206.27	2,034,563.46	(40,642.81)	-2.00 %
HAP Payments - Utilities	7 01	4715.4 5	5,001.00	32,204.00	45,000.00	12,796.00	28.44 %
Fraud Recovery HUD	7 01	4715.8 5	(2,117.75)	(4,871.75)	1,999.98	6,871.73	343.59 %
HAP Portability	7 01	4715.P 5	0.00	0.00	3,999.96	3,999.96	100.00 %
HAP Payments - Port Out	7 01	4715.PO 5	734.00	4,637.00	19,999.98	15,362.98	76.81 %
HAP Payments - Rents	7 02	4715.1 5	3,716.00	22,499.00	31,150.50	8,651.50	27.77 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	2,499.96	2,499.96	100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	8,347.00	52,225.00	57,630.00	5,405.00	9.38 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	0.00	644.00	2,499.96	1,855.96	74.24 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	2,523.96	2,523.96	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	19,907.00	119,104.21	174,753.96	55,649.75	31.84 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	533.00	2,996.00	0.00	(2,996.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	15,000.00	15,000.00	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	1,125.00	4,966.00	15,000.00	10,034.00	66.89 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	49.00	213.00	7,500.00	7,287.00	97.16 %
Total Housing Assistance Payments			401,808.25	2,309,822.73	2,414,121.72	104,298.99	4.32 %
Total Expenses			(439,796.80)	(2,530,932.41)	(2,691,434.28)	160,501.87	5.96 %
Total Net Income (Loss)			10,497.43	(162,392.94)	0.60	(162,393.54)	28280089.98 %

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

Fiscal Year End Date: 3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	6 Month(s) Ended September 30, 2021
Revenue			
Other Receipts			
CARES ACT - Revenue	1 01 8029.3 CR	2,768.03	197.40
Total Other Receipts		<u>2,768.03</u>	<u>197.40</u>
Total Revenue		<u>2,768.03</u>	<u>197.40</u>
Expenses			
Administrative Expense			
CARES - Telephone/Cell Phones/Internet	1 01 4190.13 CR	0.00	4,617.62
CARES - ADMINISTRATIVE CONTRACT COE	1 01 4190.19 CR	1,189.48	1,081.54
Total Administrative Expense		<u>1,189.48</u>	<u>5,699.16</u>
Ordinary Maintenance and Operation			
CARES - MATERIALS	1 01 4420 CR	0.00	(10,124.17)
Total Ordinary Maintenance and Operation		<u>0.00</u>	<u>(10,124.17)</u>
Protective Services			
CARES- PROTECTIVE SERVICES CONTRAC	1 01 4480 CR	1,578.55	4,622.41
Total Protective Services		<u>1,578.55</u>	<u>4,622.41</u>
Total Expenses		<u>(2,768.03)</u>	<u>(197.40)</u>
Net Income (Loss)		<u>0.00</u>	<u>0.00</u>

Housing Authority of the City of Harlingen Income Statement Voucher

Fiscal Year End Date: 3/31/2022	ACCOUNT	1 Month(s) Ended September 30, 2021	6 Month(s) Ended September 30, 2021
Revenue			
Operating Income			
CARES ACT REVENUE HAP/UA	7 01 8029.3 CH	617.00	23,262.00
Total Operating Income		617.00	23,262.00
Other Receipts			
CARES ACT - Revenue ADMIN FEES	7 01 8029.3 CR	9,215.15	47,947.22
Total Other Receipts		9,215.15	47,947.22
Total Revenue		9,832.15	71,209.22
Expenses			
Administrative Expense			
CARES - ADMIN SALARIES	7 01 4110 CR	0.00	11,055.01
Office Rent & Utilities CARES Act	7 01 4180 CR	1,068.00	3,204.00
CARES - ADMIN EMP BENEFITS	7 01 4182 CR	0.00	783.39
CARES - Telephone/Cell Phones/Internet	7 01 4190.13 CR	0.00	687.47
CARES - OTHER SUNDRY EXPENSE	7 01 4190.18 CR	1,438.04	7,267.62
CARES - ADMINISTRATIVE CONTRACT COE	7 01 4190.19 CR	4,876.47	16,010.06
Total Administrative Expense		7,382.51	39,007.55
Ordinary Maintenance and Operation			
CARES - MATERIALS	7 01 4420 CR	0.00	(55.88)
Total Ordinary Maintenance and Operation		0.00	(55.88)
Protective Services			
CARES - PROTECTIVE SERVICES	7 01 4480 CR	701.83	2,386.56
Total Protective Services		701.83	2,386.56
Operating Expenses			
Maintenance & Operating Sec 8 CARES Act	7 01 4400 CR	1,130.81	6,608.99
Total Operating Expenses		1,130.81	6,608.99
Housing Assistance Payments			
CARES ACT HAP Payments Rents	7 01 4715.1 CR	0.00	22,477.00
CARES ACT HAP Utilities Payments	7 01 4715.4 CR	617.00	785.00
Total Housing Assistance Payments		617.00	23,262.00
Total Expenses		(9,832.15)	(71,209.22)
Net Income (Loss)		0.00	0.00

Accounting/Human Resources Department Report of November 2021
Highlights of Activities for October 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 for September 2021
- Attended meeting via Webex to review Board Report
- Attended meetings via Webex to practice Board Report
- Attended and presented financials with the auditor at the October Board Meeting via Webex
- Assisted Low Rent with processing payments for Utility Allowances and Security Deposits
- Prepared and submitted the 941 to the IRS
- Prepared and submitted the Quarterly Report to the Texas Workforce Commission
- Assisted in certifying EIV users in WASS
- Assisted in preparing and uploading the SF-424 to the Operating Fund
- Assisted in preparing and uploading access request form to HART for Human Resources employee
- Attended online meetings with San Antonio HUD staff
- Attended the Maintenance Meetings via Webex
- Prepared and submitted end of month financial information to the Fee Accountant
- Entered journal entries, deposits, online payment transfers
- Monitored and trained employees – Accounting Assistant 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

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	Mrs. Becerra	All Learning centers opened 08/25/2021	6	2
Bonita Park	Mrs. Cavazos		4	2
Sunset Terrace	Mrs. Aguirre		6	4
Le Moyne Gardens	Mr. Leal		2	2

- All Family Learning Centers are disinfected twice a month, meeting COVID-19 safety measures.
- Families with children ages 6-18 are called weekly and invited to register for the Family Learning Center.

HUD Book Rich Environment (BRE) Initiative:

The next Peer-to-Peer call/meeting is on Thursday, November 18, 2021, at 2:00 p.m. via Zoom.

The Market Days BRE Initiative will be held on Saturday, November 6, 2021, from 9:00 a.m.- 3:00 p.m. We distribute books to children and hold Reading time as a part of the HUD Book Rich Environment Initiative.

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

- October 4, 2021: “The Hello, Goodbye Window: ”– read by Julia Garcia, Assistant Property Manager
- October 11, 2021: “Ivan Draw Me a Story” – read by Evelyn Castillo, Clerk
- October 18, 2021: “The Frightful Ride of Michael McMichael” – read by Anna Morales, Property Manager/Youth Coordinator
- October 25, 2021: “Ready for Halloween” – read by Julia Garcia, Assistant Property Manager

Grade Level Reading GLR trainings are held weekly on Tuesdays:

- October 5, 2021: “Trauma-Informed Practices & the Construction of the Deep Reading Brain”
- October 12, 2021: “Crucible of Practice: Reflections on Lessons Learned Series”
- October 19, 2021: “Filling Gaps ASAP: Unlocking the Potential of Substitute Teaching”
- October 26, 2021: “Co-generational Solutions: Older and Younger Changemakers Innovating Together”

Weekly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comment	Call Taken/ Made By
10/01/2021	N/A	N/A	Student Mentor Application	11:30 a.m.	Student Mentor Application inquire	Angie
10/13/2021	27537	Section 8	HAHC Scholarship	10:00 a.m.	Made arrangements for student to pick up HAHC Scholarship	Angie
10/21/2021	NA	NA	Application	11:23 a.m.	Mentor Application	Anna

Educational Program Meetings and Updates

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.

Adult Continuing Education Class:

In partnership with Brownsville ISD, English as a Second Language (ESL) classes are held Monday through Thursday from 8:30 a.m. to 11:30 a.m. at the Le Moyne Gardens Family Learning Center.

- We currently have 7 residents attending the classes.

NAHRO Merit Awards:

- Breaking the Digital Divide in the Public Housing Program T-Mobile Hotspots
- Los Vecinos Tenant Association Academic Scholarship

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.

What Christmas Means to Me Poster Contest:

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

- 6 packets were prepared for distribution for Bonita Park, Los Vecinos, Sunset Terrace, and the Le Moyne Gardens Boys and Girls Club.
- 4 packets were prepared and distributed to Le Moyne Gardens.

Veteran's Day Gratitude Letters

Students will be writing Thank You letters to the veterans in our communities. We are currently working on letters to be distributed by Veteran's Day.

Community Meetings and Updates

Cameron and Willacy County Homeless Coalition:

The meeting was held on Tuesday, October 19, 2021, at 2:00 p.m. via Microsoft Teams. Topics discussed:

- Emergency Housing Voucher
- Point in Time Count Committee – Point in Time will be held on Thursday, January 27, 2022
- Shelter and Member updates

ConnectHomeUSA:

- Next meeting is not scheduled.

Healthy Harlingen – Nutrition Workgroup:

The next meeting is scheduled for November 9, 2021.

Quarterly Crime Prevention Meeting:

The meeting was held on Tuesday, October 26, 2021, at 3:00 p.m. via Webex.

- Updates were given by Harlingen Police Department, G-Force Security, and Managers.

Tenant Association Meetings:

Meetings are held twice a month.

Topics: Discuss COVID-19 guidelines and upcoming possible testing clinics.

- **Los Vecinos**- Wednesdays, October 13th and 27th
- **Bonita Park** - Mondays, October 18th and 25th
- **Sunset Terrace** - Tuesdays, October 19th and 26th
- **Le Moyne Gardens**- Thursdays, October 14th and 28th

Community Meetings and Programs:

Le Moyne Gardens and Los Vecinos Gardens:

I am meeting with residents every Tuesday and Wednesday at Le Moyne Gardens and every Thursday at Los Vecinos. Children's Garden meetings are canceled until further notice.

Recycling Program:

Recycling days are on the 2nd and 4th Tuesdays of every month. Flyers are sent to residents monthly.

Cameron County Homeless Coalition:

A meeting was held on Tuesday, October 19, 2021, at 2:00 p.m. via Microsoft Teams. Topics discussed:

- Emergency Housing Voucher
- Point in Time Count Committee – Point in Time will be held on Thursday, January 27, 2022
- Shelter and Member updates

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

The next Harlingen Downtown Merchant/Good Morning Downtown Coffee is scheduled for Thursday, November 4, 2021, pending location. Market Days was held on Saturday, October 2, 2021. A total of 300 books were distributed to children as part of the HUD Book Rich Environment Initiative.

Healthy Harlingen – Nutrition Workgroup:

The next meeting is on Tuesday, November 9, 2021, at 12:00 p.m., via Zoom.

Quarterly Crime Prevention Meeting:

A Quarterly Crime Prevention Meeting was held on Tuesday, October 26, 2021. Updates were given by Harlingen Police Department, G-Force Security, and Managers.

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

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

Spectrum:

Spectrum apartment connections: Le Moyne Gardens is 74%, FLC is 88%, Los Vecinos is 69%, Bonita Park is 80%, and Sunset Terrace 65%. The combined rate is 74% connected.

Monthly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comments	Call Taken/Made by
10/4/2021	N/A	N/A	T-Mobile	9:00 a.m.	Assistant Property Managers hotspot ready to be picked up at Los Vecinos	Angie
10/14/2021	31650	ST#15	Work Order	11:30 a.m.	Work Order was made	Angie
10/19/2021	N/A	N/A	ESL Registration	3:00 p.m.	Registration for BISD ESL classes will be held on November 17 th and 18 th	Angie

ConnectHomeUSA:

A meeting is not scheduled yet.

Educational Programs:

Little Free Libraries:

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

HUD Book Rich Environment (BRE) Initiative:

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

- October 4, 2021: “The Hello, Goodbye Window: ” – read by Julia Garcia, Assistant Property Manager
- October 11, 2021: “Ivan Draw Me a Story” – read by Evelyn Castillo, Clerk
- October 18, 2021: “The Frightful Ride of Michael McMichael” – read by Anna Morales, Property Manager/Youth Coordinator
- October 25, 2021: “Ready for Halloween” – read by Julia Garcia, Assistant Property Manager

We participated in the Halloween at the Park “Trails of Treats” on Saturday, October 30, 2021, at Lon C. Hill Park. Children dressed in their Halloween Costumes as they visited our booth. We gave out 400 Fruity Snacks and 300 books.

Grade Level Reading GLR trainings are held weekly on Tuesdays:

- October 5, 2021: “Trauma-Informed Practices & the Construction of the Deep Reading Brain”
- October 12, 2021: “Crucible of Practice: Reflections on Lessons Learned Series”
- October 19, 2021: “Filling Gaps ASAP: Unlocking the Potential of Substitute Teaching”
- October 26, 2021: “Co-generational Solutions: Older and Younger Changemakers Innovating Together”

NAHRO Merit Awards:

The Housing Authority was awarded the following Awards of Merit:

- The Breaking the Digital Divide in the Public Housing Program T-Mobile Hotspots
- The Los Vecinos Tenant Association Academic Scholarship

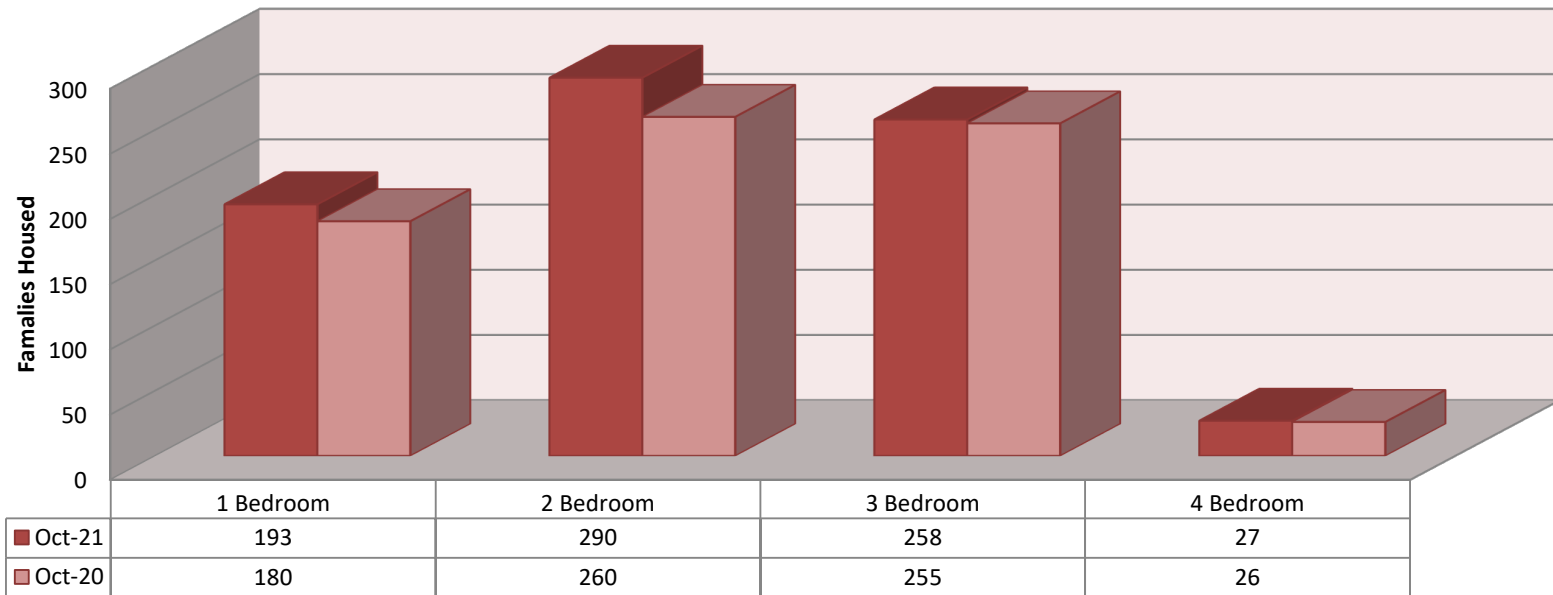
Sylvan Learning Center Partnership:

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.

Thank you, Angie Rodriguez

Board Meeting Report
November 17, 2021
Total Alloted Vouchers: 733
Vouchers Leased: 768
Pending Vouchers: 0
Vouchers Issued: 38

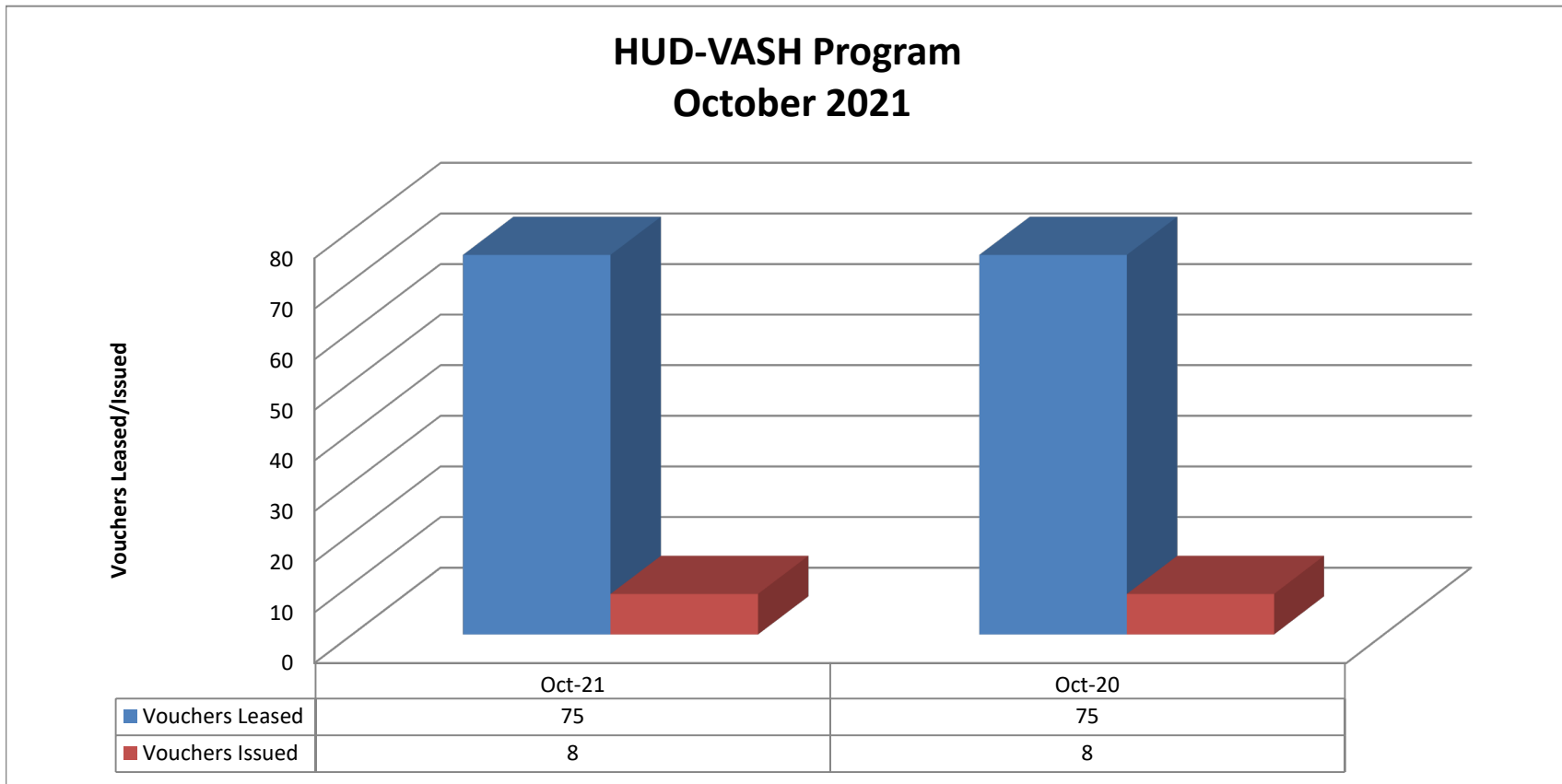
HCV/Section 8 Program
Leased Vouchers
October 2021



Total Families on Waiting List	416
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**Board Meeting Report
November 17, 2021**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 75
Port-outs: 50
Housed in Harlingen: 25**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report November 17, 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
September 2021 Score is
98.88%

Quality Control

File audits were done on October 29, 2021

Activities for the month of October 2021:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on October 14th (20 were received)
- Participated in Market days on Saturday, October 02, 2021
- Issued HAP Checks for November 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 Crime Prevention & Security Meetings via Webex
- Attended bi-weekly conference calls/ HUD field office Mr. James Snyder
- Host Friday Staff Meetings via Webex
- Orientation was scheduled for 14th and vouchers were issued
- Picked up new vehicle for S8 Dept.
- Other duties as assigned

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 November 17, 2021

Activities for the month of October

WAITING LIST AS OF 10-31-2021

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	88
2 Bedroom	02
3 Bedroom	07
4 Bedroom	01
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 98

Unit offers mailed: 40

Security Deposits received: 10

Applications ready for review as of 10-31-2021: 20

Applications pending: 27

Housing Authority of the City of Harlingen, Texas

October 31, 2021

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	146	112	17	4	4	193	476
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	1	0	0	0	0	0	1
2 bed	0	1	0	0	0	1	2
3 bed	2	4	2	0	0	2	10
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	3	5	2	0	0	3	13
Total Vacancies →	3	5	2	0	0	3	13

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 11/01/2021.

Prepared by: Nancy Garza - Admission Clerk 11/01/2021.

* OCCUPANCY RATE:	98.00%	95.83%	90.00%	100.00%	100.00%	98.50%	97.39%
* VACANCY RATE:	2.00%	4.17%	10.00%	0.00%	0.00%	1.50%	2.61%


* does not include CFP units

Total Points per AMP	16	8	1	16	16	16	
					GRAND TOTAL POINTS		12

<i>Per unit Fee count</i>	147	115	18	4	4	197	485
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Date: November 1, 2021

To: Harlingen Housing Authority
Board of Commissioners

From: Cynthia Lucio
Public Housing Administrator 

Subject: November 17, 2021, Public Housing Board Report
October Activities

Report on Contracts:

Los Vecinos AMP #010:

Rudy De La Cruz repaired the plumbing at apartments 137 & 138 and the kitchen cabinets were replaced in apartment 138. This job is 100% complete.

Rudy De La Cruz is replacing water heater doors at 54 apartments. This job is 87% complete.

Rudy De La Cruz is repairing the roof at apartments 13 to 18. This job will start next week.

Bonita Park AMP #020:

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

Santiago Espinoza remodeled apartment 56. This job is 100% complete.

Texas State Alarm installed Security cameras. This job is 100% complete.

Santiago Espinoza will remodel apartment 33. This job has not started.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

Rudy De La Cruz repaired the ceiling at apartment 183. This job is 100% complete.

Guillen Lawn Service cut the grass at all areas. This job is 100% complete.

Rudy De La Cruz will replace the roof at apartments 145 to 148. This job has not started.

Henry's Lawn Service removed a tree at the NINOS Head Start. This job is 100% complete.

Park Place will be repairing the playground. This job has not started.

Family Living Center Apts., Washington Apts., Sonesta Duplex and 209 / 209^{1/2} Jackson St.
No Contracts.

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.

September 2021 Scores**Low Rent 100%****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 zero (0) Denial Hearings for the Section 8 Program. Hearings are done via telephone.

Trainings and Other Updates:

- A Security Meeting was held on October 12, 2021 and a Crime Prevention Meeting was held on October 26, 2021, at 3:00 p.m. via Webex. G Force Security, in-house police officers and HHA staff met to discuss concerns.
- The HUD Book Rich Environment (BRE) Reading Initiative:
The Family Learning Centers are opened to help students with homework. BRE Story Time via Facebook is featured every Monday. Story Time featured books are given to children at Market Days every first Saturday of the month.
- The ConnectHomeUSA initiative continues with Spectrum connections. 74% of the sites are connected with high-speed internet wi-fi.
- The Sylvan Learning Center Partnership will continue with the Merge program.
- NAHRO notified the Housing Authority that we were awarded 2 Merit Awards:
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.
- I conduct an Operations update meeting on Mondays and a Friday Motivational meeting weekly at 3:00 p.m. via Webex.
(Open for comments)

November 17, 2021
 Maintenance Report
 By: Cynthia Lucio, Public Housing Administrator
 October 2021 Activity

Units ready to rent for the Month of October 2021

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	252	0	147;107;022;211	0	5
Bonita Park	0	0	039;056	0	2
Le Moyne Gardens	0	029;049;069	042	0	4
Sunset Terrace	0	0	007	0	1
Aragon/Arroyo	0	0	0	0	0
Total	1	3	8	0	12

Work orders completed for the Month of October 2021

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2021 - 10/31/2021	141	72	111	21	345

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2020 – 10/31/2020	125	122	122	40	409

Management Information Systems

November 17, 2021, Board Report

October Activities

By: Patricia D. Vega

- ❖ Attended weekly Staff and Administration meetings
- ❖ Attended Monthly Board meeting
- ❖ Processed the AMP HUD Subsidy drawdowns for October with Ms. Rosie
- ❖ Processed the AMP HUD cares act grant drawdowns with Ms. Rosie
- ❖ Prepared to close the end of month for October
- ❖ Processed accounts payable invoices and check payments
- ❖ Processed Journal Entries for October Auto-pay invoices
- ❖ Continue to learn how to monitor the Website and recommend changes as needed
- ❖ Continue to learn my duties

Please let me know if you may have any questions.

DATE: November 1, 2021

TO: Carlos Perez, Chair, & HHA Board of Commissioners

FROM: Hilda Benavides, Executive Director *Hilda Benavides*

SUBJECT: Calendar & Report for the November 17, 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.

New office hours:

Starting November 1, 2021, all HHA offices are open from 9:00 a.m. to 3:00 p.m. Schedule may change at any time due to pandemic and weather. We encourage everyone to wear facial coverings in our offices.

Planned Activities:

November 2021: Schedule may change at any time

- 01: New office hours 9:00 a.m. until 3:00 p.m.
- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 01: Monday Mtg with Staff at 3:00 p.m. Maintenance on Call 956-893-2360
- 02: Election Day!
- 03: Review Board Packet by Administration at 10:00 a.m.
- 03: Wednesday Mtg with Adm Team at 1:30 p.m.
- 03: City of Harlingen Mtg at 5:30 p.m.
- 04: Harlingen Downtown Coffee at 8:30 a.m.?
- 04: City Mtg for parking and streets at Los Vecinos at 9:00 a.m.
- 05: Annual HCV/S8 Conference at Le Moyne Gardens at 8:00 a.m. (cancelled)
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community
- 07: Time Change (Fall Back) Daylight Saving Ends
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 08: Monday Mtg with Staff at 3:00 p.m. Maintenance on Call 956-893-2360
- 09: Pest Control at Los Vecinos
- 09-11: Board Mtg Practice at 8:15 a.m.
- 09: Tuesday Security Co. Meeting with Managers at 3:00 p.m.
- 10: Pest Control at Bonita Park
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 10: Wednesday Mtg with Adm Team at 1:30 p.m.
- 11: Veterans Day! (HHA offices are open)
- 11: HCV/S8 Application (20)
- 11: HCV/S8 orientation and issuance of vouchers (0)
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 11: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 11: Thursday Maintenance Meeting at 3:00 p.m.

- 12: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 12: COVID19 Booster deadline for Employees
- 12: Friday Staff Mtg at 3:00 p.m.
- 15-17: Board Mtg Practice at 8:15 a.m.
- 15: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 15: Review of Low Rent Monthly Reports at 11:00 a.m.
- 15: Monday Mtg with Staff at 3:00 p.m. Maintenance on Call 956-893-2360
- 16: HUD San Antonio Conference call with Brenner on 2-year tool for HCV/S8 at 10:00 a.m.
- 17: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Diana Perez
- 17: City of Harlingen Mtg at 5:30 p.m.
- 18: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 19: Vehicle Inspections at COCC
- 19: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 19: December 15, Board Agenda & Minutes for November 17, Board Mtg due 12 (Noon)
- 19: Board Reports Due
- 19: Friday Staff Mtg at 3:00 p.m.
- 22: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 22: Monday Mtg with Staff at 3:00 p.m. 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.
- 23-24: Cynthia Lucio Annual Leave
- 24: Annual Leave
- 24: No Admin Team Mtg.
- 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 3:00 p.m. Maintenance on Call 956-893-2360

December 2021: Schedule may change at any time

- 01-03: HAVE-STR Annual Mtg with HUD San Antonio Field Office (cancelled)
- 01: Review Board Packet by Administration at 10:00 a.m. Webex
- 01: Wednesday Mtg with Adm Team at 1:30 p.m.
- 01: City of Harlingen Mtg at 5:30 p.m.
- 02: Harlingen Downtown Coffee at 8:30 a.m.?
- 03: Friday Staff Mtg at 3:00 p.m.
- 03: Christmas Parade on Jackson Street 6:00 p.m.
- 04: Market Days Downtown! BRE Reading of Books to Community
- 06: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 06: Monday Mtg with Staff at 3:00 p.m. Maintenance on Call 956-893-2360
- 07-09: Board Mtg Practice at 8:15 a.m.
- 08: Pest Control at Bonita Park
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 08: Wednesday Mtg with Admin Team at 1:30 p.m.
- 09: HCV/S8 Application (0)

- 09: HCV/S8 orientation and issuance of vouchers
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: HHA Five year & Annual Agency Plan at 10:00 a.m. Webex
- 09: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 09: Thursday Maintenance Meeting at 3:00 p.m.
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 3:00 p.m.
- 13-15: Board Mtg Practice at 8:15 a.m.
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 13: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 13: **Monday Mtg with Staff at 3:00 p.m.** Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 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: City of Harlingen Mtg at 5:30 p.m.
- 16: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 17: Vehicle Inspections at COCC
- 17: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 17: Newsletter Article due at 12:00 p.m. (noon)
- 17: January 19, 2022 Board Agendas & Minutes for December 15, Board Mtg due 12 (Noon)
- 17: Board Reports Due
- 17: Friday Staff Mtg at 3:00 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 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 21-22: Cynthia Lucio Annual Leave
- 22: No Admin Team Mtg.
- 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 3:00 p.m.** 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.
- 28-30: Annual Leave
- 29: No Admin Team Mtg.
- 29: City of Harlingen Mtg at 5:30 p.m.?
- 30: Early Release at 3:00 p.m.
- 30: Cynthia Lucio Annual Leave
- 31: Holiday (New Year's)

January 2022: Schedule may change at any time

- 01: Happy New Year!
- 01: Market Days Downtown! BRE Reading of Books to Community
- 03: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries

- 03: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 05: Review Board Packet by Administration at 10:00 a.m.
- 05: **Wednesday Admin Mtg at 1:30 p.m.**
- 05: City of Harlingen Mtg at 5:30 p.m.
- 06: Harlingen Downtown Coffee at 8:30 a.m.
- 07: Incentive Pay
- 07: Friday Staff Mtg at 3:00 p.m.
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 10: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 11-13: Board Mtg Practice at 8:15 a.m.
- 11: Pest Control at Los Vecinos
- 11: Tuesday Security & Crime Prevention Mtg. at 3:00 p.m.
- 12: Pest Control at Bonita Park
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 12: **Wednesday Admin Mtg at 1:30 p.m.**
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 13: HCV/S8 Application (20)
- 13: HCV/S8 orientation and issuance of vouchers?
- 13: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 13: Thursday Maintenance Meeting at 3:00 p.m.
- 14: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 14: Friday Staff Mtg at 3:00 p.m.
- 17-19: Board Mtg Practice at 8:15 a.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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 18: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 18-19: Inventory at Los Vecinos
- 19: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Anna Morales
- 19: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 19: City of Harlingen Mtg at 5:30 p.m.
- 20: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 20: Inventory at COCC
- 21: Friday Staff Mtg at 3:00 p.m.
- 24: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 24: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 25: Tuesday Security Mtg & Crime Prevention at 3:00 p.m.
- 26: HCV/S8 HAP&UA Checks for February 2022
- 26: **Wednesday Admin Mtg at 1:30 p.m.**
- 26: City of Harlingen Mtg at 5:30 p.m.
- 27: HCV/S8 orientation and issuance of vouchers?
- 27: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m.
- 28: Vehicle Inspections at COCC
- 28: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 28: February 16, 2022 Board Agenda & Minutes for January 19, Board Mtgs due 12 (Noon)
- 28: Board Reports Due

- 28: Friday Staff Mtg at 3:00 p.m.
- 31: 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
- 31: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 31: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360

February 2022: Schedule may change at any time

- 02: Review Board Packet by Administration at 10:00 a.m.
- 02: **Wednesday Admin Mtg at 1:30 p.m.**
- 02: City of Harlingen Mtg at 5:30 p.m.
- 03: Harlingen Downtown Coffee at 8:30 a.m.?
- 04: Friday Staff Mtg at 3:00 p.m.
- 05: Market Days Downtown! BRE Reading of Books to Community
- 07: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 07: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 08: Tuesday Security Mtg at 3:00 p.m.
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: Pest Control at Bonita Park
- 09: **Wednesday Admin Mtg at 1:30 p.m.**
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 10: Financial Workshop for Board & Staff at 9:00 a.m.
- 10: HCV/S8 Application (20)
- 10: HCV/S8 orientation and issuance of vouchers?
- 10: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 10: Thursday Maintenance Meeting at 3:00 p.m.
- 11: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 11: Friday Staff Mtg at 3:00 p.m.
- 12: Financial Workshop for Board & Staff at 9:00 a.m.
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 15: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 15-16: Inventory at Bonita Park & Sunset Terrace
- 16: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Angie Rodriguez
- 16: City of Harlingen Mtg. 5:30 p.m.
- 17: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 18: Friday Staff Mtg at 3:00 p.m.
- 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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 22: Tuesday Security Mtg at 3:00 p.m.
- 23: **Wednesday Admin Mtg at 1:30 p.m.**
- 24: HCV/S8 HAP&UA Checks for March 2022
- 24: HCV/S8 orientation and issuance of vouchers?
- 24: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 24: Thursday Maintenance Meeting at 3:00 p.m.
- 25: Vehicle Inspections at COCC
- 25: Audit & Review files at COCC by PH & S8 at 8:30 a.m.

- 25: March 16, 2022 Board Agenda & Minutes for February 16, Board Mtgs due 12 (Noon)
- 25: Friday Staff Mtg at 3:00 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: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360

March 2022: Schedule may change at any time

- 02: Ash Wednesday
- 02: Review Board Packet by Administration at 10:00 a.m.
- 02: Wednesday Admin Mtg at 1:30 p.m.
- 02: City of Harlingen Mtg at 5:30 p.m.
- 03: Harlingen Downtown Coffee at 8:30 a.m.
- 04: Friday Staff Mtg at 3:00 p.m.
- 05: Market Days Downtown! BRE Reading of Books to Community
- 07: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 07: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 08: Tuesday Security Mtg at 3:00 p.m.
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: Pest Control at Bonita Park
- 09: Wednesday Admin Mtg at 1:30 p.m.
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 10: HCV/S8 Application (20)
- 10: HCV/S8 orientation and issuance of vouchers?
- 10: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 10: Thursday Maintenance Meeting at 3:00 p.m.
- 11: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 11: Friday Staff Mtg at 3:00 p.m.
- 13: Time Change (Spring Forward) Daylight Saving Time begins
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 15: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 15-16: Inventory at Le Moyne Gardens
- 16: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Diana Perez
- 16: City of Harlingen Mtg at 5:30 p.m.
- 17: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 18: Newsletter Article due at 12:00 p.m. (noon)
- 18: Friday Staff Mtg at 3:00 p.m.
- 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 Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: Tuesday Security Mtg at 3:00 p.m.
- 23: Wednesday Admin Mtg at 1:30 p.m.
- 24: HCV/S8 HAP&UA Checks for April 2022
- 24: HCV/S8 orientation and issuance of vouchers?
- 24: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 24: Thursday Maintenance Meeting at 3:00 p.m.
- 25: Vehicle Inspections at COCC

- 25: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 25: April 20, 2022, Board Agenda & Minutes for March 16, Board Mtgs due 12 (Noon)
- 25: Friday Staff Mtg at 3:00 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: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 30: Review Board Packet by Administration at 10:00 a.m.?
- 30: Wednesday Admin Mtg at 1:30 p.m.

April 2022: Schedule may change at any time

- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 04: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 06: Review Board Packet by Administration at 10:00 a.m.
- 06: Wednesday Admin Mtg at 1:30 p.m.
- 06: City of Harlingen Mtg at 5:30 p.m.
- 07: Harlingen Downtown Coffee at 8:30 a.m.?
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 12: Tuesday Security Mtg at 3:00 p.m.
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 13: Pest Control at Bonita Park
- 13: Wednesday Admin Mtg at 1:30 p.m.
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 14: HCV/S8 Application (20)
- 14: HCV/S8 orientation and issuance of vouchers?
- 14: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 14: Thursday Maintenance Meeting at 3:00 p.m.
- 15: Holiday (Good Friday)
- 18: Disinfect & Sanitize Main Office at 9am (Office closed all day) Monday
- 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 Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 19: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 20-21: Pest Control at Le Moyne Gardens
- 20: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Cynthia Lucio
- 20: City of Harlingen Mtg at 5:30 p.m.
- 21: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 22: Friday Staff Mtg at 3:00 p.m.
- 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
- 25: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 25: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 26: HCV/S8 HAP&UA Checks for May 2022

- 26: Tuesday Security Mtg & Crime Prevention at 3:00 p.m.
- 27: Administrative Professional Day!
- 27: **Wednesday Admin Mtg at 1:30 p.m.**
- 28: HCV/S8 orientation and issuance of vouchers?
- 28: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 28: Thursday Maintenance Meeting at 3:00 p.m.
- 29: Vehicle Inspections at COCC
- 29: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 29: May 18, 2022, Board Agenda & Minutes for April 20, Board Mtgs due 12 (Noon)
- 29: Friday Staff Mtg at 3:00 p.m.

May 2022: Schedule may change at any time

- 02: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 02: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 04: Review Board Packet by Administration at 10:00 a.m.
- 04: **Wednesday Admin Mtg at 1:30 p.m.**
- 04: City of Harlingen Mtg at 5:30 p.m.
- 05: National Day of Prayer!
- 05: Harlingen Downtown Coffee at 8:30 a.m.?
- 06: Friday Staff Mtg at 3:00 p.m.
- 07: Market Days Downtown! BRE Reading of Books to Community
- 08: Mother's Day!
- 09: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 09: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 09: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 10: Pest Control at Los Vecinos
- 10: Tuesday Security Mtg at 3:00 p.m.
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 11: Pest Control at Bonita Park
- 11: **Wednesday Admin Mtg at 1:30 p.m.**
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 12: HCV/S8 Application (20)
- 12: HCV/S8 orientation and issuance of vouchers
- 12: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 12: Thursday Maintenance Meeting at 3:00 p.m.
- 13: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 13: Friday Staff Mtg at 3:00 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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 17: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 18-19: Pest Control at Le Moyne Gardens
- 18: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Anna Morales
- 18: City of Harlingen Mtg at 5:30 p.m.
- 19: Board Mtg Overview & Admin Team Mtg at 9:00 a.m. Webex
- 20: Vehicle Inspections at COCC
- 20: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 20: Friday Staff Mtg at 3:00 p.m.

- 23: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 23: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 24: HCV/S8 HAP&UA Checks for June 2022
- 24: Tuesday Security Mtg at 3:00 p.m.
- 25: Wednesday Admin Mtg at 1:30 p.m.
- 26: HCV/S8 orientation and issuance of vouchers?
- 26: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 26: Thursday Maintenance Meeting at 3:00 p.m.
- 26: June 22, 2022, Board Agenda & Minutes for May 18, Board Mtgs due 12 (Noon)
- 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: Friday Staff Mtg at 3:00 p.m.
- 30: Holiday (Memorial Day)
- 31: Tuesday (Monday Staff Mtg at 3:00 p.m.) Maintenance on Call 956-893-2360
- 31: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries

Summary of Ongoing Activities:

TRAINING / CONFERENCES: HUD San Antonio Field office conference calls are held every two weeks for Cares Act funding, HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams video conference.

ADMINISTRATIVE MEETINGS: Due to COVID-19 all staff meetings are video and telephone conference calls. We continue to meet every Monday at 3:00 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 HCV/S8 monthly utilization of voucher goal is 98%. 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 Alan T. Ozuna, Attorney at Law.

OTHER ACTIVITIES: All HHA offices are open from 9:00 a.m. to 3:00 p.m. Monday - Friday. We started planning for the FYE 2023 Annual Budget at our Financial workshop on Thursday, October 21 & Saturday, October 23, 2021, from 9:00 a.m. to 11:00 a.m. Office staff continue to work from home twice a month due to disinfecting and sanitizing of our offices. Working from home twice a month also allows us to check our laptops, internet, emails, and printers to make sure that our community can communicate with us while at home. Administrative Staff reviewed the Minutes for the October 20, 2021, Regular Board Meeting and the Agenda for the November 17, 2021, Regular Board Meeting.

*2022 Schedule of Board Meetings is attached. Board meetings will be held in person at 219 E. Jackson Street, Harlingen Texas 78550, with an option to participate via Telephone Conference call and Video Conference on Webex. A quorum must be present and in person. Upcoming Board Meetings are scheduled on Wednesday, November 17, 2021, and Wednesday, December 15, 2021, at 12 noon at 219 E. Jackson Street, Harlingen, Texas 78550.

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

Thanks,

Hilda Benavides,
Executive Director

2022 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 19, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, February 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, March 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, April 20, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, May 18, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, June 15, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, July 20, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
August 2022 No Board Meeting Scheduled			
Wednesday, September 21, 2022	HHA Annual	219 E. Jackson	11:30 A.M.
	Non-Profit Annual	Via Video and Telephone Conference	12:30 P.M.
Wednesday, October 19, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, November 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, December 21, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.