

HARLINGEN



REGULAR BOARD MEETING
 Wednesday, April 20, 2022 @ 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, April 20, 2022 @ 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 793 6890, Password: hha20 or join the video conference by phone at 408-418-9388, Password: 44220.

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

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

I. OPENING

1. Call to Order
2. Roll call/determination of a Quorum – Carlos Perez
3. Invocation – Cynthia Lucio
4. Pledge of Allegiance – Cynthia Lucio
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 March 16, 2022. (pg.3-7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2022, and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.8-25)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of March 2022.
 Presenter: Mary Prieto (pg.26-29)

III. OLD BUSINESS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial and Human Resources Reports by Cynthia Lucio; *(pg.30-51)*
 - b) Youth Coordinator Report by Anna Morales; *(pg.52-54)*
 - c) Resident Events Coordinator Report by Angie Q. Rodriguez; *(pg.55-56)*
 - d) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.57-60)*
 - e) Low Rent Occupancy Report by Nancy Garza; *(pg.61)*
 - f) Senior Property Manager Report by Mary Prieto; *(pg.62-63)*
 - g) Maintenance Report by Mary Prieto; *(pg.64)*
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.65)*
2. Nelrod Conference Rental Assistance Demonstration (RAD) – HUD : *(pg.66-88)*
Discussion
3. Chief Executive Officer’s Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.89-101)*
4. 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 Rangerville 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, April 15, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 15th day of April, 2022.



Ariana Valle, Administrative Assistant



Minutes of the Regular Board Meeting
 Wednesday, March 16, 2022, at 12:00 p.m. (noon)
 At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550
 Remote Meeting via Telephone and Video Conference

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, March 16, 2022, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Carlos Muñiz, Vanessa Serna-Medina, and Maria I. Borjas. Julio Cavazos was in attendance via Video Conference.

INVOCATION

HCV/Section 8 & Admissions Administrator, Diana Perez gave the invocation.

PLEDGE OF ALLEGIANCE

HCV/Section 8 & Admissions Administrator, Diana Perez led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant Ariana Valle introduced staff and visitors starting with, Cynthia Lucio, Finance Officer, Diana Perez, HCV/Section 8 Admissions Administrator, Maggie Garcia, Section 8 Intake Coordinator/Inspector, Anna Morales, Youth Coordinator/Property Manager, Angie Rodriguez, Resident Events Coordinator, Melissa Guajardo, HR Accounting Clerk, Nancy Garza, Admissions Specialist, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Property Manager, Alan Ozuna, Attorney, Hilda Benavides, Executive Director, Ariana Valle, Administrative Assistant, Visitor/Guest, Kelly Salinas, Computer Network Group.

PUBLIC COMMENTS

No members of the public were present at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550, via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF FEBRUARY 16, 2022.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of February 16, 2022. Commissioner Serna-Medina made the motion to approve the Minutes of the Regular Board Meeting of February 16, 2022. Motion was seconded by Vice Chair Muñiz and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” FOR THE MONTHS OF APRIL, MAY, AND JUNE 2022.

Executive Director Benavides read a letter congratulating Ariana Valle on being selected the “Employee of the Quarter”, for the months of April, May, and June 2022. Miss. Valle’s employment with us began on January 23, 2017, as an Admissions Specialist for the HCV/S8 Program and when the opportunity arose, she applied and was hired as my Administrative Assistant. Miss. Valle demonstrates a great deal of initiative by embracing the daily tasks and duties of this position. Her communication, presentation, and leadership skills have improved

greatly. Miss Valle has learned to remain calm in crisis situations and is always willing to help others. Miss Valle plans and prepares in advance for monthly board meetings, and she makes sure that staff and community leaders are informed of our daily operations. Miss Valle's positive attitude is a great asset to our agency. It is a pleasure working with her and seeing her grow to an outstanding employee. She will be recognized for her accomplishments by our Board, and will receive a plaque, a gift card, and a reserved parking space. Ms. Valle thanked the Board of Commissioners and Ms. Benavides for the recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH JANUARY 2022 AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Finance Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month January 2022 were included in the Board packet. She reported as follows:

**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended January 2022**

	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	\$349,615.61	\$57,269.67	\$95,971.51	\$75,803.24	\$116,744.19	\$3,827.00	\$460,025.84
Total Expenditures	\$317,352.37	\$68,432.83	\$96,810.64	\$67,797.24	\$82,700.66	\$1,611.00	\$434,396.07
Revenues Over (Under) Expenditures	\$32,263.24	(\$11,163.16)	(\$839.13)	\$8,006.00	\$34,043.53	\$2,216.00	\$25,629.77
Cash reserves or funds transferred in	\$12,002.29	\$11,163.16	\$839.13	\$0.00	\$0.00	\$0.00	\$0.00

Note:

COCC

CFP Admin money came in on Feb.1st
Incentive was paid out to staff in January

Los Vecinos

Materials and contracts were high due to REAC preparation

Vice-Chair Muñiz stated the notes are helpful. No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of January 2022, and to take action to approve the Unaudited Financial Statement as presented. Vice Chair Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of January 2022 as presented by Administration. Motion was seconded by Commissioner Serna-Medina 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 FEBRUARY 2022.

Senior Property Manager Prieto informed the Board that the board packet contained a listing of unpaid balances due for vacated unit accounts for the month of February 2022 in the total amount \$784.00 for February. The total amount consists of:

For the month of February 2022						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 784.00	\$ -	\$ -	\$ -	\$ -

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 February 2022 in the total amount of \$784.00. Vice-Chair Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of February 2022 in the total amount of \$784.00. Motion was seconded by Commissioner Serna-Medina and passed unanimously.

3. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1484 ADOPTING THE HARLINGEN HOUSING AUTHORITY FISCAL YEAR ENDING MARCH 31, 2023, OPERATING BUDGET AND COST OF LIVING INCREASE.

Finance Officer Lucio told the Board that the Harlingen Housing Authority (HHA) Fiscal Year ending March 31, 2023, Operating Budget was included in the Board packet. Finance Officer Lucio told the Board the Harlingen Housing Authority Team met to review last year's budget and expenditures as a part of four budget workshops. Two were held in October 2021 to introduce the budget planning for the next fiscal year. Two were held in February 2022 to finalize the budgets. A 7% increase was added to non-payroll line items as the inflation rate has increased. The enclosed budgets are balanced and include a 3% cost of living increase for all employees for the upcoming fiscal year. Vice-Chair Muñiz asked if the 7% increase will be for non-payroll items? Finance Officer Lucio replied yes. Vice-Chair Muñiz asked if the revenue was also increased? Finance Officer Lucio replied yes. Commissioner Cavazos asked if Salary Study and the Cost of Living were included in the budget? Finance Officer Lucio replied yes. Commissioner Cavazos asked how much does the Salary Study impact the overall budget? Finance Officer Lucio replied, the Salary Study is in increments of 3.5% which is the regular merit increase for employees. Commissioner Cavazos asked if the Salary Study should have been approved before Budget? Attorney Ozuna replied there is no legal requirement to take formal action to adopt or approve the Salary Study. Commissioner Cavazos asked if the total increase in the budget is 6.5% for Salary adjustments? Finance Officer Lucio replied yes. Commissioner Cavazos asked if the 3.5% merit increase has been included in budget but not yet implemented? Executive Director Benavides replied yes, the 3.5% merit increase will be implemented at time of employee's evaluation. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1484 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2023, Operating Budget, and Cost of Living Increase. Vice-Chair Muñiz made the motion to pass Resolution 1484 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2023, Operating Budget, and Cost of Living Increase. Motion was seconded by Commissioner Borjas and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1485 ADOPTING THE SALARY STUDY AS PREPARED BY THE NELROD COMPANY.

Finance Officer Lucio told the Board that the Salary Comparability Study as prepared by the Nelrod Company was included in the board packet. The Salary Comparability Study and Job Description Packet includes the following updates. Two new job titles Admissions Coordinator and Senior Property Manager and all current job descriptions have been updated. The Salary Comparability Study is done every 5 to 6 years to compare the employee wages with those of other local employees in the Harlingen, Texas, geographic area. We want to make sure we are fairly compensating the employees according to their job description. Chair Perez commented on page 24 the percent increase greater than 3.5% employee merit. Executive Director Benavides replied the salary study gives us a range scale depending on employee's education, years of experience and performance. Vice-Chair Muñiz asked what our turnover rate is? Finance Officer Lucio replied it is minimal. Commissioner Cavazos asked on page 24 of the salary study will the proposed pay schedule guide step, and percent increase be implemented or is it just a proposal? Finance Officer Lucio replied it's a proposal. Commissioner Cavazos asked what is the lowest paid wage? Executive Director Benavides stated \$11.53. Commissioner Cavazos asked if it's a labor wage rate? Executive Director Benavides stated yes only for maintenance. Commissioner Cavazos asked why is it only for maintenance? Finance Officer Lucio replied they are HUD labor wage rates; HUD also audits and interviews maintenance. Executive Director Benavides also informed the board it's also due to HUD labor standards compliance requirements. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1485 adopting the Salary Study as prepared by the Nelrod Company. Commissioner Serna-Medina made the motion to pass Resolution 1485

adopting the Salary Study as prepared by the Nelrod Company. Motion was seconded by Commissioner Borjas and passed unanimously.

5. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1486 ADOPTING THE HARLINGEN HOUSING AUTHORITY'S LOW RENT UTILITY ALLOWANCES TO BECOME EFFECTIVE APRIL 1, 2022.

Senior Property Manager Prieto informed the Board that the agenda packet included a summary, proposed utility allowances, and a comparison of current and proposed utility allowances. HUD requires the PHA to review the Utility Allowances at least annually if a change of 10% or more in the utility rate occurs. Senior Property Manager Prieto told the Board the Utility rates were evaluated by Nelrod. CPL Electric rates increased by 97%. Texas Gas service rates increased by 47%. The water flat fee remained the same. The sewer flat rate remained the same. Trash collection monthly charge remained the same. Since the utility provider's rates have changed more than 10%, we have adjusted the utility allowances. The utility allowances have been adjusted and changed at an increase ranging from \$21.00 to \$36.00. The utility allowances increased which means that the residents are paying a bit more on utilities and a bit less of rent with the Housing Authority. Vice-Chair Muñiz asked if the tenant will be receiving a \$36.00 allowance but not actually receiving the money? Executive Director stated each family is different, it's an adjusted allowance. Finance Officer Lucio informed the board that once we calculate and determine their monthly rent, we deduct a utility allowance, to give them a credit for the utilities, each family pays for their utilities. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1486 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2022. Commissioner Cavazos made a motion to pass Resolution 1486 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2022. The motion was seconded by Vice-Chair Muñiz and passed unanimously.

5. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1487 ADOPTING UTILITY ALLOWANCES FOR THE HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM TO BECOME EFFECTIVE APRIL 1, 2022.

HCV/Section 8 & Admissions Administrator Perez presented Resolution 1487. Mrs. Perez told the Board the Utility rates were evaluated by Nelrod. The HHA is responsible for establishing and maintaining a utility allowance schedule that provides reasonable allowances for tenant-paid utilities. The utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality. In calculating the gross rent for units leased under the Housing Choice Voucher Program, as well as the HAP payment for which the family qualifies, the HHA must consider not only the contract rent that is paid to the owner, but also the anticipated cost of any utilities that the tenant family is required to pay. The HHA maintains a utility allowance schedule for tenant-paid utilities, tenant supplied refrigerators and ranges, and other tenant-paid housing services (such as trash collection). The utility allowance schedule must include the utilities and services necessary to provide housing that complies with HQS. The utility allowance schedule should not include allowances for personal expenses, such as telephone, and nonessential utility costs such as the cost of cable or satellite TV. Commissioner Cavazos asked if it was a 20-22% difference in the cost? HCV/Section 8 & Admission Administrator Perez replied yes. Vice-Chair Muñiz asked when was study done? Finance Officer Lucio replied it started in November. After some discussion Vice-Chair Muñiz entertained a motion to pass Resolution 1487 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2022. Commissioner Serna-Medina made the motion to pass Resolution 1487 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2022. Motion was seconded by Commissioner Borjas.

III. OLD BUSINESS

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

- a) Finance and Human Resources Reports by Cynthia Lucio
- 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 Nancy Garza
- f) Senior Property Manager Report by Mary Prieto
- g) Maintenance Report by Mary Prieto
- h) Accounting Assistant/MIS Coordinator Report by Patty Vega

Executive Director Benavides told the Board that the Program Administrators and Coordinators reports were included in their packet, and she asked if they had any questions. Chair Perez asked if we are receiving training on Domestic Violence. Executive Director Benavides replied yes, we do attend webinars to obtain certifications for this manner. After some discussions no other 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 our next Regular Board meeting and Harlingen Affordable Housing Corporation meeting will be April 20, 2022, at 12:00 p.m. After some discussion no questions were asked.

3. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Serna-Medina. Motion was seconded by Commissioner Cavazos. Meeting was adjourned at 12:52 p.m.

Date: _____

Chairperson, Carlos Perez

Executive Director, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

February 2022

Low Rent Program

Family Living Center

Section 8

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Budgeted Income Statements

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



**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended February 2022**

	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	\$347,486.64	\$77,114.06	\$83,022.97	\$78,627.52	\$104,896.34	\$3,825.75	\$440,240.81
Total Expenditures	\$270,230.08	\$53,469.80	\$57,592.12	\$68,096.32	\$90,261.22	\$810.62	\$417,166.94
Revenues Over (Under) Expenditures	\$77,256.56	\$23,644.26	\$25,430.85	\$10,531.20	\$14,635.12	\$3,015.13	\$23,073.87
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 February 2022

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$3,718,666.21	\$733,523.42	\$919,541.93	\$858,428.97	\$1,164,650.31	\$42,521.58	\$4,721,582.42
Total Expenditures	\$3,091,578.11	\$682,092.81	\$728,546.39	\$764,129.05	\$894,051.41	\$22,758.45	\$4,775,449.39
Revenues Over (Under) Expenditures	\$627,088.10	\$51,430.61	\$190,995.54	\$94,299.92	\$270,598.90	\$19,763.13	(\$53,866.97)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,866.97

Note:

Voucher Program: Housing more families this year

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 February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating 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	74,935.00	128,000.00 (53,065.00) -41.46 %
Total Operating Income					21,410.00	116,145.00	180,000.00 (63,855.00) -35.48 %
Rental Income							
NON-DWELLING RENT	1	06	3190	5	2,198.81	21,176.12	12,816.00 8,360.12 65.23 %
Total Rental Income					2,198.81	21,176.12	12,816.00 8,360.12 65.23 %
Other Income							
Investment Income - Unrestricted	1	06	3610	5	47.23	1,138.14	1,509.20 (371.06) -24.59 %
OTHER INCOME	1	06	3690	5	42.66	11,080.56	4,389.32 6,691.24 152.44 %
Other Income - Management Fee - CC	1	06	3690.2	5	27,706.86	297,114.60	328,248.34 (31,133.74) -9.48 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,880.00	164,652.00	171,732.00 (7,080.00) -4.12 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,832.50	108,836.00	114,750.00 (5,914.00) -5.15 %
IT Fees	1	06	3690.5	5	996.00	10,660.00	11,952.00 (1,292.00) -10.81 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	(349.20)	500.00 (849.20) -169.84 %
Total Other Income					53,505.25	593,132.10	633,080.86 (39,948.76) -6.31 %
Other Receipts							
CARES ACT - Revenue	1	06	8029.3	CR	0.00	3,070.20	0.00 3,070.20 100.00 %
Total Other Receipts					0.00	3,070.20	0.00 3,070.20 -100.00 %
Total Revenue					77,114.06	733,523.42	825,896.86 (92,373.44) -11.18 %

Expenses

Administrative Expense							
NONTECHNICAL SALARIES	1	06	4110	5	23,621.53	355,800.52	468,967.94 113,167.42 24.13 %
LEGAL EXPENSE	1	06	4130	5	916.50	8,386.50	8,000.00 (386.50) -4.83 %
STAFF TRAINING	1	06	4140	5	0.00	2,559.00	5,000.00 2,441.00 48.82 %
TRAVEL	1	06	4150	5	0.00	5,592.03	10,000.00 4,407.97 44.08 %
Travel-Mileage Reimbursement	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	2,991.47	4,000.00 1,008.53 25.21 %
Employee Benefits Cont - Admin	1	06	4182	5	8,785.36	108,639.68	159,718.61 51,078.93 31.98 %
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	886.39	2,668.92	3,500.00 831.08 23.75 %
Advertising and Marketing	1	06	4190.08	5	1,109.54	2,228.82	5,000.00 2,771.18 55.42 %
PUBLICATIONS	1	06	4190.11	5	0.00	1,229.20	3,500.00 2,270.80 64.88 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	42.00	2,285.28	1,000.00 (1,285.28) -128.53 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,002.88	15,410.83	13,500.00 (1,910.83) -14.15 %
CARES - Telephone/Cell Phones/Inter	1	06	4190.13	CR	0.00	135.37	0.00 (135.37) -100.00 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,277.88	9,987.28	12,000.00 2,012.72 16.77 %
Other Sundry Expense	1	06	4190.18	5	2,040.44	13,781.08	8,000.00 (5,781.08) -72.26 %
CARES - OTHER SUNDRY EXPENSE	1	06	4190.18	CR	0.00	1,450.00	0.00 (1,450.00) -100.00 %
Administrative Contact Costs	1	06	4190.19	5	8,474.24	82,827.49	23,000.00 (59,827.49) -260.12 %
CARES - ADMINISTRATIVE CONTRA	1	06	4190.19	CR	0.00	1,421.32	0.00 (1,421.32) -100.00 %
BOARD MEETING EXPENSE	1	06	4190.9	5	449.50	6,236.35	4,000.00 (2,236.35) -55.91 %
Total Administrative Expense					49,606.26	628,677.54	761,186.55 132,509.01 17.41 %
Utilities Expense							
WATER	1	06	4310	5	25.96	161.55	180.00 18.45 10.25 %
ELECTRICITY	1	06	4320	5	1,306.88	12,297.35	11,000.00 (1,297.35) -11.79 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	31.70	204.64	300.00 95.36 31.79 %
Total Utilities Expense					1,364.54	12,663.54	11,480.00 (1,183.54) -10.31 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06	4410	5	1,171.41	12,030.87	12,443.35 412.48 3.31 %
MATERIALS	1	06	4420	5	0.00	1,258.64	5,002.97 3,744.33 74.84 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	99.00	817.84	900.00 82.16 9.13 %
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/Rep	1	06	4430.03	5	49.90	529.72	500.00 (29.72) -5.94 %

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:

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 February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
		06 4430.08						
Contract Costs-Other	1	06 4430.13	5	0.00	147.00	0.00	(147.00)	-100.00 %
Contact 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	93.58	517.54	750.00	232.46	30.99 %
Emp Benefit Cont - Maintenance	1	06 4433	5	388.45	4,981.55	5,282.45	300.90	5.70 %
Total Ordinary Maintenance and Operation				1,802.34	23,544.91	37,030.31	13,485.40	36.42 %
Protective Services								
Protective Services - Contract Costs	1	06 4480	5	283.58	3,628.70	4,000.00	371.30	9.28 %
CARES- PROTECTIVE SERVICES C	1	06 4480	CR	0.00	63.51	0.00	(63.51)	-100.00 %
Total Protective Services				283.58	3,692.21	4,000.00	307.79	7.69 %
General Expense								
Insurance -Property (Fire & EC)	1	06 4510.01	5	0.00	1,762.62	2,000.00	237.38	11.87 %
Insurance - General Liability	1	06 4510.02	5	0.00	480.48	500.00	19.52	3.90 %
Insurance - Automobile	1	06 4510.03	5	0.00	1,413.98	1,000.00	(413.98)	-41.40 %
Insurance - Workman's Comp	1	06 4510.04	5	0.00	4,287.43	3,500.00	(787.43)	-22.50 %
Insurance - Fidelity Bond	1	06 4510.09	5	0.00	937.92	800.00	(137.92)	-17.24 %
Insurance - Other	1	06 4510.15	5	413.08	4,297.39	4,000.00	(297.39)	-7.43 %
MATLAND PROPERTY TAXES	1	06 4520.1	5	0.00	334.79	400.00	65.21	16.30 %
Total General Expense				413.08	13,514.61	12,200.00	(1,314.61)	-10.78 %
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				(53,469.80)	(682,092.81)	(825,896.86)	143,804.05	17.41 %
Total Net Income (Loss)				23,644.26	51,430.61	0.00	51,430.61	100.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	25,797.00	171.98	271,039.90	164.27	254,944.00	16,095.90	6.31 %
Total Rental Income			25,797.00	171.98	271,039.90	164.27	254,944.00	16,095.90	6.31 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	128.29	0.86	2,820.20	1.71	2,937.47	(117.27)	-3.99 %
Other Income-Tenants	1 01 3690	5	0.00	0.00	4,959.00	3.01	5,010.66	(51.66)	-1.03 %
Other Income - Misc Other Revenue	1 01 3690.1	5	241.18	1.61	758.97	0.46	1,607.24	(848.27)	-52.78 %
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	12,179.36	7.38	600.00	11,579.36	1929.89 %
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			369.47	2.46	20,717.53	12.56	100,455.37	(79,737.84)	-79.38 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	56,856.50	379.04	627,784.50	380.48	695,839.00	(68,054.50)	-9.78 %
Total Other Receipts			56,856.50	379.04	627,784.50	380.48	695,839.00	(68,054.50)	-9.78 %
Total Revenue			83,022.97	553.49	919,541.93	557.30	1,051,238.37	(131,696.44)	-12.53 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	8,330.09	55.53	76,971.28	46.65	107,797.62	30,826.34	28.60 %
Legal Expense	1 01 4130	5	0.00	0.00	2,983.00	1.81	2,700.00	(283.00)	-10.48 %
Staff Training	1 01 4140	5	0.00	0.00	6.30	0.00	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	0.21	0.00	(346.40)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	3.43	5,686.67	23.60	0.42 %
Employee Benefits Cont - Admin	1 01 4182	5	3,938.64	26.26	39,557.39	23.97	50,320.05	10,762.66	21.39 %
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	305.42	2.04	832.53	0.50	1,000.00	167.47	16.75 %
Advertising and Marketing	1 01 4190.08	5	427.50	2.85	3,337.02	2.02	3,000.00	(337.02)	-11.23 %
Tenant Tracker	1 01 4190.10	5	41.40	0.28	1,561.05	0.95	3,500.00	1,938.95	55.40 %
Publications	1 01 4190.11	5	0.00	0.00	1,762.05	1.07	4,000.00	2,237.95	55.95 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	924.30	0.56	2,000.00	1,075.70	53.78 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	645.22	4.30	6,666.98	4.04	5,961.33	(705.65)	-11.84 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	10,368.00	6.28	10,368.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	0.00	0.00	10,594.22	6.42	10,000.00	(594.22)	-5.94 %
Other Sundry Expense	1 01 4190.18	5	261.10	1.74	3,689.82	2.24	10,000.00	6,310.18	63.10 %

Report Criteria PHA: 1 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True Custom 1: Custom 2: AMP1 Custom 3: PHA

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 01	4190.19 5	2,689.38	17.93	34,115.48	20.68	35,000.00	884.52	2.53 %	
Management Fee Expense - AMP	1 01	4190.21 5	8,437.48	56.25	90,712.67	54.98	93,144.00	2,431.33	2.61 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	16,500.00	10.00	18,000.00	1,500.00	8.33 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,110.00	7.40	12,172.50	7.38	13,230.00	1,057.50	7.99 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,300.00	2.00	4,000.00	700.00	17.50 %	
Total Administrative Expense			28,850.23	192.33	322,064.06	195.19	383,457.67	61,393.61	16.01 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	932.58	6.22	13,547.00	8.21	19,117.56	5,570.56	29.14 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	40.00	0.02	3,600.00	3,560.00	98.89 %	
Employee Benefits Cont -Ten Svc	1 01	4222 5	501.19	3.34	5,317.15	3.22	7,945.34	2,628.19	33.08 %	
Total Tenant Services			1,433.77	9.56	18,904.15	11.46	30,662.90	11,758.75	38.35 %	
Utilities Expense										
Water	1 01	4310 5	89.29	0.60	869.40	0.53	3,500.00	2,630.60	75.16 %	
Electricity	1 01	4320 5	860.29	5.74	9,304.49	5.64	13,000.00	3,695.51	28.43 %	
Gas	1 01	4330 5	166.10	1.11	1,254.85	0.76	1,300.00	45.15	3.47 %	
Other Utility Expense - Sewer	1 01	4390 5	51.23	0.34	744.43	0.45	1,500.00	755.57	50.37 %	
Total Utilities Expense			1,166.91	7.78	12,173.17	7.38	19,300.00	7,126.83	36.93 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	7,268.11	48.45	88,301.14	53.52	102,845.41	14,544.27	14.14 %	
Materials	1 01	4420 5	2,574.98	17.17	51,333.41	31.11	91,018.33	39,684.92	43.60 %	
Contract Costs	1 01	4430 5	0.00	0.00	58.16	0.04	50,000.00	49,941.84	99.88 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	475.00	3.17	7,125.00	4.32	11,000.00	3,875.00	35.23 %	
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	7,745.00	4.69	52,934.68	45,189.68	85.37 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	7.79	0.05	526.29	0.32	4,500.00	3,973.71	88.30 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	889.27	0.54	6,200.00	5,310.73	85.66 %	
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	1,240.00	0.75	5,000.00	3,760.00	75.20 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	202.00	0.12	5,000.00	4,798.00	95.96 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	3,227.00	21.51	25,715.00	15.58	10,000.00	(15,715.00)	-157.15 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	175.00	0.11	30,000.00	29,825.00	99.42 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	1,950.00	1.18	5,000.00	3,050.00	61.00 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	13,320.60	8.07	30,000.00	16,679.40	55.60 %	
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	15.00	0.10	570.00	0.35	2,000.00	1,430.00	71.50 %	
Garbage and Trash Collection	1 01	4431 5	354.17	2.36	2,427.81	1.47	2,317.33	(110.48)	-4.77 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,443.70	16.29	36,235.26	21.96	41,150.05	4,914.79	11.94 %	
Total Ordinary Maintenance and Operation			16,440.60	109.60	237,813.94	144.13	453,665.80	215,851.86	47.58 %	

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
					February 28, 2022		February 28, 2022				
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	1,210.94	8.07	25,533.95	15.48	50,000.00	24,466.05	48.93 %
Total Protective Services					1,210.94	8.07	25,533.95	15.48	50,000.00	24,466.05	48.93 %
General Expense											
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	11,607.52	7.03	10,000.00	(1,607.52)	-16.08 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	422.86	0.26	500.00	77.14	15.43 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	2,032.64	1.23	2,500.00	467.36	18.69 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	3,168.98	1.92	3,000.00	(168.98)	-5.63 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	693.28	0.42	1,100.00	406.72	36.97 %
Insurance - Other	1	01	4510.15	5	5,989.67	39.93	62,311.92	37.76	60,000.00	(2,311.92)	-3.85 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	16.67	27,500.00	16.67	30,000.00	2,500.00	8.33 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	47.92	0.03	52.00	4.08	7.85 %
Collection Losses	1	01	4570	5	0.00	0.00	4,272.00	2.59	7,000.00	2,728.00	38.97 %
Total General Expense					8,489.67	56.60	112,057.12	67.91	114,152.00	2,094.88	1.84 %
Other Expenditures											
Replacement Of Non-Expend Equipment	1	01	7520	5	0.00	0.00	30,692.00	18.60	0.00	(30,692.00)	-100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	0.00	0.00	48,821.61	29.59	230,325.42	181,503.81	78.80 %
Operating Exp For Property - Contra	1	01	7590	5	0.00	0.00	(79,513.61)	(48.19)	(230,325.42)	(150,811.81)	-65.48 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(57,592.12)	(383.95)	(728,546.39)	(441.54)	(1,051,238.37)	322,691.98	30.70 %
Net Income (Loss)					25,430.85	169.53	190,995.54	115.75	0.00	190,995.54	100.00 %

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	24,196.00	163.49	264,753.00	162.62	293,136.00	(28,383.00)	-9.68 %
Nondwelling Rental	1 02 3190	5	700.00	4.73	4,550.00	2.79	3,000.00	1,550.00	51.67 %
Total Rental Income			24,896.00	168.22	269,303.00	165.42	296,136.00	(26,833.00)	-9.06 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	77.52	0.52	1,813.01	1.11	12,232.00	(10,418.99)	-85.18 %
Other Income - Tenants	1 02 3690	5	1,505.00	10.17	5,706.20	3.50	13,000.00	(7,293.80)	-56.11 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	1,068.42	0.66	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	1,176.84	0.72	355.00	821.84	231.50 %
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			1,582.52	10.69	9,764.47	6.00	115,901.00	(106,136.53)	-91.58 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	52,149.00	352.36	579,361.50	355.87	644,004.00	(64,642.50)	-10.04 %
Total Other Receipts			52,149.00	352.36	579,361.50	355.87	644,004.00	(64,642.50)	-10.04 %
Total Revenue			78,627.52	531.27	858,428.97	527.29	1,056,041.00	(197,612.03)	-18.71 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	10,422.35	70.42	80,281.33	49.31	142,141.82	61,860.49	43.52 %
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	0.00	0.00	495.00	0.30	800.00	305.00	38.12 %
Travel	1 02 4150	5	0.00	0.00	648.96	0.40	1,000.00	351.04	35.10 %
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	0.21	0.00	(346.40)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	3.83	6,400.00	163.72	2.56 %
Employee Benefits Cont - Admin	1 02 4182	5	2,416.54	16.33	26,807.51	16.47	56,312.89	29,505.38	52.40 %
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	305.42	2.06	832.53	0.51	800.00	(32.53)	-4.07 %
Advertising and Marketing	1 02 4190.08	5	421.80	2.85	3,300.42	2.03	1,000.00	(2,300.42)	-230.04 %
Tenant Tracker	1 02 4190.10	5	41.40	0.28	1,546.87	0.95	2,500.00	953.13	38.13 %
Publications	1 02 4190.11	5	0.00	0.00	1,009.30	0.62	3,200.00	2,190.70	68.46 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	915.54	0.56	1,300.00	384.46	29.57 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	888.80	6.01	13,153.99	8.08	9,250.00	(3,903.99)	-42.21 %
Forms & Office Supplies	1 02 4190.17	5	382.23	2.58	8,446.26	5.19	6,000.00	(2,446.26)	-40.77 %
Other Sundry Expense	1 02 4190.18	5	330.82	2.24	4,213.28	2.59	6,200.00	1,986.72	32.04 %

Report Criteria PHA: 1 Project: '02'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True Custom 1: Custom 2: AMP2 Custom 3: PHA

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 02	4190.19 5	4,220.07	28.51	69,811.22	42.88	25,000.00	(44,811.22)	-179.24 %	
Management Fee Expense - AMP	1 02	4190.21 5	8,209.44	55.47	87,847.40	53.96	92,508.00	4,660.60	5.04 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	16,280.00	10.00	17,760.00	1,480.00	8.33 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,080.00	7.30	11,790.00	7.24	13,140.00	1,350.00	10.27 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,256.00	2.00	4,000.00	744.00	18.60 %	
Total Administrative Expense			30,494.87	206.05	337,218.29	207.14	392,712.71	55,494.42	14.13 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	928.18	6.27	13,879.25	8.53	19,113.64	5,234.39	27.39 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	888.28	0.55	3,575.00	2,686.72	75.15 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	1,076.12	7.27	11,475.44	7.05	7,943.82	(3,531.62)	-44.46 %	
Total Tenant Services			2,004.30	13.54	26,242.97	16.12	30,632.46	4,389.49	14.33 %	
Utilities Expense										
Water	1 02	4310 5	167.10	1.13	1,929.34	1.19	2,000.00	70.66	3.53 %	
Electricity	1 02	4320 5	307.42	2.08	9,904.15	6.08	14,000.00	4,095.85	29.26 %	
Gas	1 02	4330 5	150.61	1.02	2,484.98	1.53	2,500.00	15.02	0.60 %	
Other Utility Expense - Sewer	1 02	4390 5	37.62	0.25	569.27	0.35	1,000.00	430.73	43.07 %	
Total Utilities Expense			662.75	4.48	14,887.74	9.14	19,500.00	4,612.26	23.65 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	6,436.90	43.49	77,813.89	47.80	88,034.26	10,220.37	11.61 %	
Materials	1 02	4420 5	2,794.64	18.88	31,771.77	19.52	110,000.00	78,228.23	71.12 %	
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	1,050.00	7.09	9,693.90	5.95	15,000.00	5,306.10	35.37 %	
Contract Costs-Other Repairs	1 02	4430.03 5	3,420.00	23.11	15,575.06	9.57	40,000.00	24,424.94	61.06 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	7.79	0.05	526.29	0.32	4,500.00	3,973.71	88.30 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	74.85	0.51	4,218.79	2.59	3,000.00	(1,218.79)	-40.63 %	
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	22,334.00	13.72	15,000.00	(7,334.00)	-48.89 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	7,737.00	4.75	10,000.00	2,263.00	22.63 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	8,513.19	57.52	38,538.12	23.67	25,000.00	(13,538.12)	-54.15 %	
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)	(4.90)	32,000.00	39,980.00	124.94 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	0.00	0.00	5,385.00	3.31	0.00	(5,385.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	995.00	6.72	14,020.00	8.61	4,200.00	(9,820.00)	-233.81 %	
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	30.00	0.20	900.00	0.55	1,000.00	100.00	10.00 %	
Garbage and Trash Collection	1 02	4431 5	232.25	1.57	2,761.44	1.70	2,200.00	(561.44)	-25.52 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	2,196.19	14.84	33,486.49	20.57	38,478.66	4,992.17	12.97 %	
Total Ordinary Maintenance and Operation			25,750.81	173.99	256,781.75	157.73	454,100.83	197,319.08	43.45 %	

Report Criteria PHA: 1 Project: '02'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True Custom 1: Custom 2: AMP2 Custom 3: PHA

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

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %
Protective Services											
Protective Services - Contract Costs	1	02	4480	5	1,315.34	8.89	26,817.66	16.47	45,000.00	18,182.34	40.41 %
Total Protective Services					1,315.34	8.89	26,817.66	16.47	45,000.00	18,182.34	40.41 %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	12,925.14	7.94	12,000.00	(925.14)	-7.71 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	384.40	0.24	500.00	115.60	23.12 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	2,032.64	1.25	2,000.00	(32.64)	-1.63 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	2,982.56	1.83	3,000.00	17.44	0.58 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	652.48	0.40	1,035.00	382.52	36.96 %
Insurance - Other	1	02	4510.15	5	5,576.59	37.68	58,014.52	35.64	60,000.00	1,985.48	3.31 %
Payments in Lieu of Taxes	1	02	4520	5	2,291.66	15.48	25,208.26	15.48	27,500.00	2,291.74	8.33 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	47.29	0.03	60.00	12.71	21.18 %
Collection Losses	1	02	4570	5	0.00	0.00	(66.65)	(0.04)	8,000.00	8,066.65	100.83 %
Total General Expense					7,868.25	53.16	102,180.64	62.76	114,095.00	11,914.36	10.44 %
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	18,400.00	124.32	153,325.50	94.18	214,000.00	60,674.50	28.35 %
Operating Exp For Property - Contra	1	02	7590	5	(18,400.00)	(124.32)	(153,325.50)	(94.18)	(214,000.00)	(60,674.50)	-28.35 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(68,096.32)	(460.11)	(764,129.05)	(469.37)	(1,056,041.00)	291,911.95	27.64 %
Net Income (Loss)					10,531.20	71.17	94,299.92	57.92	0.00	94,299.92	100.00 %

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

Fiscal Year End Date:	3/31/2022	ACCOUNT		1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %	
Rental Income											
Dwelling Rental	1	03	3110	5	29,839.00	149.20	307,669.34	139.85	269,624.00	38,045.34	14.11 %
Nondwelling Rental	1	03	3190	5	0.00	0.00	3,500.00	1.59	4,200.00	(700.00)	-16.67 %
Total Rental Income					29,839.00	149.19	311,169.34	141.44	273,824.00	37,345.34	13.64 %
Other Income											
Interest Earned on Gen Fund Investments	1	03	3610	5	152.34	0.76	3,208.58	1.46	3,660.96	(452.38)	-12.36 %
Other Income-Tenants	1	03	3690	5	(30.00)	(0.15)	3,301.00	1.50	7,620.00	(4,319.00)	-56.68 %
Other Income - Misc Other Revenue	1	03	3690.1	5	0.00	0.00	287.81	0.13	43,721.36	(43,433.55)	-99.34 %
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	11,086.58	5.04	550.00	10,536.58	1915.74 %
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					122.34	0.61	17,883.97	8.13	154,552.32	(136,668.35)	-88.43 %
Other Receipts											
Operating Subsidy - Current Year	1	03	8020	0	74,935.00	374.68	835,597.00	379.82	924,947.00	(89,350.00)	-9.66 %
Total Other Receipts					74,935.00	374.68	835,597.00	379.82	924,947.00	(89,350.00)	-9.66 %
Total Revenue					104,896.34	524.48	1,164,650.31	529.39	1,353,323.32	(188,673.01)	-13.94 %
Administrative Expense											
Nontechnical Salaries	1	03	4110	5	10,757.60	53.79	93,478.65	42.49	174,770.44	81,291.79	46.51 %
Legal Expense	1	03	4130	5	0.00	0.00	(906.75)	(0.41)	4,000.00	4,906.75	122.67 %
Staff Training	1	03	4140	5	0.00	0.00	495.00	0.23	2,000.00	1,505.00	75.25 %
Travel	1	03	4150	5	0.00	0.00	633.96	0.29	2,000.00	1,366.04	68.30 %
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	0.16	0.00	(346.40)	-100.00 %
Audit Fees	1	03	4171	5	0.00	0.00	8,524.03	3.87	8,000.00	(524.03)	-6.55 %
Employee Benefits Cont - Admin	1	03	4182	5	3,015.64	15.08	37,890.82	17.22	72,835.13	34,944.31	47.98 %
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	305.42	1.53	832.53	0.38	1,000.00	167.47	16.75 %
Advertising and Marketing	1	03	4190.08	5	570.00	2.85	4,305.84	1.96	2,000.00	(2,305.84)	-115.29 %
Tenant Tracker	1	03	4190.10	5	55.20	0.28	2,184.41	0.99	4,000.00	1,815.59	45.39 %
Publications	1	03	4190.11	5	0.00	0.00	1,157.50	0.53	5,000.00	3,842.50	76.85 %
Membership Dues and Fees	1	03	4190.12	5	0.00	0.00	1,237.58	0.56	2,000.00	762.42	38.12 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,025.76	5.13	8,272.74	3.76	12,000.00	3,727.26	31.06 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	10,368.00	4.71	0.00	(10,368.00)	-100.00 %
Forms & Office Supplies	1	03	4190.17	5	1,867.87	9.34	7,893.42	3.59	8,000.00	106.58	1.33 %
Other Sundry Expense	1	03	4190.18	5	431.04	2.16	4,158.70	1.89	10,000.00	5,841.30	58.41 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1 03	4190.19 5	4,568.73	22.84	70,477.70	32.04	37,843.18	(32,634.52)	-86.24 %
Management Fee Expense - AMP	1 03	4190.21 5	11,059.94	55.30	118,554.53	53.89	123,552.00	4,997.47	4.04 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	22,000.00	10.00	24,000.00	2,000.00	8.33 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,455.00	7.28	15,907.50	7.23	17,550.00	1,642.50	9.36 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,400.00	2.00	4,800.00	400.00	8.33 %
Total Administrative Expense			38,376.20	191.88	412,212.56	187.37	519,350.75	107,138.19	20.63 %
Tenant Services									
Tenant Services - Salaries	1 03	4210 5	2,948.69	14.74	25,215.27	11.46	23,469.19	(1,746.08)	-7.44 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	311.82	0.14	4,800.00	4,488.18	93.50 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	1,136.52	5.68	10,362.70	4.71	9,823.74	(538.96)	-5.49 %
Total Tenant Services			4,085.21	20.43	35,889.79	16.31	38,092.93	2,203.14	5.78 %
Utilities Expense									
Water	1 03	4310 5	538.59	2.69	4,964.83	2.26	6,000.00	1,035.17	17.25 %
Electricity	1 03	4320 5	1,673.05	8.37	17,406.94	7.91	21,000.00	3,593.06	17.11 %
Gas	1 03	4330 5	128.29	0.64	1,187.76	0.54	2,000.00	812.24	40.61 %
Other Utility Expense - Sewer	1 03	4390 5	30.07	0.15	822.99	0.37	2,000.00	1,177.01	58.85 %
Total Utilities Expense			2,370.00	11.85	24,382.52	11.08	31,000.00	6,617.48	21.35 %
Ordinary Maintenance and Operation									
Labor	1 03	4410 5	11,963.82	59.82	94,386.42	42.90	131,632.77	37,246.35	28.30 %
Materials	1 03	4420 5	2,169.53	10.85	33,382.26	15.17	100,000.00	66,617.74	66.62 %
Contract Costs	1 03	4430 5	0.00	0.00	2,411.42	1.10	25,000.00	22,588.58	90.35 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,143.00	5.72	8,787.96	3.99	25,000.00	16,212.04	64.85 %
Contract Costs-Other Repairs	1 03	4430.03 5	4,840.00	24.20	12,865.00	5.85	30,000.00	17,135.00	57.12 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	10.38	0.05	771.29	0.35	3,000.00	2,228.71	74.29 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	3,111.81	1.41	5,000.00	1,888.19	37.76 %
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	1,546.04	7.73	10,683.92	4.86	30,000.00	19,316.08	64.39 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,950.00	0.89	40,000.00	38,050.00	95.12 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	3,200.00	16.00	26,395.00	12.00	47,000.00	20,605.00	43.84 %
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	0.30	25,000.00	24,350.00	97.40 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	3,200.00	16.00	4,795.00	2.18	5,000.00	205.00	4.10 %
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	60.00	0.30	1,510.00	0.69	1,500.00	(10.00)	-0.67 %
Garbage and Trash Collection	1 03	4431 5	314.63	1.57	3,207.81	1.46	3,000.00	(207.81)	-6.93 %
Emp Benefit Cont - Maintenance	1 03	4433 5	4,063.08	20.32	37,340.85	16.97	53,593.95	16,253.10	30.33 %
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: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
					February 28, 2022		February 28, 2022				
Total Ordinary Maintenance and Operation					32,585.33	162.93	242,248.74	110.11	562,279.64	320,030.90	56.92 %
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	1,614.56	8.07	31,464.00	14.30	60,000.00	28,536.00	47.56 %
Total Protective Services					1,614.56	8.07	31,464.00	14.30	60,000.00	28,536.00	47.56 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	15,128.54	6.88	15,000.00	(128.54)	-0.86 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	576.62	0.26	1,900.00	1,323.38	69.65 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	2,739.64	1.25	2,500.00	(239.64)	-9.59 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	5,033.08	2.29	7,400.00	2,366.92	31.99 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	1,101.08	0.50	1,500.00	398.92	26.59 %
Insurance - Other	1	03	4510.15	5	8,313.26	41.57	86,484.74	39.31	72,000.00	(14,484.74)	-20.12 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	32,083.26	14.58	35,000.00	2,916.74	8.33 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	64.34	0.03	100.00	35.66	35.66 %
Emp Benefit Cont-Unemployment	1	03	4540.8	5	0.00	0.00	1,927.50	0.88	0.00	(1,927.50)	-100.00 %
Collection Losses	1	03	4570	5	0.00	0.00	2,715.00	1.23	7,200.00	4,485.00	62.29 %
Total General Expense					11,229.92	56.15	147,853.80	67.21	142,600.00	(5,253.80)	-3.68 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	0.00	127,525.00	57.97	320,254.77	192,729.77	60.18 %
Operating Exp For Property - Contra	1	03	7590	5	0.00	0.00	(127,525.00)	(57.97)	(320,254.77)	(192,729.77)	-60.18 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(90,261.22)	(451.31)	(894,051.41)	(406.39)	(1,353,323.32)	459,271.91	33.94 %
Net Income (Loss)					14,635.12	73.17	270,598.90	123.00	0.00	270,598.90	100.00 %

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

Fiscal Year End Date:	3/31/2022	ACCOUNT		1 Month(s) Ended February 28, 2022	PUM	11 Month(s) Ended February 28, 2022	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental		3 01 3110	5	3,800.00	475.00	41,800.00	475.00	45,600.00	(3,800.00)	-8.33 %
Total Rental Income				3,800.00	475.00	41,800.00	475.00	45,600.00	(3,800.00)	-8.33 %
Other Income										
Interest Earned on Gen Fund Investments		3 01 3610	5	25.75	3.22	691.58	7.86	376.00	315.58	83.93 %
Other Income-Tenants		3 01 3690	5	0.00	0.00	30.00	0.34	225.00	(195.00)	-86.67 %
Total Other Income				25.75	3.22	721.58	8.20	601.00	120.58	20.06 %
Total Revenue				3,825.75	478.22	42,521.58	483.20	46,201.00	(3,679.42)	-7.96 %
Administrative Expense										
Nontechnical Salaries		3 01 4110	5	38.19	4.77	1,676.50	19.05	7,841.71	6,165.21	78.62 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Audit Fees		3 01 4171	5	0.00	0.00	1,018.48	11.57	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5	28.29	3.54	580.76	6.60	3,818.05	3,237.29	84.79 %
Sundry		3 01 4190	5	0.00	0.00	83.94	0.95	1,000.00	916.06	91.61 %
Advertising and Marketing		3 01 4190.08	5	34.20	4.28	164.82	1.87	500.00	335.18	67.04 %
Publications		3 01 4190.11	5	0.00	0.00	34.20	0.39	311.01	276.81	89.00 %
Telephone/Cell Phones/Internet		3 01 4190.13	5	0.00	0.00	(61.95)	(0.70)	0.00	61.95	100.00 %
Other Sundry Expense		3 01 4190.18	5	171.50	21.44	5,544.39	63.00	2,045.85	(3,498.54)	-171.01 %
BOARD MEETING EXPENSES		3 01 4190.9	5	0.00	0.00	2,006.65	22.80	0.00	(2,006.65)	-100.00 %
Total Administrative Expense				272.18	34.02	11,047.79	125.54	15,716.62	4,668.83	29.71 %
Utilities Expense										
Water		3 01 4310	5	22.56	2.82	335.31	3.81	426.00	90.69	21.29 %
Other Utility Expense - Sewer		3 01 4390	5	36.96	4.62	598.85	6.81	780.00	181.15	23.22 %
Total Utilities Expense				59.52	7.44	934.16	10.62	1,206.00	271.84	22.54 %
Ordinary Maintenance and Operation										
Labor		3 01 4410	5	21.80	2.73	206.78	2.35	8,728.90	8,522.12	97.63 %
Materials		3 01 4420	5	0.00	0.00	758.57	8.62	4,704.16	3,945.59	83.87 %
Contract Costs		3 01 4430	5	0.00	0.00	240.00	2.73	0.00	(240.00)	-100.00 %
Contract Cots-Extermination		3 01 4430.01	5	45.00	5.63	255.98	2.91	536.00	280.02	52.24 %
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	0.00	0.00	1,416.22	16.09	0.00	(1,416.22)	-100.00 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	65.00	8.13	827.00	9.40	2,135.00	1,308.00	61.26 %
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	1,055.34	11.99	1,143.00	87.66	7.67 %

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: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
					February 28, 2022		February 28, 2022				
Emp Benefit Cont - Maintenance	3 01	4433	5		1.60	0.20	104.63	1.19	5,254.32	5,149.69	98.01 %
Total Ordinary Maintenance and Operation					229.34	28.67	4,864.52	55.28	25,255.38	20,390.86	80.74 %
Protective Services											
Protective Services - Contract Costs	3 01	4480	5		105.00	13.13	1,273.86	14.48	0.00	(1,273.86)	-100.00 %
Total Protective Services					105.00	13.13	1,273.86	14.48	0.00	(1,273.86)	-100.00 %
General Expense											
Insurance -Property (Fire & EC)	3 01	4510.01	5		0.00	0.00	2,203.40	25.04	1,785.00	(418.40)	-23.44 %
Insurance - General Liability	3 01	4510.02	5		0.00	0.00	57.67	0.66	64.00	6.33	9.89 %
Insurance - Flood	3 01	4510.11	5		0.00	0.00	873.00	9.92	0.00	(873.00)	-100.00 %
Insurance - Other	3 01	4510.15	5		144.58	18.07	1,504.05	17.09	2,174.00	669.95	30.82 %
Total General Expense					144.58	18.07	4,638.12	52.71	4,023.00	(615.12)	-15.29 %
Total Expenses					(810.62)	(101.33)	(22,758.45)	(258.62)	(46,201.00)	23,442.55	50.74 %
Net Income (Loss)					3,015.13	376.87	19,763.13	224.58	0.00	19,763.13	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 February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	49,342.00	475,014.00	530,423.00	(55,409.00)	-10.45 %	
Interest Income HA Portion	7	01	3300	5	34.29	976.38	1,092.00	(115.62)	-10.59 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,935.17	7,375.00	(2,439.83)	-33.08 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	14,895.50	12,000.00	2,895.50	24.13 %	
Portable Admin Fees Earned	7	01	3300.P	5	210.52	1,514.81	3,631.00	(2,116.19)	-58.28 %	
Other Income	7	01	3690	5	0.00	0.00	105.00	(105.00)	-100.00 %	
HAP Earned Income	7	01	4902	5	782,759.00	3,991,003.00	4,828,244.00	(837,241.00)	-17.34 %	
CARES ACT REVENUE HAP/UA	7	01	8029.3	CH	0.00	23,274.00	0.00	23,274.00	100.00 %	
HAP Earned Income - VASH	7	03	4902	5	(392,105.00)	10,237.00	0.00	10,237.00	100.00 %	
HAP Earned Income - Foster Youth	7	05	4902	5	0.00	1,446.00	0.00	1,446.00	100.00 %	
Total Operating Income					440,240.81	4,523,295.86	5,382,870.00	(859,574.14)	-15.97 %	
Other Receipts										
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	198,286.56	0.00	198,286.56	100.00 %	
Total Other Receipts					0.00	198,286.56	0.00	198,286.56	-100.00 %	
Total Revenue					440,240.81	4,721,582.42	5,382,870.00	(661,287.58)	-12.29 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	10,190.16	36,471.92	134,031.00	97,559.08	72.79 %	
CARES - ADMIN SALARIES	7	01	4110	CR	0.00	97,283.26	0.00	(97,283.26)	-100.00 %	
Legal Expense	7	01	4130	5	0.00	126.75	2,000.00	1,873.25	93.66 %	
STAFF TRAINING	7	01	4140	5	0.00	495.00	9,000.00	8,505.00	94.50 %	
Travel	7	01	4150	5	0.00	648.96	5,814.00	5,165.04	88.84 %	
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	793.29	3,000.00	2,206.71	73.56 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	6,408.00	13,236.00	6,828.00	51.59 %	
Office Rent & Utilities CARES Act	7	01	4180	CR	0.00	5,340.00	0.00	(5,340.00)	-100.00 %	
Employee Benefits Cont - Admin	7	01	4182	5	4,439.51	39,405.44	46,490.00	7,084.56	15.24 %	
CARES - ADMIN EMP BENEFITS	7	01	4182	CR	0.00	11,047.18	0.00	(11,047.18)	-100.00 %	
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	1,517.18	2,017.18	3,600.00	1,582.82	43.97 %	
Postage/Fed Ex/ UPS CARES	7	01	4190.03	CR	0.00	2,121.59	0.00	(2,121.59)	-100.00 %	
Advertising and Marketing	7	01	4190.08	5	951.90	2,855.70	2,000.00	(855.70)	-42.78 %	
Tenant Tracker	7	01	4190.10	5	15.00	1,035.00	3,000.00	1,965.00	65.50 %	
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	1,598.66	2,700.00	1,101.34	40.79 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	565.20	5,196.41	10,000.00	4,803.59	48.04 %	
CARES - Telephone/Cell Phones/Inter	7	01	4190.13	CR	0.00	688.57	0.00	(688.57)	-100.00 %	
Forms & Office Supplies	7	01	4190.17	5	181.33	10,927.49	20,000.00	9,072.51	45.36 %	
Other Sundry Expense	7	01	4190.18	5	814.05	(1,131.61)	5,963.00	7,094.61	118.98 %	
CARES - OTHER SUNDRY EXPENSE	7	01	4190.18	CR	0.00	10,196.38	0.00	(10,196.38)	-100.00 %	
Administrative Contact Costs	7	01	4190.19	5	6,597.08	50,014.47	40,000.00	(10,014.47)	-25.04 %	
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	0.00	17,786.05	0.00	(17,786.05)	-100.00 %	
Asset Management Fee - AMP	7	01	4190.22	5	9,036.00	100,888.00	116,784.00	15,896.00	13.61 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,647.50	62,992.50	72,990.00	9,997.50	13.70 %	
Property Better & Add-Non-Expend Ec	7	01	7540.3	5	0.00	17,232.93	0.00	(17,232.93)	-100.00 %	
Asset Management Fee - AMP	7	03	4190.22	5	864.00	8,984.00	10,368.00	1,384.00	13.35 %	
AMP Bookkeeping Fees	7	03	4190.23	5	540.00	5,677.50	6,480.00	802.50	12.38 %	
Total Administrative Expense					42,426.91	500,066.42	516,456.00	16,389.58	3.17 %	
Ordinary Maintenance and Operation										
CARES - MATERIALS	7	01	4420	CR	0.00	2,119.38	0.00	(2,119.38)	-100.00 %	
Total Ordinary Maintenance and Operation					0.00	2,119.38	0.00	(2,119.38)	-100.00 %	
Protective Services										
CARES - PROTECTIVE SERVICES	7	01	4480	CR	0.00	2,554.19	0.00	(2,554.19)	-100.00 %	
Total Protective Services					0.00	2,554.19	0.00	(2,554.19)	-100.00 %	
Operating Expenses										

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: VOUCHER 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 February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Maintenance & Operating Sec 8	7	01 4400	5	1,130.81	3,725.64	2,000.00	(1,725.64) -86.28 %
Maintenance & Operating Sec 8 CARE	7	01 4400	CR	0.00	8,910.89	0.00	(8,910.89) -100.00 %
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	448.95	0.00	(448.95) -100.00 %
Total Operating Expenses				1,180.71	13,321.98	2,000.00	(11,321.98) -566.10 %
General Expense							
Insurance - Automobile	7	01 4510.03	5	0.00	618.64	500.00	(118.64) -23.73 %
Insurance - Workman's Comp	7	01 4510.04	5	0.00	3,168.98	3,670.00	501.02 13.65 %
Insurance - Fidelity Bond	7	01 4510.09	5	0.00	693.24	0.00	(693.24) -100.00 %
Insurance - Other	7	01 4510.15	5	0.00	0.00	1,000.00	(1,000.00) 100.00 %
Emp Benefit Cont-Unemployment	7	01 4540.8	5	0.00	2,640.00	0.00	(2,640.00) -100.00 %
Admin Fee - Paid for Portability	7	01 4590.P	5	40.13	475.37	1,000.00	524.63 52.46 %
Portability - Port In Deposits	7	01 4590.PID	5	(2,418.00)	(12,185.00)	0.00	12,185.00 100.00 %
Portability - Port In Expenses	7	01 4590.PIE	5	2,418.00	12,185.00	0.00	(12,185.00) -100.00 %
Portable Admin Fees Paid	7	03 4590.P	5	1,948.19	21,964.80	30,000.00	8,035.20 26.78 %
Portability - Port In Deposits	7	03 4590.PID	5	0.00	(2,645.71)	0.00	2,645.71 100.00 %
Portability - Port In Expenses	7	03 4590.PIE	5	0.00	2,645.71	0.00	(2,645.71) -100.00 %
Total General Expense				1,988.32	29,561.03	36,170.00	6,608.97 18.27 %
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	(17,232.93)	(50,000.00)	(32,767.07) -65.53 %
Total Other Expenditures				0.00	(17,232.93)	0.00	17,232.93 -100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7	01 4715.1	5	335,315.00	3,801,000.28	4,069,127.00	268,126.72 6.59 %
CARES ACT HAP Payments Rents	7	01 4715.1	CR	0.00	22,477.00	0.00	(22,477.00) -100.00 %
HAP Payments - Utilities	7	01 4715.4	5	4,564.00	54,881.00	90,000.00	35,119.00 39.02 %
CARES ACT HAP Utilities Payments	7	01 4715.4	CR	0.00	797.00	0.00	(797.00) -100.00 %
Fraud Recovery HUD	7	01 4715.8	5	0.00	(4,935.17)	4,000.00	8,935.17 223.38 %
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	724.00	8,297.00	40,000.00	31,703.00 79.26 %
HAP Payments - Rents	7	02 4715.1	5	3,704.00	41,043.00	62,301.00	21,258.00 34.12 %
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	8,137.00	93,156.00	115,260.00	22,104.00 19.18 %
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	17,995.00	212,139.21	349,508.00	137,368.79 39.30 %
HAP Payments - Rent - Home Owners	7	04 4715.1	5	533.00	5,661.00	0.00	(5,661.00) -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	575.00	9,491.00	30,000.00	20,509.00 68.36 %
HAP Payments - Utilities - Foster Yout	7	05 4715.4	5	24.00	408.00	15,000.00	14,592.00 97.28 %
Total Housing Assistance Payments				371,571.00	4,245,059.32	4,828,244.00	583,184.68 12.08 %
Total Expenses				(417,166.94)	(4,775,449.39)	(5,382,870.00)	607,420.61 11.28 %
Total Operating Income (Loss)				23,073.87	(53,866.97)	0.00	(53,866.97) 100.00 %
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	7	01 4800	5	0.00	57.50	0.00	(57.50) -100.00 %
Total Depreciation Expense				0.00	57.50	0.00	(57.50) -100.00 %
Total Other Income (Expense)				0.00	(57.50)	0.00	(57.50) 100.00 %
Total Net Income (Loss)				23,073.87	(53,924.47)	0.00	(53,924.47) 100.00 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, APRIL 20, 2022

CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
MARCH 2022

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
51	30873	\$74.00
Bonita Park Total		\$74.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
		\$0.00
Le Moyne Gardens Total		\$0.00
Grand Total		\$74.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Los Vecinos - Amp 010

CHARGE-OFF VACATED APARTMENTS

MANAGER: Elizabeth Zavala

DATE: 04/01/22

FOR THE MONTH OF: MARCH 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No charge off for the month of March 2022

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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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 De La Fuente

DATE: 04/01/22

FOR THE MONTH OF MARCH 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
51	30873	-\$100.00	\$0.00	\$174.00	\$0.00	\$0.00	\$0.00	\$74.00	Unit Abandoned

Rent Due: February 2022 \$174.00 = Total \$174.00 - Security Deposit \$100.00 = \$74.00

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	TOTALS	-\$100.00	\$0.00	\$174.00	\$0.00	\$0.00	\$0.00	\$74.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 04/01/22

FOR THE MONTH OF MARCH 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No charge off for the month of March 2022
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

City of Harlingen Housing Authority

February 2022

Bank Balances

Comparative Income Statements/Charts

Accounting Report

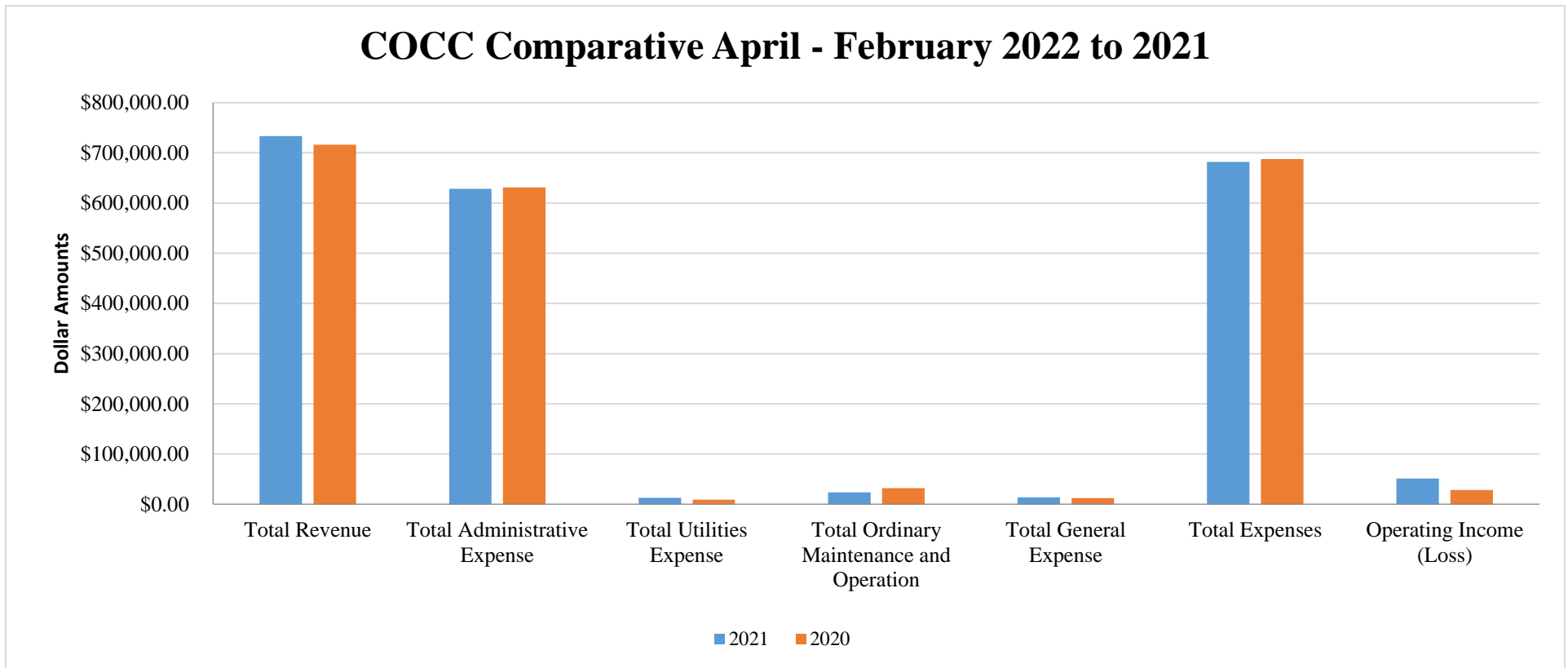


Bank Balances- Reserves as of 02/28/2022

	February 2022 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,475.18 COCC Investment Account		
\$439,393.20 COCC General Fund	\$53,469.80	9.29
Low Rent Reserves:		
\$1,374,395.99 Los Vecinos	\$57,592.12	23.86
\$822,522.32 Bonita Park	\$68,096.32	12.08
\$1,644,602.75 Le Moyne Gardens	\$90,261.22	18.22
Family Living Center Reserves:		
\$100,581.53 FLC bank cash account	\$810.62	124.08
Section 8 Reserves:		
\$212,738.07 Admin	\$42,426.91	5.01
\$92,228.80 HAP	\$417,166.94	0.22

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

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$733,523.42	\$716,176.16
Total Administrative Expense	\$628,677.54	\$630,790.23
Total Utilities Expense	\$12,663.54	\$9,231.82
Total Ordinary Maintenance and Operation	\$23,544.91	\$32,164.56
Total General Expense	\$13,514.61	\$12,356.01
Total Expenses	\$682,092.81	\$687,681.25
Operating Income (Loss)	\$51,430.61	\$28,494.91



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	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	60,600.00	(19,390.00)	-32.00 %
CFP Admin 50121	1	06	3690.28	5	74,935.00	0.00	74,935.00	0.00 %
Total Operating Income					116,145.00	105,041.00	11,104.00	10.57 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	21,176.12	11,891.70	9,284.42	78.07 %
Total Rental Income					21,176.12	11,891.70	9,284.42	78.07 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,138.14	1,365.45	(227.31)	-16.65 %
OTHER INCOME	1	06	3690	5	11,080.56	3,700.43	7,380.13	199.44 %
Other Income - Management Fee	1	06	3690.2	5	297,114.60	300,336.53	(3,221.93)	-1.07 %
Other Income - Asset Managemen	1	06	3690.3	5	164,652.00	144,900.00	19,752.00	13.63 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	108,836.00	96,510.00	12,326.00	12.77 %
Other Income - Insurance Equit	1	06	3690.451	5	0.00	42.72	(42.72)	-100.00 %
IT Fees	1	06	3690.5	5	10,660.00	10,956.00	(296.00)	-2.70 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	(349.20)	206.21	(555.41)	-269.34 %
Total Other Income					593,132.10	558,017.34	35,114.76	6.29 %
Other Receipts								
CARES ACT - Revenue	1	06	8029.3	CR	3,070.20	41,226.12	(38,155.92)	-92.55 %
Total Other Receipts					3,070.20	41,226.12	(38,155.92)	-92.55 %
Total Revenue					733,523.42	716,176.16	17,347.26	2.42 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	355,800.52	382,354.40	26,553.88	6.94 %
CARES - ADMIN SALARIES	1	06	4110	CR	0.00	4,500.00	4,500.00	100.00 %
LEGAL EXPENSE	1	06	4130	5	8,386.50	5,949.00	(2,437.50)	-40.97 %
CARES ACT - Legal Expense	1	06	4130	CR	0.00	870.00	870.00	100.00 %
STAFF TRAINING	1	06	4140	5	2,559.00	0.00	(2,559.00)	0.00 %
TRAVEL	1	06	4150	5	5,592.03	(274.50)	(5,866.53)	2137.17 %
Travel-Mileage Reimbursement	1	06	4150.2	5	0.00	50.60	50.60	100.00 %
Accounting Fees	1	06	4170	5	5,046.40	23,241.64	18,195.24	78.29 %
Audit Fees	1	06	4171	5	2,991.47	2,907.77	(83.70)	-2.88 %
Employee Benefits Cont - Admin	1	06	4182	5	108,639.68	108,757.44	117.76	0.11 %
CARES - ADMIN EMP BENEFITS	1	06	4182	CR	0.00	344.25	344.25	100.00 %
SUNDRY	1	06	4190	5	0.00	31.00	31.00	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	2,668.92	2,319.23	(349.69)	-15.08 %
Advertising and Marketing	1	06	4190.08	5	2,228.82	3,474.49	1,245.67	35.85 %
PUBLICATIONS	1	06	4190.11	5	1,229.20	2,365.90	1,136.70	48.05 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	2,285.28	330.00	(1,955.28)	-592.51 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	15,410.83	12,246.96	(3,163.87)	-25.83 %
CARES - Telephone/Cell Phones/	1	06	4190.13	CR	135.37	415.29	279.92	67.40 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	9,987.28	10,070.65	83.37	0.83 %
Other Sundry Expense	1	06	4190.18	5	13,781.08	7,419.68	(6,361.40)	-85.74 %
CARES - OTHER SUNDRY EXPENSE	1	06	4190.18	CR	1,450.00	2,440.89	990.89	40.60 %
Administrative Contact Costs	1	06	4190.19	5	82,827.49	42,621.48	(40,206.01)	-94.33 %
CARES - ADMINISTRATIVE CONTRA	1	06	4190.19	CR	1,421.32	16,579.32	15,158.00	91.43 %
BOARD MEETING EXPENSE	1	06	4190.9	5	6,236.35	1,774.74	(4,461.61)	-251.40 %
Total Administrative Expense					628,677.54	630,790.23	2,112.69	0.33 %
Utilities Expense								
WATER	1	06	4310	5	161.55	158.85	(2.70)	-1.70 %
ELECTRICITY	1	06	4320	5	12,297.35	8,863.18	(3,434.17)	-38.75 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	204.64	209.79	5.15	2.45 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

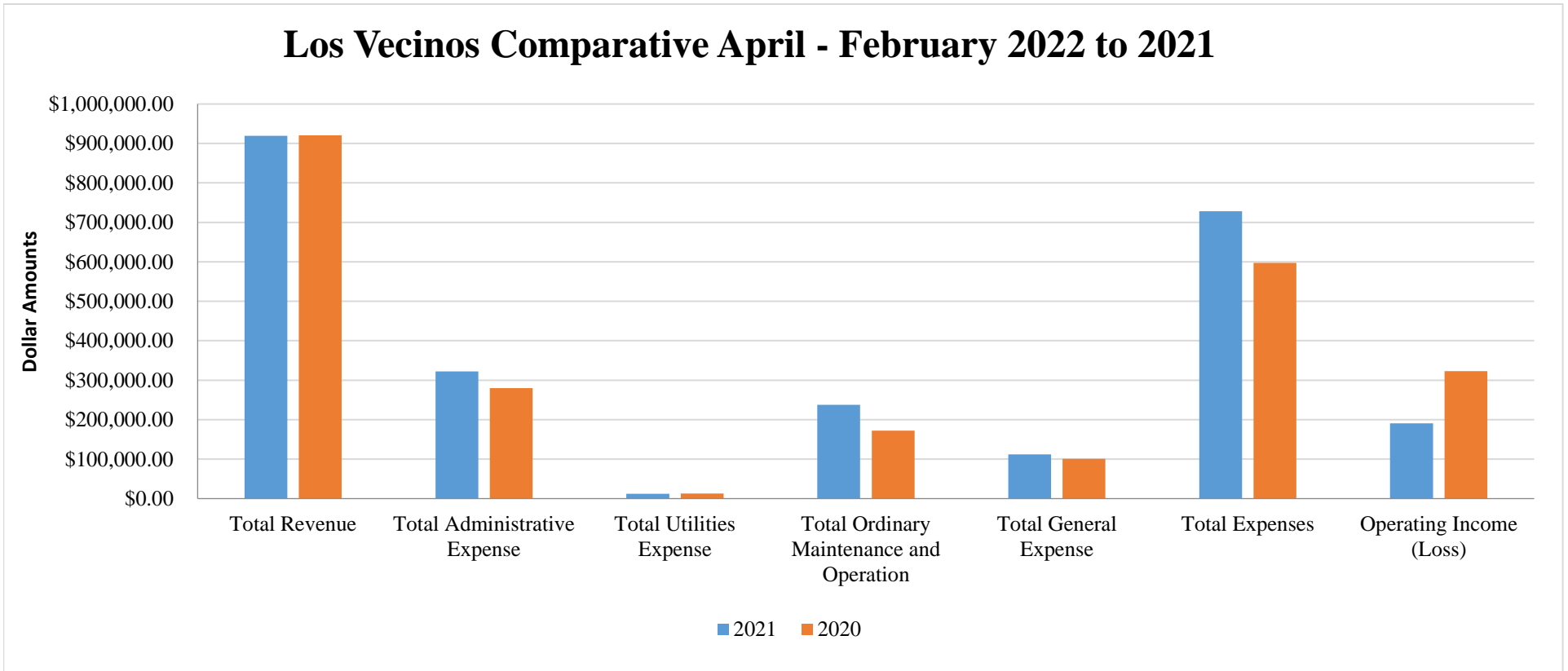
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

				Start: 04/01/2021	Start: 04/01/2020		
				End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Total Utilities Expense				12,663.54	9,231.82	(3,431.72)	-37.17 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06	4410	5	12,030.87	6,948.89	(5,081.98) -73.13 %
MATERIALS	1	06	4420	5	1,258.64	4,446.62	3,187.98 71.69 %
CARES - MATERIALS	1	06	4420	CR	0.00	10,834.65	10,834.65 100.00 %
CONTRACT COSTS	1	06	4430	5	0.00	51.48	51.48 100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	817.84	584.64	(233.20) -39.89 %
CARES- CONTRACT COSTS EXTERM	1	06	4430.01	CR	0.00	40.00	40.00 100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	529.72	393.98	(135.74) -34.45 %
VEHICLE-MAINTENANCE	1	06	4430.1	5	0.00	95.48	95.48 100.00 %
Contract Costs-Other	1	06	4430.13	5	147.00	60.00	(87.00) -145.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	3,184.96	1,552.50	(1,632.46) -105.15 %
CARES- CONTRACT COSTS HEATIN	1	06	4430.17	CR	0.00	227.90	227.90 100.00 %
Contact Costs-Electrical Contr	1	06	4430.21	5	0.00	450.00	450.00 100.00 %
Connect/Disconnect Fees	1	06	4430.4	5	76.79	0.00	(76.79) 0.00 %
Garbage and Trash Removal	1	06	4431	5	517.54	514.69	(2.85) -0.55 %
Emp Benefit Cont - Maintenance	1	06	4433	5	4,981.55	5,963.73	982.18 16.47 %
Total Ordinary Maintenance and Operation					23,544.91	32,164.56	8,619.65 26.80 %
Protective Services							
Protective Services - Contract	1	06	4480	5	3,628.70	3,003.03	(625.67) -20.83 %
CARES- PROTECTIVE SERVICES CC	1	06	4480	CR	63.51	135.60	72.09 53.16 %
Total Protective Services					3,692.21	3,138.63	(553.58) -17.64 %
General Expense							
Insurance -Property (Fire & EC	1	06	4510.01	5	1,762.62	3,651.92	1,889.30 51.73 %
Insurance - General Liability	1	06	4510.02	5	480.48	393.69	(86.79) -22.05 %
Insurance - Automobile	1	06	4510.03	5	1,413.98	819.20	(594.78) -72.60 %
Insurance - Workman's Comp	1	06	4510.04	5	4,287.43	2,823.71	(1,463.72) -51.84 %
Insurance - Fidelity Bond	1	06	4510.09	5	937.92	651.82	(286.10) -43.89 %
Insurance - Other	1	06	4510.15	5	4,297.39	3,684.29	(613.10) -16.64 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	334.79	331.38	(3.41) -1.03 %
Total General Expense					13,514.61	12,356.01	(1,158.60) -9.38 %
Other Expenditures							
Replacement Of Non-Expend Equi	1	06	7520	5	0.00	1,129.20	1,129.20 100.00 %
Property Better & Add-Contract	1	06	7540.4	5	0.00	21,594.56	21,594.56 100.00 %
Operating Exp For Property - C	1	06	7590	5	0.00	(22,723.76)	(22,723.76) 100.00 %
Total Other Expenditures					0.00	0.00	0.00 0.00 %
Total Expenses					(682,092.81)	(687,681.25)	5,588.44 -0.81 %
Net Income (Loss)					51,430.61	28,494.91	22,935.70 160.24 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$919,541.93	\$920,692.64
Total Administrative Expense	\$322,064.06	\$280,005.35
Total Utilities Expense	\$12,173.17	\$12,575.60
Total Ordinary Maintenance and Operation	\$237,813.94	\$171,964.29
Total General Expense	\$112,057.12	\$100,643.18
Total Expenses	\$728,546.39	\$597,485.96
Operating Income (Loss)	\$190,995.54	\$323,206.68



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	271,039.90	235,341.00	35,698.90	15.17 %
Total Rental Income					271,039.90	235,341.00	35,698.90	15.17 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	2,820.20	2,714.36	105.84	3.90 %
Other Income-Tenants	1	01	3690	5	4,959.00	4,350.00	609.00	14.00 %
Other Income - Misc Other Reve	1	01	3690.1	5	758.97	1,205.43	(446.46)	-37.04 %
Other Income - Insurance Equit	1	01	3690.451	5	0.00	281.31	(281.31)	-100.00 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	12,179.36	580.54	11,598.82	1997.94 %
Other Income - OP Trans In Fro	1	01	3690.99	5	0.00	132,405.00	(132,405.00)	-100.00 %
Total Other Income					20,717.53	141,536.64	(120,819.11)	-85.36 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	627,784.50	543,815.00	83,969.50	15.44 %
Total Other Receipts					627,784.50	543,815.00	83,969.50	15.44 %
Total Revenue					919,541.93	920,692.64	(1,150.71)	-0.12 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	76,971.28	66,062.79	(10,908.49)	-16.51 %
Legal Expense	1	01	4130	5	2,983.00	0.00	(2,983.00)	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 %
Audit Fees	1	01	4171	5	5,663.07	5,504.62	(158.45)	-2.88 %
Employee Benefits Cont - Admin	1	01	4182	5	39,557.39	33,641.72	(5,915.67)	-17.58 %
Sundry	1	01	4190	5	0.00	35.00	35.00	100.00 %
Postage/FedEx/UPS	1	01	4190.03	5	832.53	658.89	(173.64)	-26.35 %
Advertising and Marketing	1	01	4190.08	5	3,337.02	1,243.54	(2,093.48)	-168.35 %
Tenant Tracker	1	01	4190.10	5	1,561.05	1,968.09	407.04	20.68 %
Publications	1	01	4190.11	5	1,762.05	2,456.50	694.45	28.27 %
Membership Dues and Fees	1	01	4190.12	5	924.30	1,248.38	324.08	25.96 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,666.98	5,503.92	(1,163.06)	-21.13 %
Rental of Warehouse Space	1	01	4190.14	5	10,368.00	8,640.00	(1,728.00)	-20.00 %
Forms & Office Supplies	1	01	4190.17	5	10,594.22	3,265.78	(7,328.44)	-224.40 %
Other Sundry Expense	1	01	4190.18	5	3,689.82	5,074.02	1,384.20	27.28 %
Administrative Contact Costs	1	01	4190.19	5	34,115.48	22,937.06	(11,178.42)	-48.74 %
Management Fee Expense - AMP	1	01	4190.21	5	90,712.67	89,935.04	(777.63)	-0.86 %
Asset Management Fee - AMP	1	01	4190.22	5	16,500.00	16,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	12,172.50	12,030.00	(142.50)	-1.18 %
IT Fees-COCC	1	01	4190.24	5	3,300.00	3,300.00	0.00	0.00 %
Total Administrative Expense					322,064.06	280,005.35	(42,058.71)	-15.02 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	13,547.00	8,869.28	(4,677.72)	-52.74 %
Ten Services - Recreation, Pub	1	01	4220	5	40.00	1,154.27	1,114.27	96.53 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	5,317.15	3,048.95	(2,268.20)	-74.39 %
Total Tenant Services					18,904.15	13,072.50	(5,831.65)	-44.61 %
Utilities Expense								
Water	1	01	4310	5	869.40	1,779.17	909.77	51.13 %
Electricity	1	01	4320	5	9,304.49	8,908.24	(396.25)	-4.45 %
Gas	1	01	4330	5	1,254.85	974.62	(280.23)	-28.75 %
Other Utility Expense - Sewer	1	01	4390	5	744.43	913.57	169.14	18.51 %
Total Utilities Expense					12,173.17	12,575.60	402.43	3.20 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	88,301.14	82,980.19	(5,320.95)	-6.41 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Materials	1	01	4420	5	51,333.41	17,617.24	(33,716.17)	-191.38 %
Contract Costs	1	01	4430	5	58.16	77.22	19.06	24.68 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	7,125.00	6,075.00	(1,050.00)	-17.28 %
Contract Costs-Other Repairs	1	01	4430.03	5	7,745.00	1,995.00	(5,750.00)	-288.22 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	526.29	574.49	48.20	8.39 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	889.27	7,186.58	6,297.31	87.63 %
Contract Costs-Other	1	01	4430.13	5	1,240.00	1,260.00	20.00	1.59 %
Contact 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	25,715.00	7,100.00	(18,615.00)	-262.18 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	175.00	0.00	(175.00)	0.00 %
Contact Costs-Electrical Contr	1	01	4430.21	5	1,950.00	550.00	(1,400.00)	-254.55 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	13,320.60	7,915.00	(5,405.60)	-68.30 %
Connect/Disconnect Fees	1	01	4430.4	5	570.00	510.00	(60.00)	-11.76 %
Garbage and Trash Collection	1	01	4431	5	2,427.81	2,013.92	(413.89)	-20.55 %
Emp Benefit Cont - Maintenance	1	01	4433	5	36,235.26	33,084.65	(3,150.61)	-9.52 %
Total Ordinary Maintenance and Operation					237,813.94	171,964.29	(65,849.65)	-38.29 %
Protective Services								
Protective Services - Contract	1	01	4480	5	25,533.95	19,225.04	(6,308.91)	-32.82 %
Total Protective Services					25,533.95	19,225.04	(6,308.91)	-32.82 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	11,607.52	12,511.06	903.54	7.22 %
Insurance - General Liability	1	01	4510.02	5	422.86	346.46	(76.40)	-22.05 %
Insurance - Automobile	1	01	4510.03	5	2,032.64	1,177.60	(855.04)	-72.61 %
Insurance - Workman's Comp	1	01	4510.04	5	3,168.98	2,087.10	(1,081.88)	-51.84 %
Insurance - Fidelity Bond	1	01	4510.09	5	693.28	481.79	(211.49)	-43.90 %
Insurance - Other	1	01	4510.15	5	62,311.92	53,422.48	(8,889.44)	-16.64 %
Payments in Lieu of Taxes	1	01	4520	5	27,500.00	27,500.00	0.00	0.00 %
PROPERTY TAXES	1	01	4520.1	5	47.92	47.38	(0.54)	-1.14 %
Collection Losses	1	01	4570	5	4,272.00	3,069.31	(1,202.69)	-39.18 %
Total General Expense					112,057.12	100,643.18	(11,413.94)	-11.34 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	01	7520	5	30,692.00	1,129.20	(29,562.80)	-2618.03 %
Property Better & Add-Contract	1	01	7540.4	5	48,821.61	105,185.00	56,363.39	53.59 %
Operating Exp For Property - C	1	01	7590	5	(79,513.61)	(106,314.20)	(26,800.59)	25.21 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(728,546.39)	(597,485.96)	(131,060.43)	21.94 %
Net Income (Loss)					190,995.54	323,206.68	(132,211.14)	-32.61 %

Report Criteria PHA: 1 Project: '01'

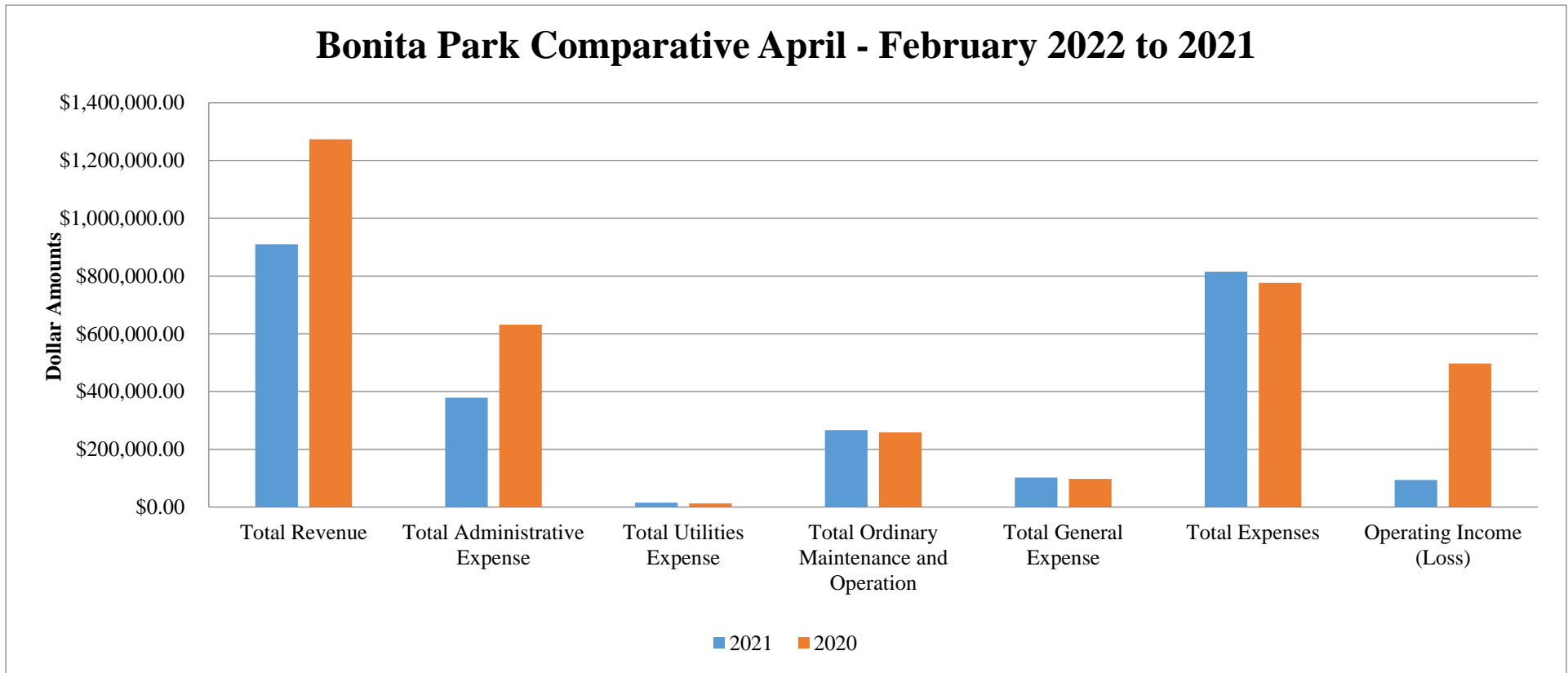
Include Unapproved: False Include Zero Balance: False Custom 1:

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: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$909,662.68	\$1,273,105.25
Total Administrative Expense	\$378,327.83	\$361,937.94
Total Utilities Expense	\$14,887.74	\$12,371.89
Total Ordinary Maintenance and Operation	\$266,905.92	\$258,674.68
Total General Expense	\$102,180.64	\$97,270.01
Total Expenses	\$815,362.76	\$775,191.69
Operating Income (Loss)	\$94,299.92	\$497,913.56



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	264,753.00	268,232.00	(3,479.00)	-1.30 %
Nondwelling Rental	1	02	3190	5	4,550.00	2,800.00	1,750.00	62.50 %
Total Rental Income					269,303.00	271,032.00	(1,729.00)	-0.64 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,813.01	1,876.71	(63.70)	-3.39 %
Other Income - Tenants	1	02	3690	5	5,706.20	11,199.00	(5,492.80)	-49.05 %
Other Income - Misc Other Reve	1	02	3690.1	5	1,068.42	(1,629.02)	2,697.44	-165.59 %
Other Income - Insurance Equit	1	02	3690.451	5	0.00	313.24	(313.24)	-100.00 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	1,176.84	355.61	821.23	230.94 %
Other Income - Transfer from C	1	02	3690.98	5	0.00	(132,405.00)	132,405.00	-100.00 %
Other Income - OP Tran In From	1	02	3690.99	5	0.00	151,190.00	(151,190.00)	-100.00 %
Total Other Income					9,764.47	30,900.54	(21,136.07)	-68.40 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	579,361.50	516,272.00	63,089.50	12.22 %
Advances - CFP	1	02	8029.2	0	41,109.54	378,154.88	(337,045.34)	-89.13 %
CARES ACT - Revenue	1	02	8029.3	CR	10,124.17	76,745.83	(66,621.66)	-86.81 %
Total Other Receipts					630,595.21	971,172.71	(340,577.50)	-35.07 %
Total Revenue					909,662.68	1,273,105.25	(363,442.57)	-28.55 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	80,281.33	87,267.20	6,985.87	8.01 %
CARES - ADMIN SALARIES	1	02	4110	CR	0.00	1,000.00	1,000.00	100.00 %
CARES ACT - LEGAL EXPENSES	1	02	4130	CR	0.00	707.31	707.31	100.00 %
Staff Training	1	02	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	1	02	4150	5	648.96	0.00	(648.96)	0.00 %
Accounting Fees	1	02	4170	5	346.40	0.00	(346.40)	0.00 %
Audit Fees	1	02	4171	5	6,236.28	6,061.79	(174.49)	-2.88 %
Employee Benefits Cont - Admin	1	02	4182	5	26,807.51	36,038.06	9,230.55	25.61 %
CARES - ADMIN EMP BENEFITS	1	02	4182	CR	0.00	76.50	76.50	100.00 %
Sundry	1	02	4190	5	0.00	0.50	0.50	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	832.53	600.00	(232.53)	-38.76 %
Advertising and Marketing	1	02	4190.08	5	3,300.42	2.34	(3,298.08)	-140943.59 %
Tenant Tracker	1	02	4190.10	5	1,546.87	1,910.16	363.29	19.02 %
Publications	1	02	4190.11	5	1,009.30	2,855.40	1,846.10	64.65 %
Membership Dues and Fees	1	02	4190.12	5	915.54	1,231.73	316.19	25.67 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	13,153.99	7,981.41	(5,172.58)	-64.81 %
CARES - Telephone/Cell Phones/	1	02	4190.13	CR	0.00	2,101.30	2,101.30	100.00 %
Forms & Office Supplies	1	02	4190.17	5	8,446.26	4,916.79	(3,529.47)	-71.78 %
Other Sundry Expense	1	02	4190.18	5	4,213.28	6,873.68	2,660.40	38.70 %
CARES - OTHER SUNDRY EXPENSE	1	02	4190.18	CR	0.00	4,869.46	4,869.46	100.00 %
Administrative Contact Costs	1	02	4190.19	5	69,811.22	29,371.47	(40,439.75)	-137.68 %
CARES - ADMINISTRATIVE CONTRA	1	02	4190.19	CR	0.00	8,167.54	8,167.54	100.00 %
Outside Management Fees-CFP	1	02	4190.1CF	5	3,181.41	0.00	(3,181.41)	0.00 %
Management Fee Expense - AMP	1	02	4190.21	5	87,847.40	89,743.20	1,895.80	2.11 %
Asset Management Fee - AMP	1	02	4190.22	5	16,280.00	16,280.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	11,790.00	12,015.00	225.00	1.87 %
IT Fees - COCC	1	02	4190.24	5	3,256.00	3,256.00	0.00	0.00 %
Administrative Expense-CFP	1	02	4190.CFP	5	37,928.13	38,611.10	682.97	1.77 %
Total Administrative Expense					378,327.83	361,937.94	(16,389.89)	-4.53 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	13,879.25	7,416.33	(6,462.92)	-87.14 %
Ten Services - Recreation, Pub	1	02	4220	5	888.28	953.06	64.78	6.80 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	11,475.44	2,467.39	(9,008.05)	-365.08 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3:

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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Total Tenant Services					26,242.97	10,836.78	(15,406.19)	-142.17 %
Utilities Expense								
Water	1	02	4310	5	1,929.34	1,087.40	(841.94)	-77.43 %
Electricity	1	02	4320	5	9,904.15	9,120.91	(783.24)	-8.59 %
Gas	1	02	4330	5	2,484.98	1,786.68	(698.30)	-39.08 %
Other Utility Expense - Sewer	1	02	4390	5	569.27	376.90	(192.37)	-51.04 %
Total Utilities Expense					14,887.74	12,371.89	(2,515.85)	-20.34 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	77,813.89	78,085.90	272.01	0.35 %
Materials	1	02	4420	5	31,771.77	33,676.84	1,905.07	5.66 %
CARES - MATERIALS	1	02	4420	CR	10,124.17	25,720.91	15,596.74	60.64 %
Contract Costs	1	02	4430	5	0.00	106.04	106.04	100.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	9,693.90	9,777.62	83.72	0.86 %
CARES- CONTRACT COSTS EXTERM	1	02	4430.01	CR	0.00	3,000.00	3,000.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	15,575.06	18,630.00	3,054.94	16.40 %
CARES - CONTRACT COST OTHER I	1	02	4430.03	CR	0.00	11,790.00	11,790.00	100.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	526.29	636.84	110.55	17.36 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	4,218.79	812.73	(3,406.06)	-419.09 %
Contract Costs-Other	1	02	4430.13	5	22,334.00	15,478.20	(6,855.80)	-44.29 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	7,737.00	4,070.00	(3,667.00)	-90.10 %
CARES- CONTRACT COSTS HEATIN	1	02	4430.17	CR	0.00	2,241.50	2,241.50	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	38,538.12	6,276.00	(32,262.12)	-514.06 %
CARES-CONTRACT COST LANDSCA	1	02	4430.19	CR	0.00	450.00	450.00	100.00 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	(7,980.00)	0.00	7,980.00	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	5,385.00	5,641.00	256.00	4.54 %
CARES- CONTRACT COSTS ELECTF	1	02	4430.21	CR	0.00	1,470.00	1,470.00	100.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	14,020.00	3,885.00	(10,135.00)	-260.88 %
CARES- PLUMBING CONTRACT	1	02	4430.22	CR	0.00	2,840.00	2,840.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	900.00	600.00	(300.00)	-50.00 %
Garbage and Trash Collection	1	02	4431	5	2,761.44	1,914.25	(847.19)	-44.26 %
Emp Benefit Cont - Maintenance	1	02	4433	5	33,486.49	31,571.85	(1,914.64)	-6.06 %
Total Ordinary Maintenance and Operation					266,905.92	258,674.68	(8,231.24)	-3.18 %
Protective Services								
4480 - L/R-Security Service	1	02	4430.5	5	0.00	60.00	60.00	100.00 %
Protective Services - Contract	1	02	4480	5	26,817.66	21,934.00	(4,883.66)	-22.27 %
CARES- PROTECTIVE SERVICES CC	1	02	4480	CR	0.00	4,991.64	4,991.64	100.00 %
Total Protective Services					26,817.66	26,985.64	167.98	0.62 %
Operating Expenses								
CARES - MAINT SALARIES	1	02	4410	CR	0.00	1,500.00	1,500.00	100.00 %
CARES - MAINT EMP BENEFITS	1	02	4433	CR	0.00	114.75	114.75	100.00 %
Total Operating Expenses					0.00	1,614.75	1,614.75	100.00 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	12,925.14	13,637.99	712.85	5.23 %
Insurance - General Liability	1	02	4510.02	5	384.40	314.95	(69.45)	-22.05 %
Insurance - Automobile	1	02	4510.03	5	2,032.64	1,177.60	(855.04)	-72.61 %
Insurance - Workman's Comp	1	02	4510.04	5	2,982.56	1,964.32	(1,018.24)	-51.84 %
Insurance - Fidelity Bond	1	02	4510.09	5	652.48	453.44	(199.04)	-43.90 %
Insurance - Other	1	02	4510.15	5	58,014.52	49,738.21	(8,276.31)	-16.64 %
Payments in Lieu of Taxes	1	02	4520	5	25,208.26	24,950.75	(257.51)	-1.03 %
PROPERTY TAXES	1	02	4520.1	5	47.29	46.75	(0.54)	-1.16 %
Collection Losses	1	02	4570	5	(66.65)	4,986.00	5,052.65	101.34 %
Total General Expense					102,180.64	97,270.01	(4,910.63)	-5.05 %
Other Expenditures								
Extraord Maint - Contract Cost	1	02	4610.3	5	0.00	5,500.00	5,500.00	100.00 %
Replacement Of Non-Expend Equi	1	02	7520	5	0.00	1,129.20	1,129.20	100.00 %
Property Better & Add-Contract	1	02	7540.4	5	153,325.50	84,158.19	(69,167.31)	-82.19 %
Operating Exp For Property - C	1	02	7590	5	(153,325.50)	(85,287.39)	68,038.11	-79.78 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

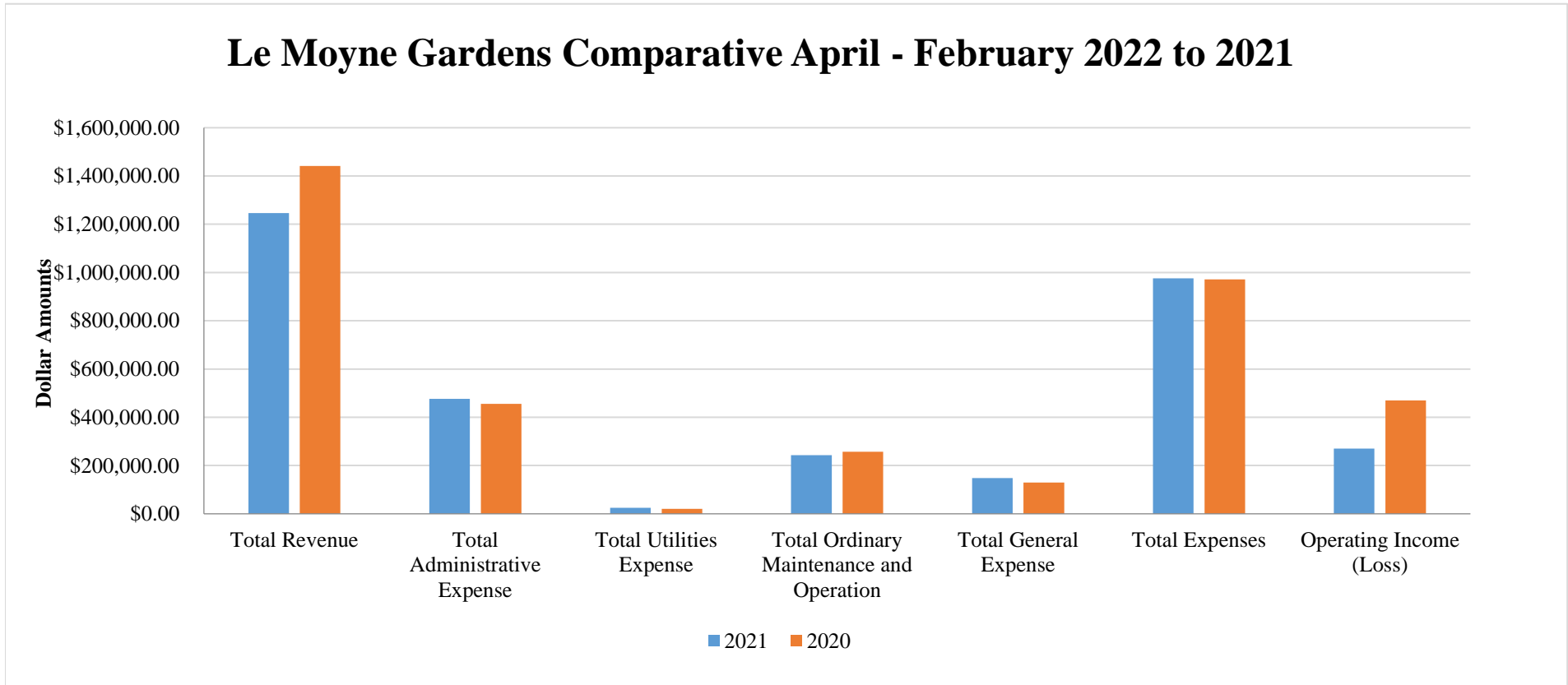
Custom 3:

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

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021	Variance	Variance %
Total Other Expenditures	<u>0.00</u>	<u>5,500.00</u>	<u>5,500.00</u>	<u>100.00 %</u>
Total Expenses	<u>(815,362.76)</u>	<u>(775,191.69)</u>	<u>(40,171.07)</u>	<u>5.18 %</u>
Net Income (Loss)	<u>94,299.92</u>	<u>497,913.56</u>	<u>(403,613.64)</u>	<u>-94.73 %</u>

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

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$1,246,346.06	\$1,441,438.71
Total Administrative Expense	\$476,053.50	\$455,967.96
Total Utilities Expense	\$24,382.52	\$20,112.12
Total Ordinary Maintenance and Operation	\$242,528.74	\$257,210.11
Total General Expense	\$147,853.80	\$129,717.45
Total Expenses	\$975,747.16	\$971,232.61
Operating Income (Loss)	\$270,598.90	\$470,206.10



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: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	307,669.34	244,275.00	63,394.34	25.95 %
Nondwelling Rental	1	03	3190	5	3,500.00	4,200.00	(700.00)	-16.67 %
Total Rental Income					311,169.34	248,475.00	62,694.34	25.23 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,208.58	3,116.92	91.66	2.94 %
Other Income-Tenants	1	03	3690	5	3,301.00	6,404.50	(3,103.50)	-48.46 %
Other Income - Misc Other Reve	1	03	3690.1	5	287.81	24,782.32	(24,494.51)	-98.84 %
Other Income - Insurance Equit	1	03	3690.451	5	0.00	366.64	(366.64)	-100.00 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	11,086.58	855.49	10,231.09	1195.93 %
Other Income - Transfer from C	1	03	3690.98	5	0.00	(176,541.00)	176,541.00	-100.00 %
Other Income - OP Trans In Fro	1	03	3690.99	5	0.00	176,541.00	(176,541.00)	-100.00 %
Total Other Income					17,883.97	35,525.87	(17,641.90)	-49.66 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	835,597.00	761,052.00	74,545.00	9.79 %
Advances - CFP	1	03	8029.2	0	60,419.78	316,907.40	(256,487.62)	-80.93 %
CARES ACT - Revenue	1	03	8029.3	CR	21,275.97	79,478.44	(58,202.47)	-73.23 %
Total Other Receipts					917,292.75	1,157,437.84	(240,145.09)	-20.75 %
Total Revenue					1,246,346.06	1,441,438.71	(195,092.65)	-13.53 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	93,478.65	113,549.16	20,070.51	17.68 %
CARES - ADMIN SALARIES	1	03	4110	CR	0.00	2,000.00	2,000.00	100.00 %
Legal Expense	1	03	4130	5	(906.75)	916.00	1,822.75	198.99 %
CARES ACT - LEGAL EXPENSES	1	03	4130	CR	0.00	955.82	955.82	100.00 %
Staff Training	1	03	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	1	03	4150	5	633.96	0.00	(633.96)	0.00 %
Accounting Fees	1	03	4170	5	346.40	0.00	(346.40)	0.00 %
Audit Fees	1	03	4171	5	8,524.03	8,285.53	(238.50)	-2.88 %
Employee Benefits Cont - Admin	1	03	4182	5	37,890.82	41,649.51	3,758.69	9.02 %
CARES - ADMIN EMP BEN	1	03	4182	CR	0.00	153.00	153.00	100.00 %
Postage/FedEx/UPS	1	03	4190.03	5	832.53	600.00	(232.53)	-38.76 %
Advertising and Marketing	1	03	4190.08	5	4,305.84	502.60	(3,803.24)	-756.71 %
Tenant Tracker	1	03	4190.10	5	2,184.41	2,585.89	401.48	15.53 %
Publications	1	03	4190.11	5	1,157.50	2,748.80	1,591.30	57.89 %
Membership Dues and Fees	1	03	4190.12	5	1,237.58	1,664.51	426.93	25.65 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,272.74	8,022.51	(250.23)	-3.12 %
CARES - Telephone/Cell Phones/	1	03	4190.13	CR	6,347.40	3,322.29	(3,025.11)	-91.05 %
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	8,640.00	(1,728.00)	-20.00 %
Forms & Office Supplies	1	03	4190.17	5	7,893.42	2,913.06	(4,980.36)	-170.97 %
Other Sundry Expense	1	03	4190.18	5	4,158.70	5,900.19	1,741.49	29.52 %
CARES - OTHER SUNDRY EXPENSE	1	03	4190.18	CR	1,400.00	2,149.65	749.65	34.87 %
Administrative Contact Costs	1	03	4190.19	5	70,477.70	26,808.35	(43,669.35)	-162.89 %
CARES - ADMINISTRATIVE CONTRA	1	03	4190.19	CR	523.76	17,714.05	17,190.29	97.04 %
Outside Management Fees-CFP	1	03	4190.1CF	5	4,299.19	0.00	(4,299.19)	0.00 %
Management Fee Expense - AMP	1	03	4190.21	5	118,554.53	120,658.29	2,103.76	1.74 %
Asset Management Fee - AMP	1	03	4190.22	5	22,000.00	22,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	15,907.50	16,140.00	232.50	1.44 %
IT Fees - COCC	1	03	4190.24	5	4,400.00	4,400.00	0.00	0.00 %
Administrative Expense-CFP	1	03	4190.CFP	5	51,270.59	41,688.75	(9,581.84)	-22.98 %
Total Administrative Expense					476,053.50	455,967.96	(20,085.54)	-4.41 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	25,215.27	24,635.24	(580.03)	-2.35 %
Ten Services - Recreation, Pub	1	03	4220	5	311.82	971.50	659.68	67.90 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3:

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: 02/28/2022	End: 02/28/2021	Variance	Variance %
Employee Benefits Cont -Ten Sv	1	03	4222	5	10,362.70	8,480.38	(1,882.32)	-22.20 %
Total Tenant Services					35,889.79	34,087.12	(1,802.67)	-5.29 %
Utilities Expense								
Water	1	03	4310	5	4,964.83	4,185.93	(778.90)	-18.61 %
Electricity	1	03	4320	5	17,406.94	14,289.02	(3,117.92)	-21.82 %
Gas	1	03	4330	5	1,187.76	871.08	(316.68)	-36.35 %
Other Utility Expense - Sewer	1	03	4390	5	822.99	766.09	(56.90)	-7.43 %
Total Utilities Expense					24,382.52	20,112.12	(4,270.40)	-21.23 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	94,386.42	88,339.58	(6,046.84)	-6.84 %
Materials	1	03	4420	5	33,382.26	20,859.47	(12,522.79)	-60.03 %
CARES - MATERIALS	1	03	4420	CR	0.00	16,867.60	16,867.60	100.00 %
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	8,787.96	7,824.00	(963.96)	-12.32 %
CARES- CONTRACT COSTS EXTERM	1	03	4430.01	CR	0.00	1,950.00	1,950.00	100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	12,865.00	14,396.20	1,531.20	10.64 %
CARES - CONTRACT COST OTHER F	1	03	4430.03	CR	0.00	7,635.00	7,635.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	771.29	902.15	130.86	14.51 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	3,111.81	153.31	(2,958.50)	-1929.75 %
Contract Costs-Other	1	03	4430.13	5	10,683.92	2,715.94	(7,967.98)	-293.38 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	1,950.00	0.00	(1,950.00)	0.00 %
CARES- CONTRACT COSTS HEATIN	1	03	4430.17	CR	280.00	0.00	(280.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	26,395.00	10,150.00	(16,245.00)	-160.05 %
CARES-CONTRACT COST LANDSCA	1	03	4430.19	CR	0.00	7,500.00	7,500.00	100.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	0.00	23,950.00	23,950.00	100.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	650.00	2,220.00	1,570.00	70.72 %
CARES- CONTRACT COSTS ELECTF	1	03	4430.21	CR	0.00	500.00	500.00	100.00 %
Contract Costs-Plumbing Contrac	1	03	4430.22	5	4,795.00	5,300.00	505.00	9.53 %
CARES- PLUMBING CONTRACT	1	03	4430.22	CR	0.00	5,490.00	5,490.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	1,510.00	825.00	(685.00)	-83.03 %
Garbage and Trash Collection	1	03	4431	5	3,207.81	2,600.41	(607.40)	-23.36 %
Emp Benefit Cont - Maintenance	1	03	4433	5	37,340.85	36,925.41	(415.44)	-1.13 %
Total Ordinary Maintenance and Operation					242,528.74	257,210.11	14,681.37	5.71 %
Protective Services								
Protective Services - Contract	1	03	4480	5	31,464.00	26,605.55	(4,858.45)	-18.26 %
CARES- PROTECTIVE SERVICES CC	1	03	4480	CR	3,924.81	6,842.55	2,917.74	42.64 %
Total Protective Services					35,388.81	33,448.10	(1,940.71)	-5.80 %
Operating Expenses								
CARES - MAINT SALARIES	1	03	4410	CR	0.00	1,500.00	1,500.00	100.00 %
CARES - MAINT EMP BENEFITS	1	03	4433	CR	0.00	114.75	114.75	100.00 %
Total Operating Expenses					0.00	1,614.75	1,614.75	100.00 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	15,128.54	16,619.54	1,491.00	8.97 %
Insurance - General Liability	1	03	4510.02	5	576.62	472.44	(104.18)	-22.05 %
Insurance - Automobile	1	03	4510.03	5	2,739.64	1,587.20	(1,152.44)	-72.61 %
Insurance - Workman's Comp	1	03	4510.04	5	5,033.08	3,314.79	(1,718.29)	-51.84 %
Insurance - Fidelity Bond	1	03	4510.09	5	1,101.08	765.18	(335.90)	-43.90 %
Insurance - Other	1	03	4510.15	5	86,484.74	74,146.74	(12,338.00)	-16.64 %
Payments in Lieu of Taxes	1	03	4520	5	32,083.26	32,083.26	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	64.34	63.80	(0.54)	-0.85 %
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	2,715.00	664.50	(2,050.50)	-308.58 %
Total General Expense					147,853.80	129,717.45	(18,136.35)	-13.98 %
Other Expenditures								
Extraord Maint - Contract Cost	1	03	4610.3	5	0.00	39,075.00	39,075.00	100.00 %
CARES - Remove/Replace Fence	1	03	4610.3	CR	8,800.00	0.00	(8,800.00)	0.00 %
Replacement Of Non-Expend Equi	1	03	7520	5	0.00	1,129.20	1,129.20	100.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3:

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: 02/28/2022	End: 02/28/2021	Variance	Variance %
Replacement Of Non-Expend Equi	1	03	7520.CFP 5	4,850.00	0.00	(4,850.00)	0.00 %
Property Better & Add-Contract	1	03	7540.4 5	127,525.00	281,129.63	153,604.63	54.64 %
Operating Exp For Property - C	1	03	7590 5	(127,525.00)	(282,258.83)	(154,733.83)	54.82 %
Total Other Expenditures				13,650.00	39,075.00	25,425.00	65.07 %
Total Expenses				(975,747.16)	(971,232.61)	(4,514.55)	0.46 %
Net Income (Loss)				270,598.90	470,206.10	(199,607.20)	-9.54 %

Report Criteria PHA: 1 Project: '03'

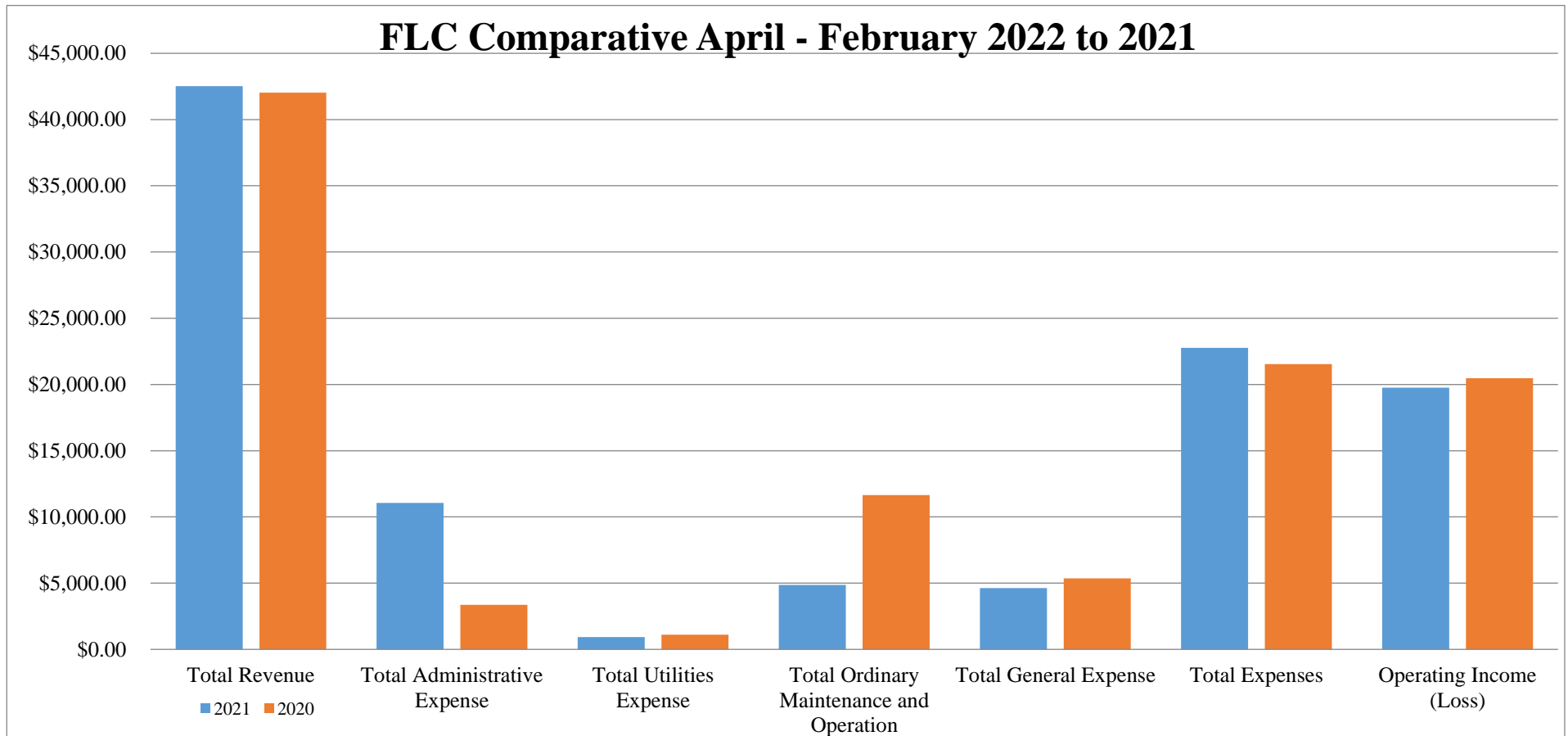
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3:

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

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$42,521.58	\$42,022.02
Total Administrative Expense	\$11,047.79	\$3,368.37
Total Utilities Expense	\$934.16	\$1,104.07
Total Ordinary Maintenance and Operation	\$4,864.52	\$11,653.33
Total General Expense	\$4,638.12	\$5,362.40
Total Expenses	\$22,758.45	\$21,544.89
Operating Income (Loss)	\$19,763.13	\$20,477.13



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

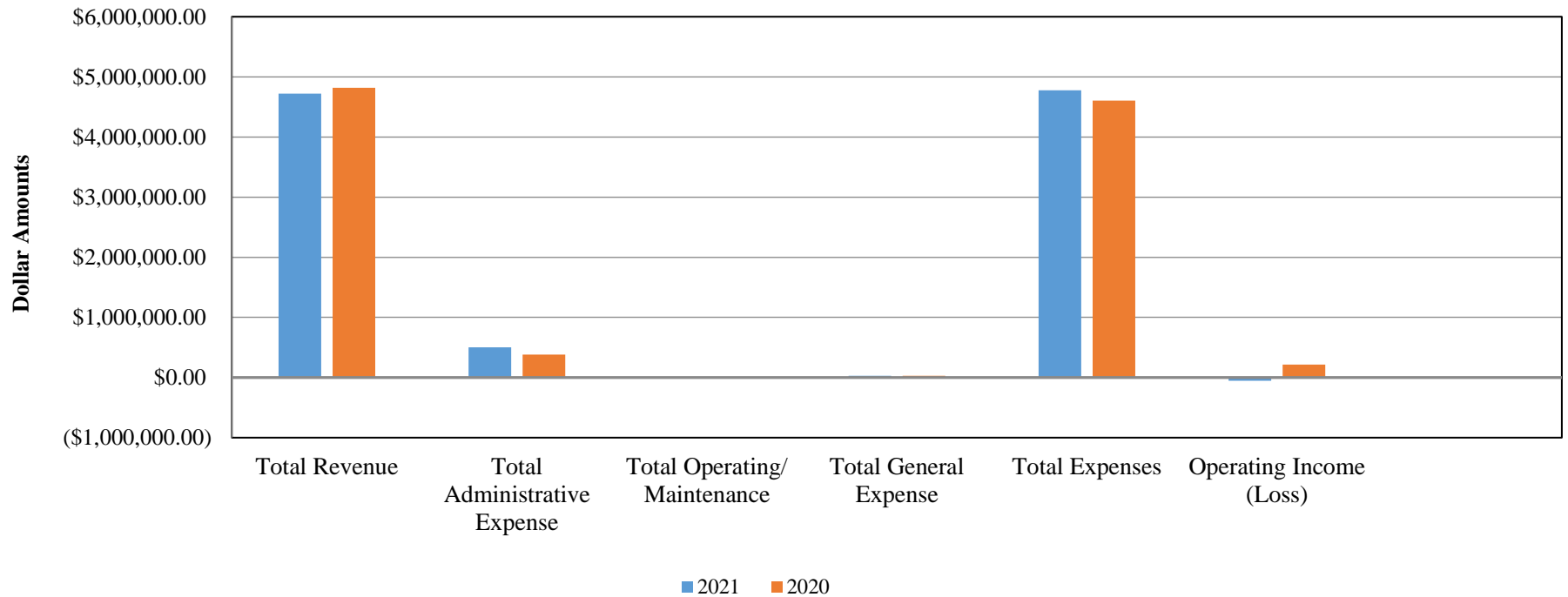
					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	41,800.00	41,800.00	0.00	0.00 %
Total Rental Income					41,800.00	41,800.00	0.00	0.00 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	691.58	168.62	522.96	310.14 %
Other Income-Tenants	3	01	3690	5	30.00	0.00	30.00	0.00 %
Other Income - Insurance Equip	3	01	3690.451	5	0.00	53.40	(53.40)	-100.00 %
Total Other Income					721.58	222.02	499.56	225.01 %
Total Revenue					42,521.58	42,022.02	499.56	1.19 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	1,676.50	549.70	(1,126.80)	-204.98 %
Audit Fees	3	01	4171	5	1,018.48	989.99	(28.49)	-2.88 %
Employee Benefits Cont - Admin	3	01	4182	5	580.76	149.98	(430.78)	-287.22 %
Sundry	3	01	4190	5	83.94	0.00	(83.94)	0.00 %
Advertising and Marketing	3	01	4190.08	5	164.82	0.00	(164.82)	0.00 %
Publications	3	01	4190.11	5	34.20	102.60	68.40	66.67 %
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	5,544.39	1,482.39	(4,062.00)	-274.02 %
BOARD MEETING EXPENSES	3	01	4190.9	5	2,006.65	0.00	(2,006.65)	0.00 %
Total Administrative Expense					11,047.79	3,368.37	(7,679.42)	-227.99 %
Utilities Expense								
Water	3	01	4310	5	335.31	388.35	53.04	13.66 %
Other Utility Expense - Sewer	3	01	4390	5	598.85	715.72	116.87	16.33 %
Total Utilities Expense					934.16	1,104.07	169.91	15.39 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	206.78	299.01	92.23	30.85 %
Materials	3	01	4420	5	758.57	712.98	(45.59)	-6.39 %
Contract Costs	3	01	4430	5	240.00	0.00	(240.00)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	255.98	390.92	134.94	34.52 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	4,500.00	4,500.00	100.00 %
Contract Costs-Other	3	01	4430.13	5	1,416.22	2,525.31	1,109.09	43.92 %
Contract Costs-Heating & Coolin	3	01	4430.17	5	827.00	2,150.00	1,323.00	61.53 %
Garbage and Trash Collection	3	01	4431	5	1,055.34	902.58	(152.76)	-16.92 %
Emp Benefit Cont - Maintenance	3	01	4433	5	104.63	172.53	67.90	39.36 %
Total Ordinary Maintenance and Operation					4,864.52	11,653.33	6,788.81	58.26 %
Protective Services								
Protective Services - Contract	3	01	4480	5	1,273.86	56.72	(1,217.14)	-2145.87 %
Total Protective Services					1,273.86	56.72	(1,217.14)	-2145.87 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	2,203.40	3,228.60	1,025.20	31.75 %
Insurance - General Liability	3	01	4510.02	5	57.67	47.24	(10.43)	-22.08 %
Insurance - Flood	3	01	4510.11	5	873.00	797.00	(76.00)	-9.54 %
Insurance - Other	3	01	4510.15	5	1,504.05	1,289.56	(214.49)	-16.63 %
Total General Expense					4,638.12	5,362.40	724.28	13.51 %
Total Expenses					(22,758.45)	(21,544.89)	(1,213.56)	5.63 %
Net Income (Loss)					19,763.13	20,477.13	(714.00)	-2.44 %

Report Criteria PHA: 3 Project: '01'
Include Unapproved: False Include Zero Balance: False

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 04/01/2021 End: 02/28/2022	Start: 04/01/2020 End: 02/28/2021
Total Revenue	\$4,721,582.42	\$4,820,008.22
Total Administrative Expense	\$500,066.42	\$381,534.60
Total Operating/ Maintenance	\$2,119.38	\$5,243.61
Total General Expense	\$29,561.03	\$27,353.77
Total Expenses	\$4,775,449.39	\$4,605,818.61
Operating Income (Loss)	(\$53,866.97)	\$214,189.61

Section 8 Comparative April - February 2022 to 2021



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	475,014.00	482,549.00	(7,535.00)	-1.56 %
Interest Income HA Portion	7	01	3300	5	976.38	1,119.81	(143.43)	-12.81 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	4,935.17	8,987.00	(4,051.83)	-45.09 %
Donations	7	01	3300.5	5	0.00	1,417.00	(1,417.00)	-100.00 %
Gain or Loss on Sale of Equipm	7	01	3300.88	5	14,895.50	0.00	14,895.50	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	1,514.81	2,723.19	(1,208.38)	-44.37 %
Interest Earned on HUD Funds	7	01	3610	5	0.00	81.85	(81.85)	-100.00 %
HAP Earned Income	7	01	4902	5	3,991,003.00	4,211,835.00	(220,832.00)	-5.24 %
CARES ACT REVENUE HAP/UA	7	01	8029.3	CH	23,274.00	81,056.00	(57,782.00)	-71.29 %
HAP Earned Income - VASH	7	03	4902	5	10,237.00	1,806.00	8,431.00	466.83 %
HAP Earned Income - Foster You	7	05	4902	5	1,446.00	0.00	1,446.00	0.00 %
Total Operating Income					4,523,295.86	4,791,574.85	(268,278.99)	-5.60 %
Other Receipts								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	198,286.56	28,433.37	169,853.19	597.37 %
Total Other Receipts					198,286.56	28,433.37	169,853.19	597.37 %
Total Revenue					4,721,582.42	4,820,008.22	(98,425.80)	-2.04 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	36,471.92	124,270.36	87,798.44	70.65 %
CARES - ADMIN SALARIES	7	01	4110	CR	97,283.26	2,000.00	(95,283.26)	-4764.16 %
Legal Expense	7	01	4130	5	126.75	75.00	(51.75)	-69.00 %
STAFF TRAINING	7	01	4140	5	495.00	0.00	(495.00)	0.00 %
Travel	7	01	4150	5	648.96	0.00	(648.96)	0.00 %
Accounting Fees	7	01	4170	5	441.40	0.00	(441.40)	0.00 %
Audit Fees	7	01	4171	5	793.29	771.09	(22.20)	-2.88 %
Office Rent & Utilities	7	01	4180	5	6,408.00	11,748.00	5,340.00	45.45 %
Office Rent & Utilities CARES	7	01	4180	CR	5,340.00	0.00	(5,340.00)	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	39,405.44	45,618.54	6,213.10	13.62 %
CARES - ADMIN EMP BENEFITS	7	01	4182	CR	11,047.18	153.00	(10,894.18)	-7120.38 %
Postage/FedEx/UPS	7	01	4190.03	5	2,017.18	3,131.31	1,114.13	35.58 %
Postage/Fed Ex/ UPS CARES	7	01	4190.03	CR	2,121.59	0.00	(2,121.59)	0.00 %
Advertising and Marketing	7	01	4190.08	5	2,855.70	299.40	(2,556.30)	-853.81 %
Tenant Tracker	7	01	4190.10	5	1,035.00	480.00	(555.00)	-115.63 %
Publications	7	01	4190.11	5	2,524.40	2,855.70	331.30	11.60 %
Membership Dues and Fees	7	01	4190.12	5	1,598.66	168.26	(1,430.40)	-850.11 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	5,196.41	5,670.60	474.19	8.36 %
CARES - Telephone/Cell Phones/	7	01	4190.13	CR	688.57	215.12	(473.45)	-220.09 %
Forms & Office Supplies	7	01	4190.17	5	10,927.49	4,503.43	(6,424.06)	-142.65 %
Other Sundry Expense	7	01	4190.18	5	(1,131.61)	1,069.50	2,201.11	205.81 %
CARES - OTHER SUNDRY EXPENSE	7	01	4190.18	CR	10,196.38	1,800.00	(8,396.38)	-466.47 %
Administrative Contact Costs	7	01	4190.19	5	50,014.47	15,685.61	(34,328.86)	-218.86 %
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	17,786.05	14,574.68	(3,211.37)	-22.03 %
Asset Management Fee - AMP	7	01	4190.22	5	100,888.00	87,324.00	(13,564.00)	-15.53 %
AMP Bookkeeping Fees	7	01	4190.23	5	62,992.50	54,015.00	(8,977.50)	-16.62 %
Property Better & Add-Non-Expe	7	01	7540.3	5	17,232.93	0.00	(17,232.93)	0.00 %
Asset Management Fee - AMP	7	03	4190.22	5	8,984.00	2,796.00	(6,188.00)	-221.32 %
AMP Bookkeeping Fees	7	03	4190.23	5	5,677.50	2,310.00	(3,367.50)	-145.78 %
Total Administrative Expense					500,066.42	381,534.60	(118,531.82)	-31.07 %
Ordinary Maintenance and Operation								
CARES - MATERIALS	7	01	4420	CR	2,119.38	5,243.61	3,124.23	59.58 %
Total Ordinary Maintenance and Operation					2,119.38	5,243.61	3,124.23	59.58 %
Protective Services								
CARES - PROTECTIVE SERVICES	7	01	4480	CR	2,554.19	1,266.33	(1,287.86)	-101.70 %
Total Protective Services					2,554.19	1,266.33	(1,287.86)	-101.70 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	3,725.64	1,093.73	(2,631.91)	-240.64 %
Maintenance & Operating Sec 8	7	01	4400	CR	8,910.89	0.00	(8,910.89)	0.00 %
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	448.95	56.90	(392.05)	-689.02 %
Total Operating Expenses					13,321.98	1,202.11	(12,119.87)	-1008.22 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	618.64	358.40	(260.24)	-72.61 %
Insurance - Workman's Comp	7	01	4510.04	5	3,168.98	2,087.10	(1,081.88)	-51.84 %
Insurance - Fidelity Bond	7	01	4510.09	5	693.24	481.82	(211.42)	-43.88 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5	2,640.00	2,340.00	(300.00)	-12.82 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	475.37	166.13	(309.24)	-186.14 %
Portability - Port In Deposits	7	01	4590.PID	5	(12,185.00)	(31,171.00)	(18,986.00)	60.91 %
Portability - Port In Expenses	7	01	4590.PIE	5	12,185.00	31,171.00	18,986.00	60.91 %
Portable Admin Fees Paid	7	03	4590.P	5	21,964.80	21,920.32	(44.48)	-0.20 %
Portability - Port In Deposits	7	03	4590.PID	5	(2,645.71)	0.00	2,645.71	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	2,645.71	0.00	(2,645.71)	0.00 %
Total General Expense					29,561.03	27,353.77	(2,207.26)	-8.07 %
Other Expenditures								
Replacement Of Non-Expend Equi	7	01	7520	5	0.00	1,129.20	1,129.20	100.00 %
Operating Exp For Property - C	7	01	7590	5	(17,232.93)	(1,129.20)	16,103.73	-1426.12 %
Total Other Expenditures					(17,232.93)	0.00	17,232.93	0.00 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	3,801,000.28	3,680,757.00	(120,243.28)	-3.27 %
CARES ACT HAP Payments Rents	7	01	4715.1	CR	22,477.00	80,529.00	58,052.00	72.09 %
HAP Payments - Utilities	7	01	4715.4	5	54,881.00	79,021.00	24,140.00	30.55 %
CARES ACT HAP Utilities Paymen	7	01	4715.4	CR	797.00	527.00	(270.00)	-51.23 %
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	(4,935.17)	(8,987.00)	(4,051.83)	45.09 %
HAP Payments - Port Out	7	01	4715.PO	5	8,297.00	6,221.00	(2,076.00)	-33.37 %
HAP Payments - Rents	7	02	4715.1	5	41,043.00	39,740.00	(1,303.00)	-3.28 %
HAP Payments - Rent - VASH	7	03	4715.1	5	93,156.00	102,559.13	9,403.13	9.17 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	644.00	1,700.00	1,056.00	62.12 %
HAP Payments - Port Out	7	03	4715.PO	5	212,139.21	202,757.06	(9,382.15)	-4.63 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	5,661.00	3,948.00	(1,713.00)	-43.39 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	9,491.00	0.00	(9,491.00)	0.00 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	408.00	0.00	(408.00)	0.00 %
Total Housing Assistance Payments					4,245,059.32	4,189,218.19	(55,841.13)	-1.33 %
Total Expenses					(4,775,449.39)	(4,605,818.61)	(169,630.78)	3.68 %
Operating Income (Loss)					(53,866.97)	214,189.61	(268,056.58)	-124.96 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	7	01	4800	5	57.50	0.00	(57.50)	0.00 %
Total Depreciation Expense					57.50	0.00	(57.50)	0.00 %
Total Other Income (Expense)					(57.50)	0.00	(57.50)	0.00 %
Net Income (Loss)					(53,924.47)	214,189.61	(268,114.08)	-125.15 %

Accounting/Human Resources Department
Report for April 20, 2022
Highlights of Activities for March 2022

Ongoing Activities:

- Prepared Weekly & Monthly Board, Goals, and Admin Reports
- Attended meetings via Webex:
 - Low Rent meetings on Mondays
 - Crime Prevention / Security meetings on 2nd and 4th Tuesday
 - Administrative meetings on Wednesdays
 - HUD Training Meetings—every other Thursday & Maintenance every 2nd and 4th Thursday
 - Motivational staff on Fridays
 - Other meetings with Family Endeavors – V.A. program; Lindsey- MRI, the State of the City Address at the Harlingen Convention Center; and Board Reports review & Board Meeting practices
- Attended March Board Meetings and prepared financials for the monthly Board Report
- Assisted Low Rent with processing payments for Utility Allowances and Security Deposits
- Continue to train Mary Prieto and Housing Managers on Public Housing procedures and daily operations. Assisted Mary with the CFP drawdowns and check submissions.
- Prepared and submitted end of month financial information to the Fee Accountant
- Entered journal entries, deposits, online payment transfers
- Completed Cares Act Operating Funds Reporting on March 23, 2022
- Monitored employees – Accounting Assistant, Accounting/HR Clerk, and Accounting Clerk

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

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Family Learning Center Attendance and Activities:

Family Learning Centers	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	0	10	5
Bonita Park	Mrs. Cavazos	1	5	2
Sunset Terrace	Mrs. Aguirre	0	6	4
Le Moyne Gardens	Mr. Leal	0	7	4

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

HUD Book Rich Environment (BRE) Initiative:

The Market Days BRE Initiative was held on Saturday, March 5, 2022, from 9:00 a.m. to 3:00 p.m. A total of 200 books were distributed to children as part of the HUD Book Rich Environment Initiative.

The PHA Peer to Peer call/meeting was held on Thursday, March 24, 2022, at 2:00 p.m. via Zoom.

- Updates given

The Dr. Seuss Birthday Celebration BRE Initiative was held on the following dates.

- February 28, 2022- Bonita Park
- March 1, 2022- Los Vecinos
- March 2, 2022- Harlingen Public Library
 - Mr. Sem Vargas from the Parental Involvement Department read “Green Eggs and Ham” on Facebook.
- March 3, 2022-Sunset Terrace and Le Moyne Gardens

A total of 308 books were distributed at these events.

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

- March 2, 2022: “Green Eggs and Ham” – read by Sem Vargas, HCISD Student Liaison Officer
- March 7, 2022: “One Fish Two Fish Red Fish Blue Fish” – read by Anna Morales, Property Manager/Youth Coordinator
- March 14, 2022: “There’s a Wocket in my Pocket” – read by Anna Morales, Property Manager/ Youth Coordinator
- March 21, 2022: “Little Lion Shares” – read by Antonio Tamayo, Harlingen Police Department Officer
- March 28, 2022: “Thumper and the Egg”- read by Alexis Riojas, City of Harlingen Downtown Director

Grade Level Reading GLR trainings were held weekly on Tuesdays.

- March 1, 2022: “Innovation in In-School Tutoring: Updates from Research and On-the-Ground Innovation”
- March 8, 2022: “How Education Decision-Makers Are Maximizing Summer to Accelerate Learning Recovery”
- March 15, 2022: “One State’s Big Bet on Community Schools: A Follow-On Conversation”
- March 22, 2022: “Moving Toward Relationship-Centered Schools”
- March 29, 2022: “Children’s Savings Accounts: Building Wealth, Aspirations & Prosperity for Children & Families”

Weekly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comment	Call Taken/ Made By
03/07/22	22972	S8	HAHC Scholarship	4:45 p.m.	Scholarships Submissions	Anna
03/15/22	26671	ST	HAHC Scholarship	2:34 p.m.	Scholarship Submissions	Anna
03/24/22	21191	BP	Scholarships	9:41 a.m.	Email Scholarships	Anna

Educational Program Meetings and Updates

Little Free Libraries:

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

- Registration for new classes was held on March 3, 2022.

Upcoming 2022 Scholarships: Tentative Due Dates				
Scholarship	Due Date	Students contacted	Submissions	Awarded
PHADA	01/28/2022	3	0	0
TX NAHRO	02/17/2022	2	0	0
HAHC	04/20/2022	101	5	
HAVE-STR	04/20/2022	101	0	
Los Vecinos TA	04/14/2022	10	0	
Sunset Terrace TA	04/14/2022	1	0	
Bonita Park TA	04/14/2022	5	0	
NELROD	05/31/2022	101	0	

NAHRO Merit Awards:

NAHRO Merit Award applications were submitted on:

- 03/14/2022: "Reading and sharing Books virtually as a part of the Book Rich Environment Initiative"
- 03/15/2022: "Empowering our residents with Broadband access – Spectrum high speed Internet"

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 Home Means to Me Art Project

Ten application packets, posters, crayons, and markers were distributed to all learning centers. Art projects for the TX NAHRO Region are due by May 4, 2022.

What Christmas Means to Me Poster Contest:

Art projects will begin in October 2022 with a deadline of November 2022.

Harlingen Housing Authority Newsletter

All Newsletter rough drafts were due Friday, March 18, 2022, by 3:00 p.m. Newsletter drafts were reviewed Tuesday, March 22, 2022, at 9:00 a.m.

Community Meetings and Updates

Cameron and Willacy County Homeless Coalition:

The Cameron County Homeless Coalition meeting was held on Tuesday, March 15, 2022, at 2:00 p.m. via Microsoft Teams.

- Discussions consisted of the following: possible mid-year PIT count, PIT updates, Workforce Solutions presentation, nominations for Vice Chairperson, Spring Coalition activities, and member updates. The next meeting will be held on Tuesday, April 19, 2022, at 2:00 p.m. on Microsoft Teams.

ConnectHomeUSA:

A meeting was held on Monday, March 14, 2022, at 2:00 p.m. Topics discussed:

- Site updates given, the next meeting is scheduled for Monday, April 11, 2022, at 11:00 a.m. via Microsoft Teams.

Healthy Harlingen – Nutrition Workgroup:

The next meeting is scheduled for Tuesday, April 12, 2022, at noon via Microsoft Teams.

Quarterly Crime Prevention Meeting:

The next meeting is scheduled for Tuesday, April 26, 2022, at 3:00 p.m. via Webex.

Gift Card Distribution		
	<u>150 Walmart Gift Cards</u>	<u>100 H-E-B gift Cards</u>
Event		
LV- COVID 19 Vaccine Clinic	39 distributed	0
BP- COVID 19 Vaccine Clinic	39 distributed	0
LMG- COVID 19 Vaccine Clinic	70 distributed	56 distributed
ST- COVID 19 Vaccine Clinic	1 distributed	17 distributed
ST- Tenant Association Meeting	1 distributed	7 distributed
LV- Tenant Association Meeting	0	5 distributed
LMG- Tenant Association Meeting	0	2 distributed
BP- Tenant Association Meeting	0	4 distributed
Total Cards left	0	9 stored

Tenant Association Meetings:

Meetings are held twice a month.

Topics: Dr. Seuss's Birthday Celebration and Celebrating Women's History Month

- **Los Vecinos**- Wednesdays, March 9th and 23rd
- **Bonita Park** - Mondays, March 7th and 21st
- **Sunset Terrace** – Tuesdays, March 8th and 22nd
- **Le Moyne Gardens**- Thursdays, March 10th and 24th

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. Families have begun planting tomatoes, bunching onions, carrots, spinach, cilantro, lettuce, etc.

Recycling Program:

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

Cameron and Willacy County Homeless Coalition:

The Cameron County Homeless Coalition meeting was held on Tuesday, March 15, 2022, at 2:00 p.m. via Microsoft Teams.

- Discussions consisted of the following: possible mid-year PIT count, PIT updates, Workforce Solutions presentation, nominations for Vice Chairperson, Spring Coalition activities, and member updates. The next meeting will be held on Tuesday, April 19, 2022, at 2:00 p.m. on Microsoft Teams.

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

The next Harlingen Downtown Merchant/Good Morning Downtown Coffee date is pending.

Market Days was held on Saturday, March 5, 2022. A total of 200 books were distributed to children as part of the HUD Book Rich Environment Initiative.

Healthy Harlingen – Nutrition Workgroup:

The next meeting is scheduled for Tuesday, April 12, 2022, at 12:00 p.m. via Microsoft Teams.

Quarterly Crime Prevention Meeting:

The next meeting is scheduled for April 26, 2022, at 3:00 p.m. via Webex.

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

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

Spectrum:

Spectrum apartment connections: Los Vecinos is 75%, Bonita Park is 83%, Sunset Terrace is 80%, Le Moyne Gardens is 86% and FLC is 88%. The combine rate is 82% connected.

ConnectHomeUSA:

A meeting was held on Monday, March 14, 2022, at 2:00 p.m. Topics discussed:

- Site updates

The next meeting is scheduled for Monday, April 11, 2022, at 11:00 a.m. via Microsoft Teams.

Dr. Seuss’s Birthday Celebration:

Dr. Seuss’s Birthday Celebration BRE Initiative was held on the following dates:

- February 28, 2022, Bonita Park
- March 1, 2022, Los Vecinos
- March 2, 2022, Harlingen Public Library
 - Mr. Sem Vargas from the Parental Involvement Department read “Green Eggs and Ham”
- March 3, 2022, Sunset Terrace and Le Moyne Gardens

A total of 308 books were distributed along with cupcakes and juice boxes.

Monthly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comments	Call Taken/Made by
3/1/22	N/A	N/A	Nextiva	10:00 a.m.	Checked on ext. 304, not working on phone app	Angie
3/7/22	N/A	N/A	Quote for Los Vecinos Garden	11:00 a.m.	Scheduled an appointment with Rudy De La Cruz regarding Los Vecinos Community Garden beds quote	Angie
3/14/22	N/A	N/A	Spectrum	11:00 a.m.	Requested audit for sites	Angie

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:

The PHA Peer to Peer call/meeting was held on Thursday, March 24, 2022, at 2:00 p.m. via Zoom.

- Updates given

The next Market Days BRE Initiative will be held on Saturday, April 2, 2022, from 9:00 a.m. to 3:00 p.m.

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

- March 2, 2022: “Green Eggs and Ham” – read by Sem Vargas, HCISD Student Liaison Officer
- March 7, 2022: “One Fish, Two Fish, Red Fish, Blue Fish” – read by Anna Morales, Property Manager/Youth Coordinator
- March 14, 2022: “There’s a Wocket in my Pocket” – read by Anna Morales, Property Manager/Youth Coordinator
- March 21, 2022: “Little Lion Shares” – read by Officer Antonio Tamayo with the Harlingen Police Department
- March 28, 2022: “Thumper and the Egg”- read by Alexis Riojas, City of Harlingen Downtown Director

Grade Level Reading GLR trainings are held weekly on Tuesdays. This month’s meetings were:

- March 1, 2022: “Innovation in In-School Tutoring: Updates from Research and On-the-Ground Innovation”
- March 8, 2022: “How Education Decision-Makers Are Maximizing Summer to Accelerate Learning Recovery”
- March 15, 2022: “One State’s Big Bet on Community Schools: A Follow-On Conversation”
- March 22, 2022: “Moving Toward Relationship-Centered Schools”
- March 29, 2022: “Children’s Savings Accounts: Building Wealth, Aspirations & Prosperity for Children & Families”

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

April 20, 2022

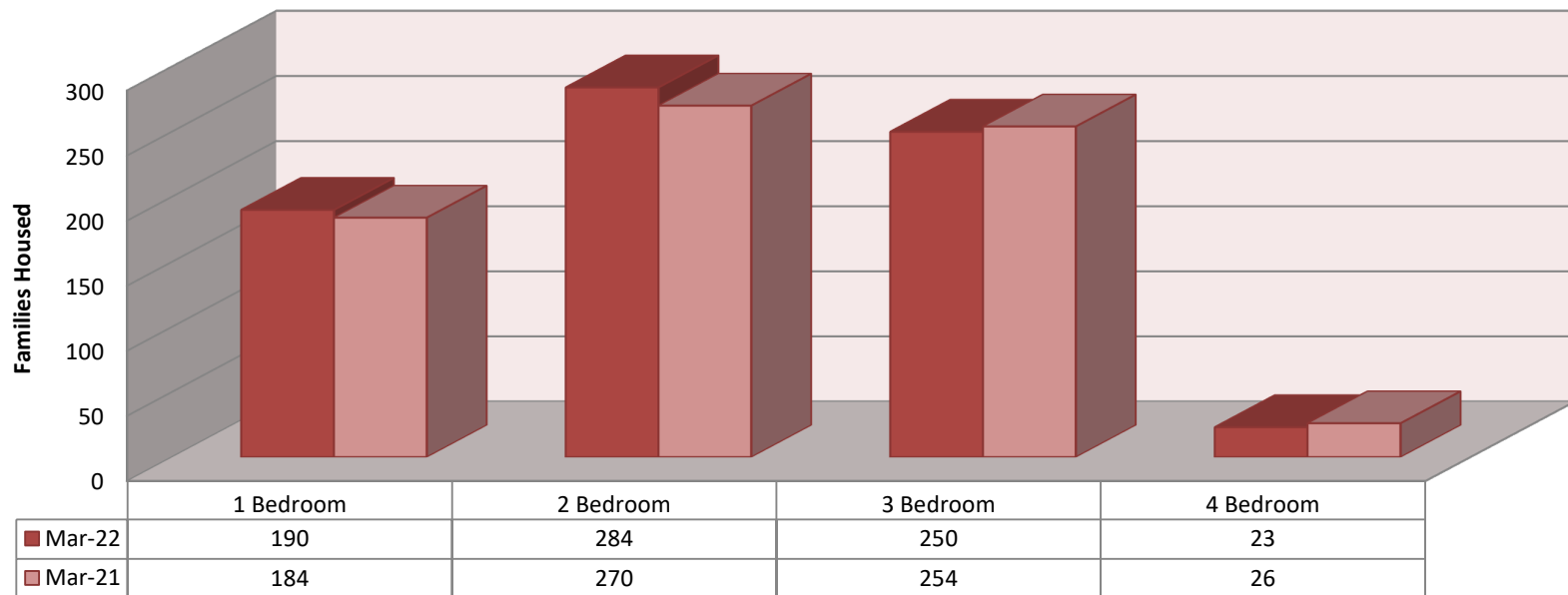
Total Alloted Vouchers: 733

Vouchers Leased: 747

Pending Vouchers: 0

Vouchers Issued: 46

HCV/Section 8 Program Comparison of Leased Vouchers March 2022/2021

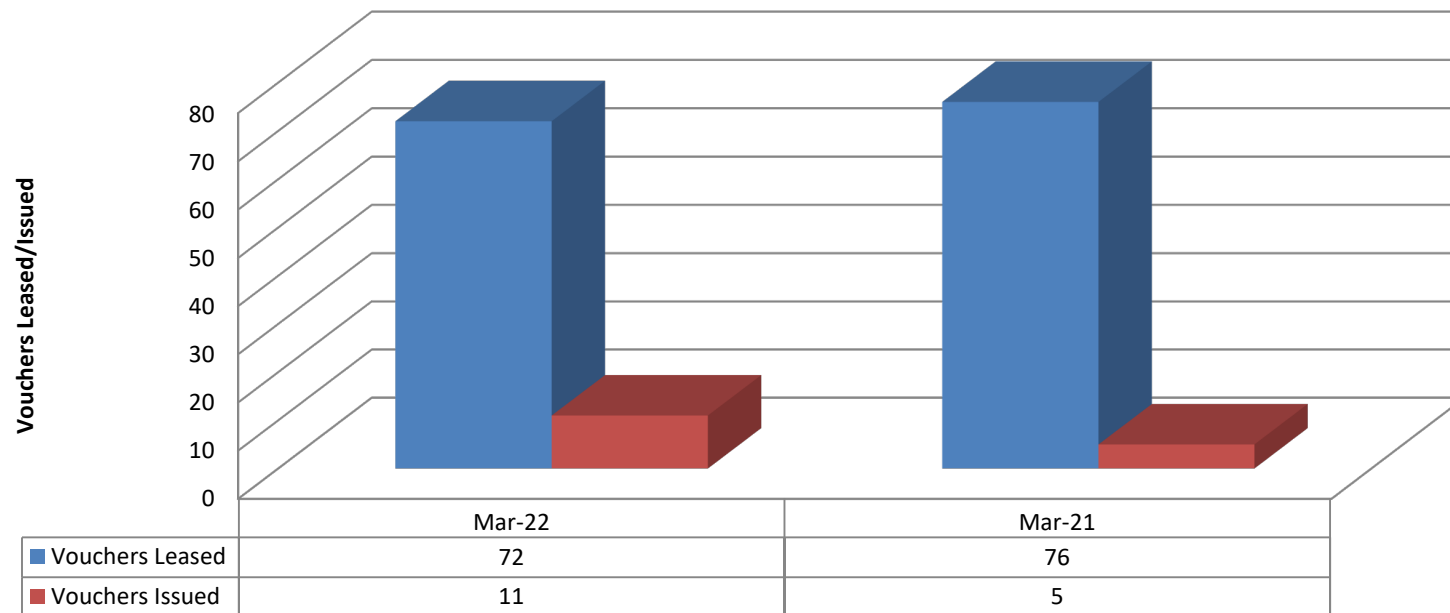


Total Families on Waiting List	522
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**Board Meeting Report
April 20, 2022**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 72
Port-outs: 49
Housed in Harlingen: 23**

**HUD-VASH Program
Comparison of Lease Vouchers
March 2022/2021**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report April 20, 2022

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 PHAs are required to have a score of 95% or higher.

HCV/Section 8 Program
February 2022 Score is
97.84%

Quality Control

File audits were held on March 25, 2022

Activities for the month of March 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on March 10th (20 were received)
- Issued HAP Checks for April 2022
- Continue with VASH Appointments
- Submitted VMS and monthly reports to HUD and PIC
- Submitted Lease up report to Finance Dept.
- Attended Admin & Staff meetings via Webex conference calls
- Attended Security Meetings via Webex
- Attended bi-weekly conference calls/ HUD field office Mr. James Snyder
- Host Friday Staff Meetings via Webex
- Two Year Tool Conference call/ Ms. Brenner Stiles HUD field office
- Attend the Market Days Event
- Was out on medical leave
- Prepared monthly board reports
- Prepared weekly reports
- Other duties as assigned

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 March 31, 2022

Activities for the month of March

WAITING LIST AS OF 03-31-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	65
2 Bedroom	07
3 Bedroom	05
4 Bedroom	00
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 77

Unit offers mailed: 21

Security Deposits received: 11

Applications ready for review as of 03-31-2022: 17

Applications pending: 23

Housing Authority of the City of Harlingen, Texas

March 31, 2022

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	149	116	19	4	4	195	487
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	0	0	0	0	0	0	0
2 bed	0	0	0	0	0	1	1
3 bed	0	0	0	0	0	0	0
4 bed	0	1	0	0	0	0	1
Regular Vacancies →	0	1	0	0	0	1	2
Total Vacancies →	0	1	0	0	0	1	2

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 04/01/2022

Prepared by: Nancy Garza - Admission Specialist

* **OCCUPANCY RATE:** 100.00% 99.17% 100.00% 100.00% 100.00% 99.50% **99.60%**

* **VACANCY RATE:** 0.00% 0.83% 0.00% 0.00% 0.00% 0.50% **0.40%**

* does not include CFP units

Total Points per AMP	16	16	16	16	16	16	16
					GRAND TOTAL POINTS		16

Per unit Fee count 150 119 20 4 4 199 496

Date: April 1, 2022

To: Harlingen Housing Authority
Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: April 20, 2022, Public Housing Board Report
March Activities

Report on Contracts:

Los Vecinos AMP #010:

Olympia Landscape mowed the grass at all areas. This job is 100% complete.

Southern Construction Co. repaired and replaced soffit and fascia at apartments 103 through 215. This job is 100% complete.

GS Electric and Remodeling repaired kitchen fire damage at apartment 18. This job is 100% complete.

Bonita Park AMP #020:

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

American Cuts – trimmed all trees at all areas. This job is 100% complete.

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.

Rudy De La Cruz will replace all apartment windows, estimated time of arrival for special order windows is August 2022. This job is 0% complete.

Quality Lawn Care - trimmed all trees at all areas. This job is 100% complete.

Park Place Recreation – replaced rubber playground mat. This job is 100% complete.

Le Moyne Gardens AMP #030:

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

Rudy De La Cruz remodeled apartment 31. This job is 100% complete.

Rudy De La Cruz repaired and patched roofs for apartments 110 through 200. This job is 100% complete.

Rudy De La Cruz repaired and patched exposed rebar on foundations at apartments 1 through 200. This job is 100% complete.

GS Electric and Remodeling installed a dryer hook up in apartment 170. This job is 100% complete.

GS Electric and Remodeling inspected and repaired all exterior electrical boxes. This job is 100% complete.

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

Rudy De La Cruz is replacing a window and repairing the window frame at apartment 204 at FLC, estimated time of arrival for special order windows is August 2022. This job is 10% complete.

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

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

February 2022 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 had zero (0) tenant concerns. 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 March 08, 2022, and March 22, 2022, 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: 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. 82% of the sites are connected with high-speed internet wi-fi.
- The Sylvan Learning Center Partnership will continue with the Merge program.
- NAHRO merit award applications were submitted on:
 1. March 15, 2022 - Empowering our residents with Broadband access – Spectrum high speed Internet
 2. March 14, 2022 - Reading and sharing Books virtually as a part of the Book Rich Environment Initiative
- I train staff on daily operations, 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 operation update meeting on Mondays at 3:00 p.m. via Webex.

(Open for comments)

HARLINGEN



Housing Authority

April 20, 2022

Maintenance Report

By: Mary Prieto, Senior Property Manager

March Activity

Units ready to rent for the Month of March 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	18	0	1
Bonita Park	0	51;104	0	0	2
Le Moyne Gardens	0	120;108;198	0	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	5	1	0	6

Work orders completed for the Month of March 2022

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2022 - 03/31/2022	144	70	83	13	310

Work orders completed for the Month of March 2021 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2021 – 03/31/2021	178	115	64	42	399

Accounting Assistant /MIS Coordinator Board Report

April 20, 2022

March Activities

- ❖ Attended weekly Staff and Administration meetings
- ❖ Attended Board Meeting Practices
- ❖ Attended Monthly Board meeting
- ❖ Reviewed emails and responded to emails
- ❖ Printed out all invoices that were emailed to me
- ❖ Processed the AMP HUD Subsidy grant drawdowns for March 2022
- ❖ Coded and Entered accounts payable invoices for processing on all accounts
- ❖ Processed accounts payable invoices and reimbursements for all accounts
- ❖ Uploaded ACH files to Lone Star National Bank
- ❖ Processed Journal Entries for February 2022 Autopay invoices
- ❖ Closed Purchase orders once completed and approved by management
- ❖ Closed the End of Month for February 2022
- ❖ Combined the End of Month reports and sent them to management
- ❖ Submitted reports as needed (Weekly, Admin, Board, and Goals)
- ❖ Continued to learn how to monitor the Website and recommend changes as needed
- ❖ CNG Update: COCC server partition has been added; database does not need to be moved; date completed March 21, 2022
- ❖ CNG Update: LMG server parts are being ordered to rebuild; goal to be completed by April 15th
- ❖ Continue to learn my duties

Please let me know if you may have any questions.

Thank you,

Patty Vega



22nd Annual Nelrod Consortium

SHOULD I CONVERT FROM PUBLIC HOUSING TO SECTION 8: PART I

April 6, 2022

Greg Byrne
greg@gregbyrneconsulting.com

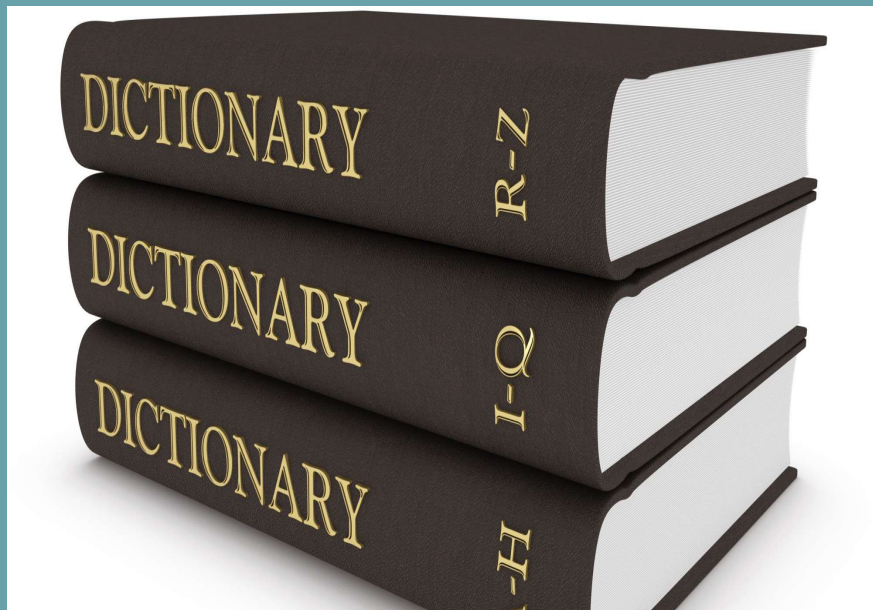
REPOSITIONING VS. RECAPITALIZATION

Repositioning is the removal of a property from the Public Housing Program and replacing it with Section 8 assistance.

Recapitalization is the use of current agency funds or third-party sources to complete necessary physical improvements to Public Housing property, often by leveraging the Section 8 rental assistance.

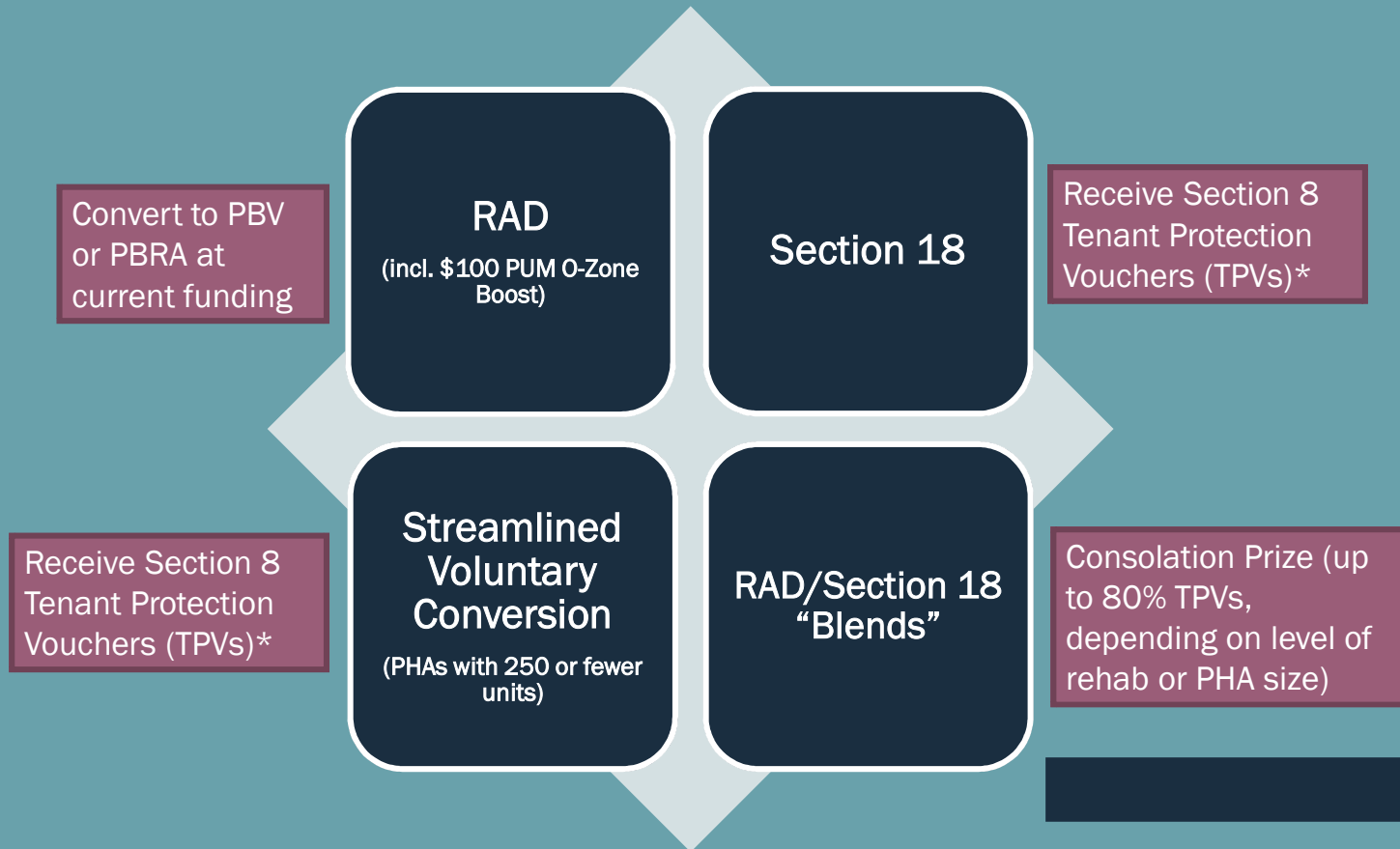
DISTINCTION

Definitions



- Section 8 Project-Based Rental Assistance (PBRA)
- Section 8 Project-Based Vouchers (PBVs)
- Section 18 (of the Housing Act of 1937)
- Section 8 Tenant Protection Vouchers (TPVs)

MAIN REPOSITIONING TOOLS



**Note: TPVs under Section 18 can be project-based directly. Under SVC, tenant consent is required to project-base TPVs.*



By the Numbers – RAD Conversions

- 159,231 units converted (1,489 projects)
- Average of \$72,000/unit in construction costs (rehab)
- Another 534 projects in active RAD pipeline (57,569)
- Another 124,942 “reserved” units

Altogether, about 30% of the public housing inventory (at the time of program inception) has converted or has applied to convert via RAD.

Contract Rent Rules

1. Standard PBVs – lower of:

- Reasonable Rent, or
- 110% of FMR

2. RAD PBVs – lower of:

- Reasonable Rent,
- 110% of FMR, or
- Current Funding

3. RAD PBRA –

- current funding, except when exceeds 120% of FMR, in which case can go up to 150% of FMR with Rent Comparability Study

WHY CONVERT?

4 key reasons

Conversion is entirely voluntary

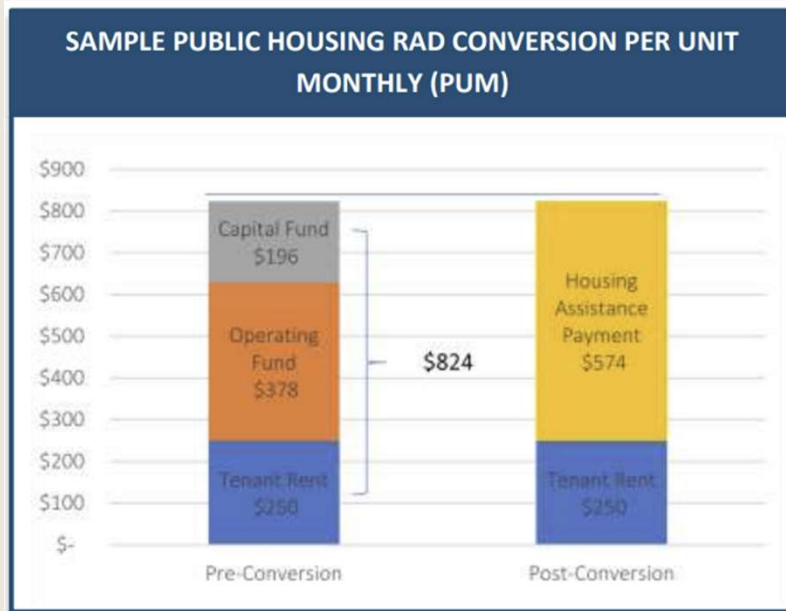
Reason I: Program Simplification

- One subsidy platform
- Streamlining, e.g., Public Housing Assessment System (PHAS), Community Service, HUD-Determined Maintenance Wage Rates, Annual Plans, etc.
- More constant program requirements (i.e., rules change less often)
- For PH-only agencies that convert to PBV, an opportunity to hand-off subsidy administration, recertifications, and eligibility determinations to the voucher administrator

Reason II: More Stable Funding

- Long-term Housing Assistance Payments (HAP) contracts
- Firm contract rents
- Annual adjustment in rents by Operating Cost Adjustment Factor (OCAF)

Reason III: Leverage



Sample Pro-Forma		
Units:		100
Term		30
Rate		4%
Debt Coverage Ratio		1.15

Item	PUM	Total
Revenue	\$824	\$988,800
Less: Vacancy Loss and Bad Debt	\$41	\$49,200
Add: Other Income	\$10	\$12,000
Effective Revenue	\$793	\$951,600
Operating Expenses	\$580	\$696,000
Replacement Reserve	\$40	\$48,000
Net Operating Income	\$173	\$207,600
Debt Service	\$150	\$180,000
Cash Flow	\$23	\$27,600
Loan Amount	\$30,000	\$3,000,000

Reason IV: More Funding (if applicable)

PROJECT NAME	Public Housing Units	0-BR	1-BR	2-BR	3-BR	4-BR	5+-BR	2020 PUM Capital Fund	2020 PUM Tenant Rents	2020 PUM Op Fund	2020 PUM Contract Rent (weighted)	Estimated Average Utility Allowance*	Estimated Gross Rent*	RAD Rents as a percent of FMR
Woodland Park, Eastwood Meadows	129	0	14	25	76	14	0	\$205	\$224	\$544	\$972	\$38	\$1,010	78%
Oak Park, Sunshine Park	171	60	110	1	0	0	0	\$161	\$239	\$320	\$720	\$0	\$720	83%
Pine, Lake, Forest, Caroline	244	0	36	89	58	29	32	\$207	\$165	\$509	\$881	\$95	\$976	77%

Program	Options	Key Characteristics
RAD	<ul style="list-style-type: none"> • Standard • Streamlined • O-Zone Rent Boost (\$100 PUM) • Section 18 Blends (see below) 	<ul style="list-style-type: none"> • One-for-one replacement requirement (with allowance for de-minimis reduction) • Current Funding • PBV or PBRA • Use of PH Funds • Financing Plan • Resident Rights • Choice Mobility • Fungibility • No Faircloth, DDTF, or ARF • RAD Rent Caps
Section 18	<ul style="list-style-type: none"> • Obsolescence • Health Safety • Infeasible Operation • Scattered Sites • PHA with 50 or Fewer Units • RAD Blends (see below) • More Efficient and Effective 	<ul style="list-style-type: none"> • PBV only (not PBRA) • No one-for-one replacement requirement • TPVs • No tenant consent to project-base • HOTMA waivers • Use of disposition proceeds for PH or Section 8 • DDTF, ARF, and Faircloth • Required disposition
Streamlined Voluntary Conversion (SVC)	<ul style="list-style-type: none"> • PHAs with 250 or Fewer Units 	<ul style="list-style-type: none"> • No one-for-one replacement requirement • Tenant consent to project-base the TPVs • Eligible for Faircloth, DDTF, and ARF • No disposition required • Must close out public housing program
RAD/Section 18 Blends	<ul style="list-style-type: none"> • Small PHA Blend for PHAs with 250 or Fewer Units <ul style="list-style-type: none"> ○ 20% RAD ○ 80% Section 18 • Construction Blend, where if construction exceeds: <ul style="list-style-type: none"> ○ 30% of HCC then eligible for 20% Section 18; ○ 60% of HCC then eligible for 40% Section 18; ○ 90% of HCC (80% in high-cost markets) then eligible for 60% Section 18 (80% in high-cost markets) 	<ul style="list-style-type: none"> • RAD resident rights to all tenants • Includes some (not all) RAD PBV waivers • Must close out public housing program (Small PHA Blend only)

REPOSITIONING MATRIX



WHAT'S MY
MISSION?

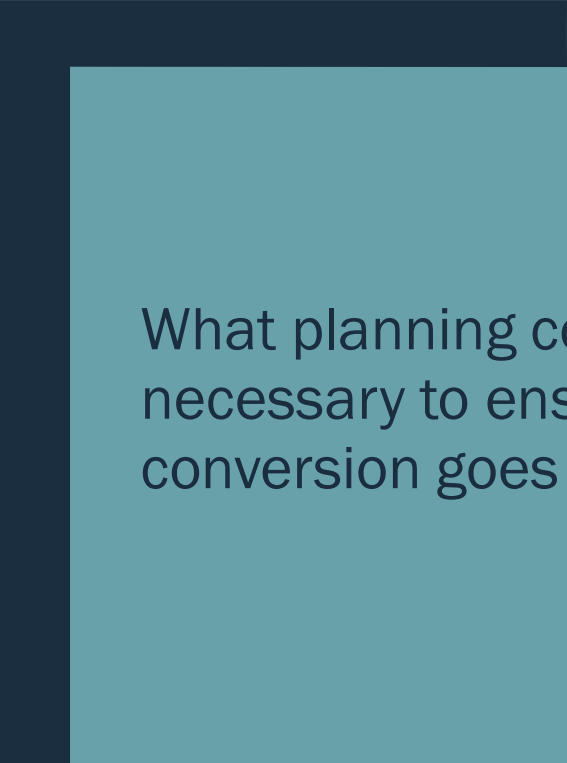


22nd Annual Nelrod Consortium

SHOULD I CONVERT FROM PUBLIC HOUSING TO SECTION 8: PART II

April 7, 2022

Greg Byrne
greg@gregbyrneconsulting.com

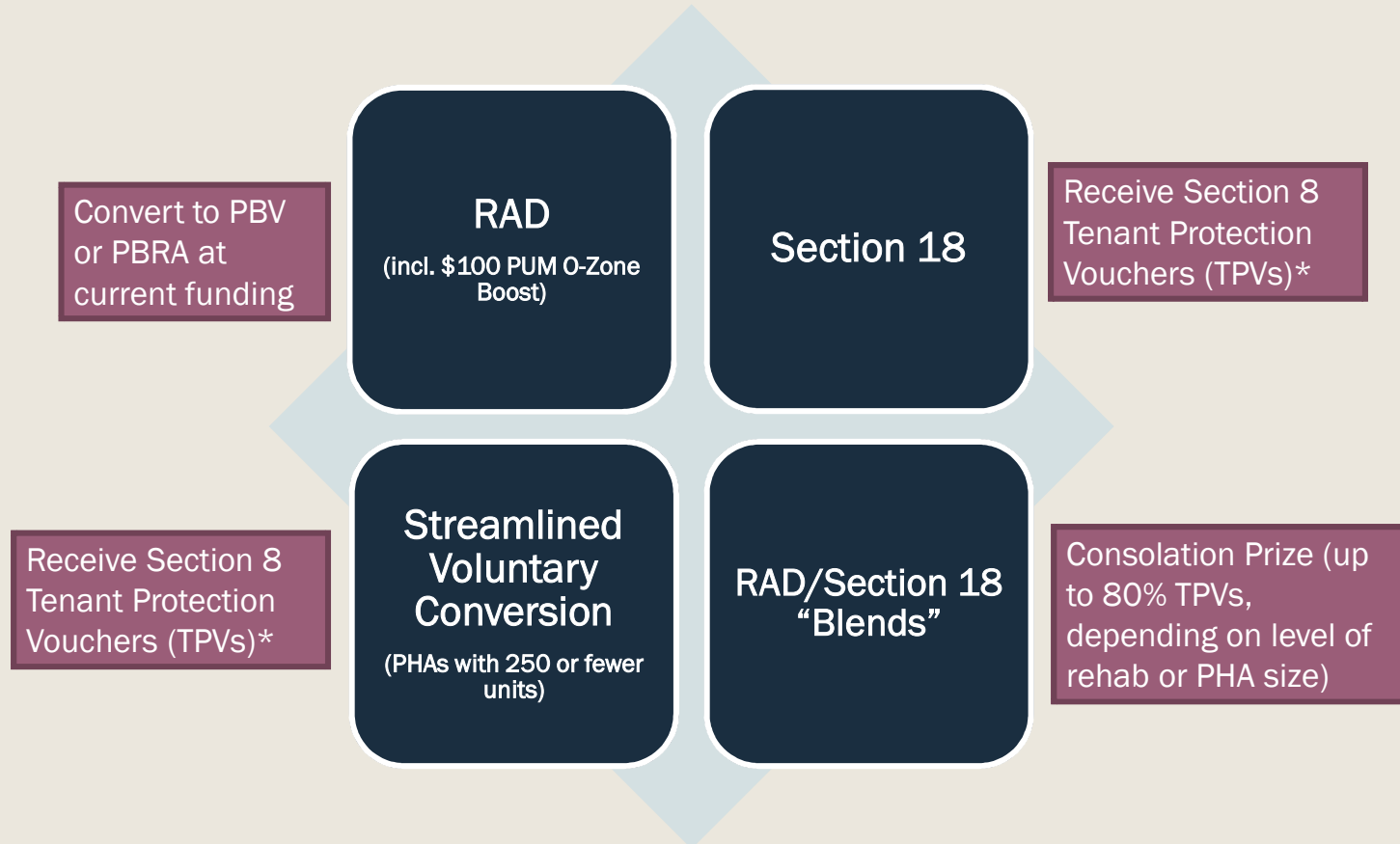


What planning considerations are necessary to ensure that my conversion goes smoothly?



QUESTION?

MAIN REPOSITIONING TOOLS



**Note: TPVs under Section 18 can be project-based directly. Under SVC, tenant consent is required to project-base TPVs.*

Contract Rent Rules

1. Standard PBVs – lower of:

- Reasonable Rent, or
- 110% of FMR

2. RAD PBVs – lower of:

- Reasonable Rent,
- 110% of FMR, or
- Current Funding

3. RAD PBRA –

- current funding, except when exceeds 120% of FMR, in which case can go up to 150% of FMR with Rent Comparability Study



SCORING THE PRESERVATION CONVERSION OPTIONS

Program Characteristic	RAD PBV	RAD PBRA	Section 18 PBVs	SVC PBVs
1. Contract Rents				
2. Ownership and Control Requirements				
3. Tenant Consent				
4. Public Housing Program Reserves				
5. Faircloth Eligibility				
6. Over-income Households				
7. Admission Preferences				
8. DDTF Eligibility				
9. ARF Eligibility				
10. Alternate Voucher Administrator (if applicable)				



OTHER KEY PLANNING CONSIDERTIONS

	Applicability	Amount or Comment
1. Do you have any EPC, CFFP or other existing debt?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Do you anticipate any unspent public housing Operating Reserves or other program income at time of conversion?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Do you have any known Environmental issues?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Do you have any PIH-Funded Resident Services Programs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Do you make a PILOT payment?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Do you have any over-income Households or households who will experience an increase in rents?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7. Do you own any excess Land or Property that is covered by a public housing Declaration of Trust?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8. Were any of your units developed through the mixed-finance program and owned by an entity other than the PHA?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9. Will there be any impact on staffing as a result of conversion?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10. Other (list/explain)	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Program	Options	Key Characteristics
RAD	<ul style="list-style-type: none"> • Standard • Streamlined • O-Zone Rent Boost (\$100 PUM) • Section 18 Blends (see below) 	<ul style="list-style-type: none"> • One-for-one replacement requirement (with allowance for de-minimis reduction) • Current Funding • PBV or PBRA • Use of PH Funds • Financing Plan • Resident Rights • Choice Mobility • Fungibility • No Faircloth, DDTF, or ARF • RAD Rent Caps
Section 18	<ul style="list-style-type: none"> • Obsolescence • Health Safety • Infeasible Operation • Scattered Sites • PHA with 50 or Fewer Units • RAD Blends (see below) • More Efficient and Effective 	<ul style="list-style-type: none"> • PBV only (not PBRA) • No one-for-one replacement requirement • TPVs • No tenant consent to project-base • HOTMA waivers • Use of disposition proceeds for PH or Section 8 • DDTF, ARF, and Faircloth • Required disposition
Streamlined Voluntary Conversion (SVC)	<ul style="list-style-type: none"> • PHAs with 250 or Fewer Units 	<ul style="list-style-type: none"> • No one-for-one replacement requirement • Tenant consent to project-base the TPVs • Eligible for Faircloth, DDTF, and ARF • No disposition required • Must close out public housing program
RAD/Section 18 Blends	<ul style="list-style-type: none"> • Small PHA Blend for PHAs with 250 or Fewer Units <ul style="list-style-type: none"> ○ 20% RAD ○ 80% Section 18 • Construction Blend, where if construction exceeds: <ul style="list-style-type: none"> ○ 30% of HCC then eligible for 20% Section 18; ○ 60% of HCC then eligible for 40% Section 18; ○ 90% of HCC (80% in high-cost markets) then eligible for 60% Section 18 (80% in high-cost markets) 	<ul style="list-style-type: none"> • RAD resident rights to all tenants • Includes some (not all) RAD PBV waivers • Must close out public housing program (Small PHA Blend only)

REPOSITIONING MATRIX

Processing Steps

RAD	Section 18 and SVC
<ol style="list-style-type: none"> 1. Apply (minimal requirements) 2. Obtain CHAP (Commitment to Enter into Housing Assistance Payments Contract) 3. Submit Financing Plan 4. Convert/Close 	<ol style="list-style-type: none"> 1. Apply (complete documentation) 2. HUD reviews, approves, and awards TPVs, as applicable 3. PHA removes units from public housing (and issues TPVs, as applicable)

Under RAD, the initial application gets you into the program. Under Section 18 and SVC, you submit a complete application for HUD review.

DATE: April 1, 2022

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

FROM: Hilda Benavides, Chief Executive Officer *Hilda Benavides*

SUBJECT: Calendar & Report for the April 20, 2022, 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.

Office hours:

HHA offices are open from 9:00 a.m. to 1:00 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:

April 2022: Schedule may change at any time

- 01: Annual Leave (HB)
- 01: Update Community letters with office hours
- 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
- 05: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 06: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 06-08: Nelrod Annual Conference at SouthPoint Las Vegas, NV
- 06: City of Harlingen Mtg at 5:30 p.m.
- 07: Los Vecinos Vegetable Garden Mtg at 4:00 p.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.
- 12-14: Board Mtg Practice at 8:15 a.m.
- 12: Le Moyne Garden Vegetable Garden Mtg at 4:00 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.
- 13: Le Moyne Garden Vegetable Garden Mtg at 4:00 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.
- 14: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 15: Holiday (Good Friday)

- 17: Easter Sunday
- 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
- 19-20: Board Mtg Practice at 8:15 a.m.
- 19: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 19: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 20-21: Pest Control at Le Moyne Gardens
- 20: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Cynthia Lucio
- 20: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 20: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 20: City of Harlingen Mtg at 5:30 p.m.
- 21: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 21: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 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: HAP&UA Checks for May 2022
- 26: Tuesday Security Mtg & Crime Prevention at 3:00 p.m.
- 26: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 27: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 27: Administrative Professional Day!
- 28: HCV/S8 orientation and issuance of vouchers?
- 28: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 28: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 28: Thursday Maintenance Meeting at 3:00 p.m.
- 28: Los Vecinos Vegetable Garden Mtg at 4:00 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: Board Reports due 12 noon
- 29: Tentative Board Agendas due for May, June & July 2022
- 29: Friday Staff Mtg at 3:00 p.m.

May 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 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
- 03: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 04: Review Board Packet by Administration at 10:00 a.m.
- 04: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 04: City of Harlingen Mtg at 5:30 p.m.
- 05: National Day of Prayer!
- 05: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 06: Friday Staff Mtg at 3:00 p.m.

- 07: Market Days Downtown! BRE Reading of Books to Community
- 08: Mother's Day!
- 10-13: Texas NAHRO Conference Georgetown, Texas 78628
- 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: Lone Star Shredding
- 10: Pest Control at Los Vecinos
- 10: Tuesday Security Mtg at 3:00 p.m.
- 10-12: Board Mtg Practice at 8:15 a.m.
- 10: Le Moyne Garden Vegetable Garden Mtg at 4:00 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.**
- 11: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 12: HCV/S8 Application (20)
- 12: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 12: Thursday Maintenance Meeting at 3:00 p.m.
- 12: Los Vecinos Vegetable Garden Mtg at 4:00 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
- 16-18: Board Mtg Practice at 8:15 a.m.
- 17: HUD San Antonio Conference call with Brenner on 2 year tool for HCV/S8 at 10:00 a.m.
- 17: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 18: Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Mary Prieto
- 18: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 18: City of Harlingen Mtg at 5:30 p.m.
- 19: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 19: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 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: HAP&UA Checks for June 2022?
- 24: Tuesday Security Mtg at 3:00 p.m.
- 24: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 25: Wednesday Admin Mtg at 1:30 p.m.**
- 25: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 26: HAP&UA Checks for June 2022?
- 26: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 26: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 26: June 15, 2022, Board Agenda & Minutes for May 18, Board Mtgs due 12 (Noon)

- 26: Board Reports due
- 26: Tentative Board Agendas due for June, July & September 2022
- 26: Thursday Maintenance Meeting at 3:00 p.m.
- 26: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 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
- 31: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.

June 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 01: Review Board Packet by Administration at 10:00 a.m.
- 01: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 01: City of Harlingen Mtg at 5:30 p.m.
- 02: Harlingen Downtown Coffee at 8:30 a.m.
- 02: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 03: Friday Staff Mtg at 3:00 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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 07-09: Board Mtg Practice at 8:15 a.m.
- 07: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 08: Pest Control at Bonita Park
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 08: **Wednesday Admin Mtg at 1:30 p.m.**
- 08: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 09: HCV/S8 Application (20)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: Thursday Maintenance Meeting at 3:00 p.m.
- 09: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 3:00 p.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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 13-15: Board Mtg Practice at 8:15 a.m.
- 13-17: HAVE-STR Conference at South Padre Island, TX
- 14: Pest Control at Los Vecinos
- 14: Tuesday Security Mtg. at 3:00 p.m.
- 14: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 15: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Anna Morales
- 15: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex

- 16: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.
- 17: Newsletter Articles Due at 12 noon
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Annual Leave (HB)
- 20: Review of Low Rent Monthly Reports at 11:00 a.m.
- 20: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 20: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 21: Lone Star Shredding
- 21: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 22: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 23: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 23: Thursday Maintenance Mtg at 3:00 p.m.
- 23: Los Vecinos Vegetable Garden Mtg. at 4:00 p.m.
- 24: Vehicle Inspections at COCC
- 24: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 24: July 20,2022, Board Agendas & Minutes for June 15, 2022, Board Mtgs due 12 (Noon)
- 24: Board Reports Due
- 24: Tentative Board Agendas due for July, September & October 2022
- 24: Friday Staff Mtg at 3:00 p.m.
- 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 Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 28: Tuesday Security Mtg at 3:00 p.m.
- 28: HAP&UA Checks for July 2022
- 28: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 29: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 29: City of Harlingen Mtg at 5:30 p.m.
- 30: Los Vecinos Vegetable Garden Mtg at 4:00 p.m.

July 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: Holiday (Independence Day)
- 05: Tuesday (Monday Staff Mtg at 3:00 p.m.) Maintenance on Call 956-893-2360
- 05: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 06: Review Board Packet by Administration at 10:00 a.m.
- 06: City of Harlingen Mtg at 5:30 p.m.
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 11: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 12-14: Board Mtg Practice at 8:15 a.m.
- 12: Tuesday Security Mtg at 3:00 p.m.
- 13: Pest Control at Bonita Park
- 13: Wednesday Admin Mtg at 1:30 p.m.

- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 14: HCV/S8 Application (20)
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 14: Thursday Maintenance Meeting at 3:00 p.m.
- 15: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 15: Friday Staff Mtg at 3:00 p.m.
- 18: Review of Low Rent Monthly Reports at 11:00 a.m.
- 18: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 18: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 18-20: Board Mtg Practice at 8:15 a.m.
- 20: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Angie Rodriguez
- 20: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 20: City of Harlingen Mtg at 5:30 p.m.
- 20-21: Pest Control at Le Moyne Gardens
- 21: Board Mtg Overview & Admin Team Mtg at 8:15 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: Tuesday Security & Crime Prevention Mtg at 3:00 p.m.
- 26: HAP&UA Checks for August 2022
- 28: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 28: Thursday Maintenance Mtg 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: Sept 21, 2022, Board Agendas & Minutes for July 20, 2022, Board Mtgs due 12 (Noon)
- 29: Board Reports Due
- 29: Tentative Board Agendas due for September, October & November 2022
- 29: Friday Staff Mtg at 3:00 p.m.

August 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 01: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 03: Review Board Packet by Administration at 10:00 a.m.
- 03: City of Harlingen Mtg at 5:30 p.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community (Back to School)
- 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 Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 09: Pest Control at Los Vecinos
- 09: Tuesday Security Mtg at 3:00 p.m.
- 10: Pest Control at Bonita Park
- 10: **Wednesday Admin Mtg at 1:30 p.m.**
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 11: HCV/S8 Application (20)

- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 11: Thursday Maintenance Meeting at 3:00 p.m.
- 12: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 12: Friday Staff Mtg at 3:00 p.m.
- 15: Low Rent Monthly Reports at 11:00 a.m.
- 15: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 15: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 16-18: Texas Housing Association Conference San Antonio, Texas
- 17: NO Board Mtg due to Annual Board Meeting September 21, 2022
- 17: City of Harlingen Mtg at 5:30 p.m.
- 17-18: Pest Control at Le Moyne Gardens
- 18: Annual Board Mtg Preparations & Admin Team Mtg at 8:15 a.m. Webex
- 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 Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 23: Tuesday Security Mtg at 3:00 p.m.
- 24: Wednesday Admin Mtg at 1:30 p.m.
- 25: HAP&UA Checks for September 2022
- 25: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 25: Thursday Maintenance Mtg at 3:00 p.m.
- 26: Vehicle Inspections at COCC
- 26: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 26: Sept 21, 2022, Board Agendas & Minutes for July 20, 2022, Board Mtgs due 12 (Noon)
- 26: Board Reports Due
- 26: Tentative Board Agendas due for September, October & November 2022
- 26: Friday Staff Mtg at 3:00 p.m.
- 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 Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 30: Floating Holiday, Ariana Valle
- 31: Review Board Packet by Administration at 10:00 a.m.

September 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 02: Friday Staff Mtg at 3:00 p.m.
- 03: Market Days Downtown! BRE Reading of Books to Community
- 05: Holiday (Labor Day)
- 06: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 06: (Tuesday)Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 08: HCV/S8 Application (20)
- 08: Thursday Maintenance Mtg at 3:00 p.m.
- 09: Friday Staff Mtg at 3:00 p.m.
- 12: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 13: Tuesday Security Mtg at 3:00 p.m.
- 13-15: Board Mtg Practice at 8:15 a.m.
- 14: Pest Control at Bonita Park

- 14: **Wednesday Admin Mtg at 1:30 p.m.**
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 15: Thursday Maintenance Meeting at 3:00 p.m.
- 16: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Review of Low Rent Monthly Reports at 11:00 a.m.
- 19: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 19: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 19-21: Board Mtg Practice at 8:15 a.m.
- 21: **Annual Board Meeting at 11:30 a.m.** Invocation by Diana Perez
- 21: **Annual Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 21: City of Harlingen Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 22: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 22: Thursday Maintenance Mtg at 3:00 p.m.
- 22-24: NAHRO Conference San Diego, CA
- 23: Friday Staff Mtg at 3:00 p.m.
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 26: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 26: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 27: Tuesday Security Mtg at 3:00 p.m.
- 27: HAP&UA Checks for October 2022
- 30: Vehicle Inspections at COCC
- 30: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 30: Oct 19, 2022, Board Agendas & Minutes for Sept 21, 2022, Board Mtgs due 12 (Noon)
- 30: Board Reports Due
- 30: Tentative Board Agendas due for October, November & December 2022
- 30: Friday Staff Mtg at 3:00 p.m.

October 2022: Schedule may change at any time

- 01: Update Community letters with office hours
- 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: City of Harlingen Mtg at 5:30 p.m.
- 07: Friday Staff Mtg at 3:00 p.m.
- 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
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Pest Control at Los Vecinos
- 11: Tuesday Security Mtg at 3:00 p.m.
- 11-13: Board Mtg Practice at 8:15 a.m.
- 12: Pest Control at Bonita Park
- 12: **Wednesday Admin Mtg at 1:30 p.m.**

- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 13: HCV/S8 Application (20)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 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: Low Rent Monthly Reports at 11:00 a.m.
- 17: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 17: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17-19: Board Mtg Practice at 8:15 a.m.
- 19: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Cynthia Lucio
- 19: Presentation of Annual Audit by Aprio at Board Mtg
- 19: City of Harlingen Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 20: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 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 November 2022
- 26: Wednesday Admin Mtg at 1:30 p.m.
- 27: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 27: Thursday Maintenance Meeting at 3:00 p.m.
- 28: Friday Staff 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: November 16, 2022 Board Agenda & Minutes for October 19, Board Mtgs due 12(Noon)
- 28: Board Reports Due
- 28: Tentative Board Agendas due for November, December 2022 & January 2023
- 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

November 2022: Schedule may change at any time

- 01: **Flyer for Scholarships for High School Graduating Seniors!!**
- 01: Update Community letters with office hours
- 02: Review Board Packet by Administration at 10:00 a.m.
- 02: City of Harlingen Mtg at 5:30 p.m.
- 04: Friday Staff Mtg at 3:00 p.m.
- 05: Market Days Downtown! BRE Reading of Books to Community
- 06: Time Change (Fall Back) Daylight savings time ends
- 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.
- 08-10: Board Mtg Practice at 8:15 a.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: 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.
- 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
- 14-16: Board Mtg Practice at 8:15 a.m.
- 16: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Mary Prieto
- 16: City of Harlingen Mtg. 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 18: Friday Staff Mtg at 3:00 p.m.
- 18: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 18: December 21, Board Agenda & Minutes for November 16, Board Mtgs due 12 (Noon)
- 18: Board Reports due
- 18: Tentative Board Agendas due for December 2022, January & February 2023
- 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
- 21-23: Annual Leave Ariana Valle, Administrative Assistant
- 22: Tuesday Security Mtg at 3:00 p.m.
- 23: HAP&UA Checks for December 2022
- 23: Early Release at 3:00 p.m.
- 24: Holiday (Thanksgiving)
- 25: Holiday (Thanksgiving)
- 28: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 28: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 28: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 30: Review Board Packet by Administration at 10:00 a.m.

December 2022: Schedule may change at any time

- 01: **Flyers for Scholarship for High School Graduating Seniors!!**
- 01: Update Community letters with office hours
- 02: Friday Staff Mtg at 3:00 p.m.
- 03: Market Days Downtown! BRE Reading of Books to Community
- 05: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 05: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 07: **Wednesday Admin Mtg at 1:30 p.m.**
- 08: HCV/S8 Application (20)
- 08: Thursday Maintenance Mtg at 3:00 p.m.
- 09: Friday Staff Mtg at 3:00 p.m.
- 12: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries

- 12: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 13: Tuesday Security Mtg at 3:00 p.m.
- 14: **Regular Board Meeting at 12:00 (noon)** Invocation by Anna Morales???
- 14: Pest Control at Bonita Park
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 15: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 16: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 16: Vehicle Inspections at COCC
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Review of Low Rent Monthly Reports at 11:00 a.m.
- 19: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 19: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: **Regular Board Meeting at 12:00 (noon)** Invocation by Anna Morales???
- 21: City of Harlingen Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: HAP&UA Checks for January 2023?
- 22: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 22: Early Release at 3:00 p.m.
- 23-26: Holidays (Christmas)
- 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: **(Tuesday) Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 28-30: Annual Leave, Hilda Benavides
- 28: HAP&UA Checks for January 2023?
- 29: January 18, 2023 Board Agendas & Minutes for Dec 21, Board Mtgs due 12 (Noon)
- 29: Board Reports Due
- 29: Tentative Board Agendas due for January, February & March 2023
- 30: Early Release at 3:00 p.m.

Summary of Ongoing Activities:

TRAINING / CONFERENCES: HUD San Antonio Field office conference calls are held every two weeks for HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams video conference. We signed up for the Nelrod on Demand training. Each staff member can sign in to receive on demand training from inspections, rent calculations, fair housing, budgets, annual and 5-year plans and many other topics of interest to our employees.

ADMINISTRATIVE MEETINGS: 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%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The Supervisory staff reviews progress on assignments and deadlines. Administrative Staff meet on

Wednesdays at 10:00 a.m. or 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 1:00 p.m. Monday – Friday. The safety and well-being of our Harlingen community is of the utmost importance. We are starting to plant at our Vegetable Gardens at Le Moyne Gardens and Los Vecinos. Every Tuesday, and Wednesday we meet at Le Moyne Gardens at 4:00 p.m. and every Thursday we meet at Los Vecinos at 4:00 p.m. Tenants are encouraged to join us and fees are waived for all residents. HUD REAC inspections are still pending for Bonita Park, Sunset Terrace, Aragon, and Arroyo Vista Court. Administrative Staff reviewed the Minutes for the March 16, 2022, Regular Board Meeting and the Agenda for April 20, 2022, Regular Board Meeting. We also reviewed the Minutes for the January 19, 2022, Board of Directors Meeting (HAHC) and the Agenda for April 20, 2022 (HAHC) Board of Directors 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 in person. Next Board Meeting is scheduled Wednesday, May 18, 2022, 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.