



REGULAR BOARD MEETING
Wednesday, June 15, 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, June 15, 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 765 9723, Password:hha15 or join the video conference by phone at 408-418-9388, Password:44215.

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 – Anna Morales
4. Pledge of Allegiance – Anna Morales
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 May 18, 2022. (pg.3-7)
8. Presentation of “Employee of the Quarter” for the months of July, August, and September 2022. (pg.8)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of April 2022, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of May 2022.
Presenter: Mary Prieto (pg.27-30)

III. OLD BUSINESS

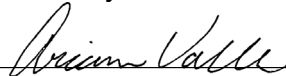
1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
 - a) Financial and Human Resources Reports by Cynthia Lucio; (pg.31-50)
 - b) Youth Coordinator Report by Anna Morales; (pg.51-54)
 - c) Resident Events Coordinator Report by Angie Q. Rodriguez; (pg.55-56)
 - d) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.57-59)
 - e) Low Rent Occupancy Report by Nancy Garza; (pg.60-61)
 - f) Senior Property Manager Report by Mary Prieto; (pg.62-64)
 - g) Maintenance Report by Mary Prieto; (pg.65)
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.66)

2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. (pg.67-78) 2

3. Adjournment.

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board in the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, Bonita Park Apartments, 601 South 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, June 10, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 10th day of June 2022.



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
 Minutes of the Regular Board Meeting
 Wednesday, May 18, 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, May 18, 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, Maria I. Borjas and Julio Cavazos.

INVOCATION

Senior Property Manager Mary Prieto gave the invocation.

PLEDGE OF ALLEGIANCE

Senior Property Manager Mary Prieto led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant Ariana Valle introduced staff and visitors, starting with Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Anna Morales, Youth Coordinator/Property Manager, Angie Rodriguez, Resident Events Coordinator, Melissa Guajardo, HR/Accounting Clerk, Nancy Garza, Admissions Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Kelly Salinas, Computer Network Group, Senator, Eddie Lucio Jr., Grecia Galvan, District Director, Gilbert Fasci, Special Assistant, David Garcia, Visitor, Adrian Dueñez, Visitor, Cathy Pool, Visitor, Jerry Garcia, Visitor.

PUBLIC COMMENTS

Members of the public were present David Garcia, Adrian Dueñez, Cathy Pool, and Jerry Garcia were present at the Administrative Building 219 E. Jackson St. Harlingen, TX 78550. Members expressed their concerns regarding the termination of Margarita Garcia.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF APRIL 20, 2022.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of April 20, 2022. Commissioner Serna-Medina made the motion to approve the Minutes of the Regular Board Meeting of April 20, 2022. Motion was seconded by Commissioner Cavazos and passed unanimously.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE SPECIAL BOARD MEETING OF MAY 5, 2022.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Special Board Meeting of May 5, 2022. Vice-Chair Muñiz made the motion to approve the Minutes of the Special Board Meeting of May 5, 2022. Motion was seconded by Commissioner Serna-Medina and passed unanimously.

SENATOR LUCIO PRESENTATION TO CHAIR PEREZ AND BOARD OF COMMISSIONERS

Senator Lucio made a special presentation to the following:

Hilda Benavides- Flag flown over the capital of Texas in Austin

Carlos "Charlie" Perez- Ceremonial Gavel and Flag flown over the capital of Texas in Austin

Carlos Muñiz- Gavel for the Harlingen Housing Authority

Julio Cavazos- Flag flown over the capital of Texas in Austin

Maria I. Borjas- Flag flown over the capital of Texas in Austin

Vanessa Serna-Medina- Flag flown over the capital of Texas in Austin

Mayor Boswell- Not present for awards

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING MARCH 31, 2022, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING MARCH 31, 2022, AS PRESENTED.

Chief Financial Officer Lucio informed the Board that the Unaudited Financial Statement for all accounts for the month March 2022 were included in their Board packet. She reported as follows:

Harlingen Housing Authority							
Summary of Revenues & Expenditures							
For the Month Ended March 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	\$614,093.67	\$67,746.97	\$172,716.15	\$157,844.85	\$212,112.45	\$3,673.25	\$463,177.27
Total Expenditures	\$362,201.57	\$54,270.94	\$78,070.05	\$79,742.78	\$147,217.97	\$2,899.83	\$443,377.83
Revenues Over (Under) Expenditures	\$251,892.10	\$13,476.03	\$94,646.10	\$78,102.07	\$64,894.48	\$773.42	\$19,799.44
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 March 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	\$4,332,759.88	\$801,270.39	\$1,092,258.08	\$1,016,273.82	\$1,376,762.76	\$46,194.83	\$5,184,759.69
Total Expenditures	\$3,453,779.68	\$736,363.75	\$806,616.44	\$843,871.83	\$1,041,269.38	\$25,658.28	\$5,218,827.22
Revenues Over (Under) Expenditures	\$878,980.20	\$64,906.64	\$285,641.64	\$172,401.99	\$335,493.38	\$20,536.55	(\$34,067.53)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,067.53

Morgan Mays CPA, Lindsey Software provided an overview of the unaudited financial statements for the fiscal year ending March 2022. Commissioner Cavazos asked how do you track how many units are rented monthly? Chief Executive Officer Benavides replied it's tracked on a weekly basis and reported weekly. Vice-Chair Muñiz asked are the vacant units counted on the PUM? Chief Financial Officer Lucio replied yes. Chair Perez asked if the CARES Act funds were received for COVID-19? Chief Executive Officer Benavides stated yes. After some discussion, no other

questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2022. Vice-Chair Muñiz made the motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2022, as presented. Motion was seconded by Commissioner Cavazos and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF APRIL 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 April 2022 in the total amount of \$4,101.00. The total amount consists of:

For the month of April 2022

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 669.00	\$ -	\$ -	\$ -	\$ -	\$ 3,432.00

Grand Total \$ 4,101.00

Commissioner Cavazos asked why is Le Moyne Gardens amount high? Senior Property Manager Prieto replied its due to non-payment of rent for the past 3 months and family was on a flat rent. Chair Perez asked why three months? Senior Property Manager responded the 3 months is in our policy. Chief Executive Officer Benavides elaborated we work with families for nonpayment of rent. Commissioner Cavazos asked if 3 months is the maximum time allowed before the family is asked to vacate the unit? Chief Executive Officer Benavides responded yes. Commissioner Cavazos asked usually large dollar amount balances are for nonpayment? Chief Executive Officer Benavides stated yes. After some discussion Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of April 2022 in the total amount of \$4,101.00. Commissioner Cavazos made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2022 in the total amount of \$4,101.00. Motion was seconded by Vice-Chair Muñiz and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE AND PASS RESOLUTION 1488 APPROVING THE HARLINGEN HOUSING AUTHORITY SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR THE FISCAL YEAR ENDING MARCH 31, 2022.

Housing Choice Voucher/Section 8 and Admissions Administrator Perez informed the Board that SEMAP is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually. HUD will annually assign each PHA a rating on each of the 13 indicators and an overall performance rating of high, standard, or troubled. Vice-Chair Muñiz asked who scores the 13 indicators? Chief Executive Officer Benavides stated we submit to HUD, and it is done remotely. Vice-Chair Muñiz asked what does the 135 points mean? Chief Executive Officer Benavides replied the PHA is considered a high performer. Vice-Chair Muñiz asked what is the maximum points you can receive per line item? Chief Executive Officer Benavides stated each line item is different. Commissioner Serna-Medina asked what is the maximum number of points combined? Chief Executive Officer Benavides said 135 points. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1488 approving the Harlingen Housing Authority Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year Ending March 31, 2022. Commissioner Serna-Medina made the motion to pass Resolution 1488 approving the Harlingen Housing Authority Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year Ending March 31, 2022. The motion was seconded by Vice-Chair Muñiz and passed unanimously.

4. CONSIDER AND TAKE ACTION TO APPROVE AND PASS RESOLUTION 1489 TO REMOVE OBSOLETE ITEMS FROM THE HARLINGEN HOUSING AUTHORITY'S INVENTORY LIST FOR THE 2022 CITY OF HARLINGEN AUCTION.

Chief Financial Officer Lucio informed the Board a copy of the listing of obsolete items from the Harlingen Housing Authority's inventory was in their board packets. Chief Financial Officer Lucio stated that the Harlingen Housing Authority removes and disposes of obsolete items owned by the Harlingen Housing Authority, such as equipment, supplies, vehicles, surplus material, etc., that are in excess of its need or that are no longer useful to the agency. The property specified in the enclosed Harlingen Housing Authority 2022 Surplus List will be auctioned in the City of Harlingen's Auction as approved by the Board of Commissioners. Chair Perez asked do funds go back to HUD? Chief Executive Officer Benavides stated no, funds go back to the department it belongs to. Vice-Chair Muñiz asked how much funds do we usually get back? Chief Financial Officer Lucio stated it depends on items being auction. After further discussion, Chair Perez entertained a motion to pass Resolution 1489 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2022 City of Harlingen auction. Vice-Chair Muñiz made the motion to pass Resolution 1489 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2022 City of Harlingen auction. The motion was seconded by Commissioner Serna-Medina and passed unanimously.

III. OLD BUSINESS

1. CHIEF EXECUTIVE OFFICER'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

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their board packet, and she asked if they had any questions. No questions were asked.

2. CHIEF EXECUTIVE OFFICER'S REPORT ON POLICIES AND PROCEDURES CONCERNING LIQUIDATION OF ACCRUALS UPON EMPLOYEE SEPARATION.

Chief Executive Officer Benavides informed the board policies and procedure were reviewed as per board request. Chief Executive Officer Benavides informed the board policies and procedures are being followed. Attorney Ozuna informed the board that previous policy was also reviewed. Chair Perez asked when was the new policy implemented? Attorney Ozuna stated June 2020. After some discussion no action was taken.

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

Chief Executive Officer Benavides informed the Board that her report was included in the board packet. Ms. Benavides stated that, our next Regular Board meeting will be June 15, 2022. After some discussion no questions were asked.

4. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Cavazos. Motion was seconded by Commissioner Serna-Medina. Meeting was adjourned at 1:09 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HUD Recognized "High Performer"
Established 1949

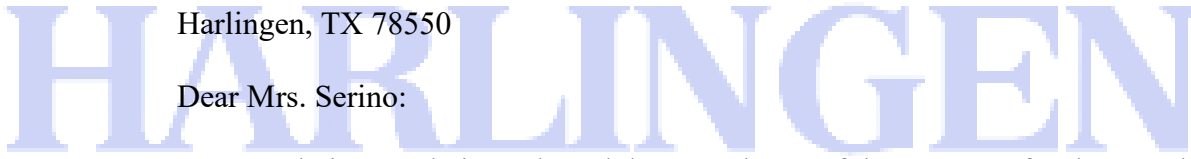
Commissioners:
Carlos "Charlie" Perez, Chair
Carlos Muñiz, Vice-Chair
Julio Cavazos
Maria Ines Borjas
Vanessa Serna-Medina

June 15, 2022

Counselor:
Law Office of
Alan T. Ozuna

Norma Serino
Harlingen Housing Authority
219 E. Jackson St.
Harlingen, TX 78550

Chief Executive Officer:
Hilda Benavides



Dear Mrs. Serino:

Congratulations on being selected the "Employee of the Quarter" for the months of July, August & September 2022.

Your employment with us began on October 12, 2015, as an Administrative Clerk and on November 2016, you became an Assistant Property Manager. As an Assistant Property Manager, you acquired experience at all the Apartment Complexes. Currently, you are the Acting Property Manager at the Los Vecinos Apartments. During the REAC Inspections in February 2022 you did exceptionally well in leading your team, which resulted in a high score of 92c for Los Vecinos.

You are always courteous and respectful to everyone. Your positive attitude is a great asset to our agency. Your hard work and dedication shows in your daily tasks.

You will be recognized for your accomplishments by our Board and you will receive a plaque, a gift card and a reserved parking space. You will get to compete with your colleagues for "Employee of the Year 2022-2023".

Sincerely Yours,

Hilda Benavides,
Chief Executive Officer

Charlie Perez,
Chair

Carlos Muñiz,
Vice-Chair



Vanessa Serna-Medina,
Commissioner

Maria Ines Borjas
Commissioner

Julio Cavazos,
Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

April 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 April 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	\$347,686.75	\$66,946.91	\$86,556.63	\$81,539.73	\$109,315.61	\$3,327.87	\$464,326.91
Total Expenditures	\$199,843.01	\$31,985.56	\$51,802.07	\$57,989.19	\$53,756.45	\$4,309.74	\$423,076.18
Revenues Over (Under) Expenditures	\$147,843.74	\$34,961.35	\$34,754.56	\$23,550.54	\$55,559.16	(\$981.87)	\$41,250.73
Cash reserves or funds transferred in	\$981.87	\$0.00	\$0.00	\$0.00	\$0.00	\$981.87	\$0.00

Note: Family Living Center had non routine contract costs

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended April 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	\$347,686.75	\$66,946.91	\$86,556.63	\$81,539.73	\$109,315.61	\$3,327.87	\$464,326.91
Total Expenditures	\$199,843.01	\$31,985.56	\$51,802.07	\$57,989.19	\$53,756.45	\$4,309.74	\$423,076.18
Revenues Over (Under) Expenditures	\$147,843.74	\$34,961.35	\$34,754.56	\$23,550.54	\$55,559.16	(\$981.87)	\$41,250.73
Cash reserves or funds transferred in	\$981.87	\$0.00	\$0.00	\$0.00	\$0.00	\$981.87	\$0.00

Note:
Family Living Center had non routine contract costs

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	1 Month(s) Ended April 30, 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	0.00	42,825.00	(42,825.00)	-100.00 %
CFP Admin 50121	1 06 3690.28	5	10,705.00	10,705.00	128,000.00	(117,295.00)	-91.64 %
Total Operating Income			10,705.00	10,705.00	182,825.00	(172,120.00)	-94.14 %
Rental Income							
NON-DWELLING RENT	1 06 3190	5	2,198.81	2,198.81	22,371.00	(20,172.19)	-90.17 %
Total Rental Income			2,198.81	2,198.81	22,371.00	(20,172.19)	-90.17 %
Other Income							
Investment Income - Unrestricted	1 06 3610	5	166.06	166.06	1,386.00	(1,219.94)	-88.02 %
OTHER INCOME	1 06 3690	5	191.62	191.62	12,257.00	(12,065.38)	-98.44 %
Other Income - Management Fee - CC	1 06 3690.2	5	28,048.92	28,048.92	327,003.28	(298,954.36)	-91.42 %
Other Income - Asset Management Fe	1 06 3690.3	5	14,808.00	14,808.00	177,600.00	(162,792.00)	-91.66 %
Other Income - Bookkeeping Fee - CC	1 06 3690.4	5	9,832.50	9,832.50	117,270.00	(107,437.50)	-91.62 %
IT Fees	1 06 3690.5	5	996.00	996.00	11,760.00	(10,764.00)	-91.53 %
Other Income - Gain/Loss on Sale of E	1 06 3690.88	5	0.00	0.00	500.00	(500.00)	-100.00 %
Total Other Income			54,043.10	54,043.10	647,776.28	(593,733.18)	-91.66 %
Total Revenue			66,946.91	66,946.91	852,972.28	(786,025.37)	-92.15 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06 4110	5	14,192.45	14,192.45	441,381.31	427,188.86	96.78 %
LEGAL EXPENSE	1 06 4130	5	0.00	0.00	9,200.00	9,200.00	100.00 %
STAFF TRAINING	1 06 4140	5	0.00	0.00	10,000.00	10,000.00	100.00 %
TRAVEL	1 06 4150	5	1,795.91	1,795.91	12,000.00	10,204.09	85.03 %
Travel-Mileage Reimbursment	1 06 4150.2	5	0.00	0.00	500.00	500.00	100.00 %
Accounting Fees	1 06 4170	5	0.00	0.00	37,000.00	37,000.00	100.00 %
Audit Fees	1 06 4171	5	0.00	0.00	4,000.00	4,000.00	100.00 %
Employee Benefits Cont - Admin	1 06 4182	5	5,992.90	5,992.90	130,000.00	124,007.10	95.39 %
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	272.60	272.60	3,500.00	3,227.40	92.21 %
Advertising and Marketing	1 06 4190.08	5	0.00	0.00	5,000.00	5,000.00	100.00 %
PUBLICATIONS	1 06 4190.11	5	0.00	0.00	3,500.00	3,500.00	100.00 %
MEMBERSHIP DUES AND FEES	1 06 4190.12	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Telephone/Cell Phone/Internet	1 06 4190.13	5	1,217.56	1,217.56	18,000.00	16,782.44	93.24 %
FORMS & OFFICE SUPPLIES	1 06 4190.17	5	898.13	898.13	11,000.00	10,101.87	91.84 %
Other Sundry Expense	1 06 4190.18	5	621.15	621.15	12,000.00	11,378.85	94.82 %
Administrative Contact Costs	1 06 4190.19	5	2,954.50	2,954.50	75,000.00	72,045.50	96.06 %
BOARD MEETING EXPENSE	1 06 4190.9	5	230.00	230.00	7,500.00	7,270.00	96.93 %
Total Administrative Expense			28,175.20	28,175.20	781,581.31	753,406.11	96.40 %
Utilities Expense							
WATER	1 06 4310	5	2.73	2.73	200.00	197.27	98.64 %
ELECTRICITY	1 06 4320	5	(376.73)	(376.73)	13,716.00	14,092.73	102.75 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390	5	6.03	6.03	300.00	293.97	97.99 %
Total Utilities Expense			(367.97)	(367.97)	14,216.00	14,583.97	102.59 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06 4410	5	504.33	504.33	14,312.00	13,807.67	96.48 %
MATERIALS	1 06 4420	5	(262.37)	(262.37)	5,002.97	5,265.34	105.24 %
Contract Cots-Extermination/Pest Con	1 06 4430.01	5	99.00	99.00	1,000.00	901.00	90.10 %
Contract Costs-Other Repairs	1 06 4430.03	5	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1 06 4430.08	5	128.80	128.80	800.00	671.20	83.90 %
Contact Costs-Heating & Cooling Cont	1 06 4430.17	5	427.00	427.00	4,500.00	4,073.00	90.51 %
Contact Costs-Electrical Contracts	1 06 4430.21	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Garbage and Trash Removal	1 06 4431	5	0.00	0.00	750.00	750.00	100.00 %
Emp Benefit Cont - Maintenance	1 06 4433	5	432.52	432.52	5,805.00	5,372.48	92.55 %
Total Ordinary Maintenance and Operation			1,329.28	1,329.28	38,169.97	36,840.69	96.52 %

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:	3/31/2023				ACCOUNT		1 Month(s) Ended	1 Month(s) Ended	Budget	Variance	Variance %
							April 30, 2022	April 30, 2022			
Protective Services											
Protective Services - Contract Costs	1	06	4480	5			118.33	118.33	4,000.00	3,881.67	97.04 %
Total Protective Services							118.33	118.33	4,000.00	3,881.67	97.04 %
General Expense											
Insurance -Property (Fire & EC)	1	06	4510.01	5			478.10	478.10	2,000.00	1,521.90	76.10 %
Insurance - General Liability	1	06	4510.02	5			129.06	129.06	500.00	370.94	74.19 %
Insurance - Automobile	1	06	4510.03	5			382.12	382.12	1,500.00	1,117.88	74.53 %
Insurance - Workman's Comp	1	06	4510.04	5			1,084.45	1,084.45	4,525.00	3,440.55	76.03 %
Insurance - Fidelity Bond	1	06	4510.09	5			243.91	243.91	980.00	736.09	75.11 %
Insurance - Other	1	06	4510.15	5			413.08	413.08	5,000.00	4,586.92	91.74 %
MATLAND PROPERTY TAXES	1	06	4520.1	5			0.00	0.00	500.00	500.00	100.00 %
Total General Expense							2,730.72	2,730.72	15,005.00	12,274.28	81.80 %
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							(31,985.56)	(31,985.56)	(852,972.28)	820,986.72	96.25 %
Total Net Income (Loss)							34,961.35	34,961.35	0.00	34,961.35	100.00 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	26,472.00	176.48	26,472.00	176.48	291,245.16	(264,773.16)	-90.91 %
Total Rental Income			26,472.00	176.48	26,472.00	176.48	291,245.16	(264,773.16)	-90.91 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	448.56	2.99	448.56	2.99	3,420.00	(2,971.44)	-86.88 %
Other Income-Tenants	1 01 3690	5	2,816.00	18.77	2,816.00	18.77	25,612.00	(22,796.00)	-89.01 %
Other Income - Misc Other Revenue	1 01 3690.1	5	55.07	0.37	55.07	0.37	2,000.00	(1,944.93)	-97.25 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	300.00	(300.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	600.00	(600.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	90,000.00	(90,000.00)	-100.00 %
Total Other Income			3,319.63	22.13	3,319.63	22.13	121,932.00	(118,612.37)	-97.28 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	56,765.00	378.43	56,765.00	378.43	682,278.00	(625,513.00)	-91.68 %
Total Other Receipts			56,765.00	378.43	56,765.00	378.43	682,278.00	(625,513.00)	-91.68 %
Total Revenue			86,556.63	577.04	86,556.63	577.04	1,095,455.16	(1,008,898.53)	-92.10 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	3,469.85	23.13	3,469.85	23.13	114,804.42	111,334.57	96.98 %
Legal Expense	1 01 4130	5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
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 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	7,550.76	7,550.76	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,005.51	20.04	3,005.51	20.04	53,600.00	50,594.49	94.39 %
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	93.93	0.63	93.93	0.63	1,000.00	906.07	90.61 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	3,500.00	3,500.00	100.00 %
Tenant Tracker	1 01 4190.10	5	117.30	0.78	117.30	0.78	3,500.00	3,382.70	96.65 %
Publications	1 01 4190.11	5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %
Membership Dues and Fees	1 01 4190.12	5	622.50	4.15	622.50	4.15	2,000.00	1,377.50	68.88 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	499.53	3.33	499.53	3.33	8,000.00	7,500.47	93.76 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	864.00	5.76	10,368.00	9,504.00	91.67 %
Forms & Office Supplies	1 01 4190.17	5	0.00	0.00	0.00	0.00	10,000.00	10,000.00	100.00 %
Other Sundry Expense	1 01 4190.18	5	272.84	1.82	272.84	1.82	8,000.00	7,727.16	96.59 %
Administrative Contact Costs	1 01 4190.19	5	1,833.51	12.22	1,833.51	12.22	39,227.88	37,394.37	95.33 %

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21	5	8,551.50	57.01	8,551.50	57.01	101,249.76	92,698.26	91.55 %
Asset Management Fee - AMP	1 01	4190.22	5	1,500.00	10.00	1,500.00	10.00	18,000.00	16,500.00	91.67 %
AMP Bookkeeping Fees	1 01	4190.23	5	1,125.00	7.50	1,125.00	7.50	13,320.00	12,195.00	91.55 %
IT Fees-COCC	1 01	4190.24	5	300.00	2.00	300.00	2.00	3,600.00	3,300.00	91.67 %
Total Administrative Expense				22,255.47	148.37	22,255.47	148.37	407,470.82	385,215.35	94.54 %
Tenant Services										
Tenant Services - Salaries	1 01	4210	5	804.83	5.37	804.83	5.37	20,360.20	19,555.37	96.05 %
Ten Services - Recreation, Pubs, Other	1 01	4220	5	0.00	0.00	0.00	0.00	8,000.00	8,000.00	100.00 %
Employee Benefits Cont -Ten Svc	1 01	4222	5	556.61	3.71	556.61	3.71	8,461.00	7,904.39	93.42 %
Total Tenant Services				1,361.44	9.08	1,361.44	9.08	36,821.20	35,459.76	96.30 %
Utilities Expense										
Water	1 01	4310	5	33.35	0.22	33.35	0.22	3,500.00	3,466.65	99.05 %
Electricity	1 01	4320	5	50.77	0.34	50.77	0.34	13,000.00	12,949.23	99.61 %
Gas	1 01	4330	5	68.82	0.46	68.82	0.46	1,300.00	1,231.18	94.71 %
Other Utility Expense - Sewer	1 01	4390	5	27.19	0.18	27.19	0.18	1,500.00	1,472.81	98.19 %
Total Utilities Expense				180.13	1.20	180.13	1.20	19,300.00	19,119.87	99.07 %
Ordinary Maintenance and Operation										
Labor	1 01	4410	5	1,860.62	12.40	1,860.62	12.40	109,530.00	107,669.38	98.30 %
Materials	1 01	4420	5	8,610.35	57.40	8,610.35	57.40	77,377.24	68,766.89	88.87 %
Contract Costs	1 01	4430	5	0.00	0.00	0.00	0.00	50,000.00	50,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01	5	475.00	3.17	475.00	3.17	11,000.00	10,525.00	95.68 %
Contract Costs-Other Repairs	1 01	4430.03	5	0.00	0.00	0.00	0.00	50,000.00	50,000.00	100.00 %
Contract Costs-Maint Cell Phone	1 01	4430.04	5	6.23	0.04	6.23	0.04	1,000.00	993.77	99.38 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08	5	74.85	0.50	74.85	0.50	6,200.00	6,125.15	98.79 %
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	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17	5	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Landscape & Ground	1 01	4430.19	5	0.00	0.00	0.00	0.00	20,000.00	20,000.00	100.00 %
Contract Costs-Unit Turnaround	1 01	4430.20	5	0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00 %
Contact Costs-Electrical Contracts	1 01	4430.21	5	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Contact Costs-Plumbing Contracts	1 01	4430.22	5	1,995.00	13.30	1,995.00	13.30	30,000.00	28,005.00	93.35 %
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	30.00	0.20	30.00	0.20	2,000.00	1,970.00	98.50 %
Garbage and Trash Collection	1 01	4431	5	14.62	0.10	14.62	0.10	3,500.00	3,485.38	99.58 %
Emp Benefit Cont - Maintenance	1 01	4433	5	1,624.48	10.83	1,624.48	10.83	43,825.00	42,200.52	96.29 %
Total Ordinary Maintenance and Operation				14,691.15	97.94	14,691.15	97.94	454,132.24	439,441.09	96.77 %
Protective Services										

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2022		April 30, 2022				
Protective Services - Contract Costs	1 01	4480	5		0.00	0.00	0.00	0.00	55,530.90	55,530.90	100.00 %
Total Protective Services					0.00	0.00	0.00	0.00	55,530.90	55,530.90	100.00 %
General Expense											
Insurance -Property (Fire & EC)	1 01	4510.01	5		3,148.49	20.99	3,148.49	20.99	10,000.00	6,851.51	68.52 %
Insurance - General Liability	1 01	4510.02	5		113.58	0.76	113.58	0.76	500.00	386.42	77.28 %
Insurance - Automobile	1 01	4510.03	5		549.30	3.66	549.30	3.66	2,500.00	1,950.70	78.03 %
Insurance - Workman's Comp	1 01	4510.04	5		801.55	5.34	801.55	5.34	3,000.00	2,198.45	73.28 %
Insurance - Fidelity Bond	1 01	4510.09	5		180.29	1.20	180.29	1.20	1,100.00	919.71	83.61 %
Insurance - Other	1 01	4510.15	5		5,989.67	39.93	5,989.67	39.93	70,000.00	64,010.33	91.44 %
Payments in Lieu of Taxes	1 01	4520	5		2,500.00	16.67	2,500.00	16.67	30,000.00	27,500.00	91.67 %
PROPERTY TAXES	1 01	4520.1	5		0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Collection Losses	1 01	4570	5		31.00	0.21	31.00	0.21	5,000.00	4,969.00	99.38 %
Total General Expense					13,313.88	88.76	13,313.88	88.76	122,200.00	108,886.12	89.10 %
Other Expenditures											
Property Better & Add-Contract Costs	1 01	7540.4	5		5,700.00	38.00	5,700.00	38.00	230,325.42	224,625.42	97.53 %
Operating Exp For Property - Contra	1 01	7590	5		(5,700.00)	(38.00)	(5,700.00)	(38.00)	(230,325.42)	(224,625.42)	-97.53 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(51,802.07)	(345.35)	(51,802.07)	(345.35)	(1,095,455.16)	1,043,653.09	95.27 %
Net Income (Loss)					34,754.56	231.69	34,754.56	231.70	0.00	34,754.56	100.00 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	26,540.00	179.32	26,540.00	179.32	290,896.00	(264,356.00)	-90.88 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	0.00	0.00	4,200.00	(4,200.00)	-100.00 %
Total Rental Income			26,540.00	179.32	26,540.00	179.32	295,096.00	(268,556.00)	-91.01 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	275.91	1.86	275.91	1.86	2,211.00	(1,935.09)	-87.52 %
Other Income - Tenants	1 02 3690	5	2,422.00	16.36	2,422.00	16.36	25,582.00	(23,160.00)	-90.53 %
Other Income - Misc Other Revenue	1 02 3690.1	5	187.82	1.27	187.82	1.27	0.00	187.82	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	314.00	(314.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	500.00	(500.00)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	90,000.00	(90,000.00)	-100.00 %
Total Other Income			2,885.73	19.50	2,885.73	19.50	118,607.00	(115,721.27)	-97.57 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	52,114.00	352.12	52,114.00	352.12	625,788.00	(573,674.00)	-91.67 %
Total Other Receipts			52,114.00	352.12	52,114.00	352.12	625,788.00	(573,674.00)	-91.67 %
Total Revenue			81,539.73	550.94	81,539.73	550.94	1,039,491.00	(957,951.27)	-92.16 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	5,200.24	35.14	5,200.24	35.14	151,381.03	146,180.79	96.56 %
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	0.00	0.00	500.00	500.00	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	800.00	800.00	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	6,548.00	6,548.00	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	1,794.96	12.13	1,794.96	12.13	56,312.00	54,517.04	96.81 %
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	93.93	0.63	93.93	0.63	800.00	706.07	88.26 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	3,332.00	3,332.00	100.00 %
Tenant Tracker	1 02 4190.10	5	117.30	0.79	117.30	0.79	2,500.00	2,382.70	95.31 %
Publications	1 02 4190.11	5	0.00	0.00	0.00	0.00	3,500.00	3,500.00	100.00 %
Membership Dues and Fees	1 02 4190.12	5	622.50	4.21	622.50	4.21	1,000.00	377.50	37.75 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	680.34	4.60	680.34	4.60	15,250.00	14,569.66	95.54 %
Forms & Office Supplies	1 02 4190.17	5	0.00	0.00	0.00	0.00	7,000.00	7,000.00	100.00 %
Other Sundry Expense	1 02 4190.18	5	162.24	1.10	162.24	1.10	6,200.00	6,037.76	97.38 %
Administrative Contact Costs	1 02 4190.19	5	1,955.62	13.21	1,955.62	13.21	50,000.00	48,044.38	96.09 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21	5	8,266.45	55.85	8,266.45	55.85	93,040.00	84,773.55	91.12 %
Asset Management Fee - AMP	1 02	4190.22	5	1,480.00	10.00	1,480.00	10.00	16,800.00	15,320.00	91.19 %
AMP Bookkeeping Fees	1 02	4190.23	5	1,087.50	7.35	1,087.50	7.35	12,240.00	11,152.50	91.12 %
IT Fees - COCC	1 02	4190.24	5	296.00	2.00	296.00	2.00	3,360.00	3,064.00	91.19 %
Total Administrative Expense				21,757.08	147.01	21,757.08	147.01	434,163.03	412,405.95	94.99 %
Tenant Services										
Tenant Services - Salaries	1 02	4210	5	(130.91)	(0.88)	(130.91)	(0.88)	20,356.02	20,486.93	100.64 %
Ten Services - Recreation, Pubs, Other	1 02	4220	5	(436.53)	(2.95)	(436.53)	(2.95)	5,000.00	5,436.53	108.73 %
Employee Benefits Cont -Ten Svc	1 02	4222	5	784.13	5.30	784.13	5.30	12,250.00	11,465.87	93.60 %
Total Tenant Services				216.69	1.46	216.69	1.46	37,606.02	37,389.33	99.42 %
Utilities Expense										
Water	1 02	4310	5	60.57	0.41	60.57	0.41	2,800.00	2,739.43	97.84 %
Electricity	1 02	4320	5	89.69	0.61	89.69	0.61	14,000.00	13,910.31	99.36 %
Gas	1 02	4330	5	121.29	0.82	121.29	0.82	2,800.00	2,678.71	95.67 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Other Utility Expense - Sewer	1 02	4390	5	10.61	0.07	10.61	0.07	1,000.00	989.39	98.94 %
Total Utilities Expense				282.16	1.91	282.16	1.91	21,600.00	21,317.84	98.69 %
Ordinary Maintenance and Operation										
Labor	1 02	4410	5	3,722.10	25.15	3,722.10	25.15	93,756.48	90,034.38	96.03 %
Materials	1 02	4420	5	301.03	2.03	301.03	2.03	51,628.34	51,327.31	99.42 %
Contract Costs	1 02	4430	5	0.00	0.00	0.00	0.00	40,000.00	40,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01	5	525.00	3.55	525.00	3.55	12,000.00	11,475.00	95.62 %
Contract Costs-Other Repairs	1 02	4430.03	5	1,550.00	10.47	1,550.00	10.47	35,000.00	33,450.00	95.57 %
Contract Costs-Maint Cell Phone	1 02	4430.04	5	6.23	0.04	6.23	0.04	400.00	393.77	98.44 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08	5	292.80	1.98	292.80	1.98	3,000.00	2,707.20	90.24 %
Contract Costs-Other	1 02	4430.13	5	0.00	0.00	0.00	0.00	15,000.00	15,000.00	100.00 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17	5	0.00	0.00	0.00	0.00	12,000.00	12,000.00	100.00 %
Contract Costs-Landscape & Ground	1 02	4430.19	5	13,925.00	94.09	13,925.00	94.09	20,000.00	6,075.00	30.38 %
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	0.00	0.00	32,000.00	32,000.00	100.00 %
Contact Costs-Plumbing Contracts	1 02	4430.22	5	0.00	0.00	0.00	0.00	15,000.00	15,000.00	100.00 %
Contract Costs-Janitorial Contracts	1 02	4430.23	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Connect/Disconnect Fees	1 02	4430.4	5	60.00	0.41	60.00	0.41	1,500.00	1,440.00	96.00 %
Garbage and Trash Collection	1 02	4431	5	30.01	0.20	30.01	0.20	4,747.47	4,717.46	99.37 %
Emp Benefit Cont - Maintenance	1 02	4433	5	1,879.57	12.70	1,879.57	12.70	40,979.66	39,100.09	95.41 %
Total Ordinary Maintenance and Operation				22,291.74	150.62	22,291.74	150.62	383,511.95	361,220.21	94.19 %
Protective Services										

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2022		April 30, 2022				
Protective Services - Contract Costs	1 02 4480	5			282.41	1.91	282.41	1.91	45,000.00	44,717.59	99.37 %
Total Protective Services					282.41	1.91	282.41	1.91	45,000.00	44,717.59	99.37 %
General Expense											
Insurance -Property (Fire & EC)	1 02 4510.01	5			3,505.89	23.69	3,505.89	23.69	13,000.00	9,494.11	73.03 %
Insurance - General Liability	1 02 4510.02	5			103.25	0.70	103.25	0.70	500.00	396.75	79.35 %
Insurance - Automobile	1 02 4510.03	5			549.30	3.71	549.30	3.71	2,000.00	1,450.70	72.54 %
Insurance - Workman's Comp	1 02 4510.04	5			754.40	5.10	754.40	5.10	3,000.00	2,245.60	74.85 %
Insurance - Fidelity Bond	1 02 4510.09	5			169.68	1.15	169.68	1.15	1,035.00	865.32	83.61 %
Insurance - Other	1 02 4510.15	5			5,576.59	37.68	5,576.59	37.68	63,000.00	57,423.41	91.15 %
Payments in Lieu of Taxes	1 02 4520	5			2,500.00	16.89	2,500.00	16.89	30,000.00	27,500.00	91.67 %
PROPERTY TAXES	1 02 4520.1	5			0.00	0.00	0.00	0.00	75.00	75.00	100.00 %
Collection Losses	1 02 4570	5			0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Total General Expense					13,159.11	88.91	13,159.11	88.91	117,610.00	104,450.89	88.81 %
Other Expenditures											
Property Better & Add-Contract Costs	1 02 7540.4	5			0.00	0.00	0.00	0.00	214,000.00	214,000.00	100.00 %
Operating Exp For Property - Contra	1 02 7590	5			0.00	0.00	0.00	0.00	(214,000.00)	(214,000.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(57,989.19)	(391.82)	(57,989.19)	(391.82)	(1,039,491.00)	981,501.81	94.42 %
Net Income (Loss)					23,550.54	159.09	23,550.54	159.13	0.00	23,550.54	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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 03 3110	5		30,967.79	154.84	30,967.79	154.84	330,576.45	(299,608.66)	-90.63 %
Nondwelling Rental		1 03 3190	5		0.00	0.00	0.00	0.00	4,200.00	(4,200.00)	-100.00 %
Total Rental Income					30,967.79	154.84	30,967.79	154.84	334,776.45	(303,808.66)	-90.75 %
Other Income											
Interest Earned on Gen Fund Investments		1 03 3610	5		523.42	2.62	523.42	2.62	3,660.96	(3,137.54)	-85.70 %
Other Income-Tenants		1 03 3690	5		2,933.00	14.67	2,933.00	14.66	32,620.00	(29,687.00)	-91.01 %
Other Income - Misc Other Revenue		1 03 3690.1	5		194.40	0.97	194.40	0.97	43,721.36	(43,526.96)	-99.56 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	550.00	(550.00)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	99,000.00	(99,000.00)	-100.00 %
Total Other Income					3,650.82	18.25	3,650.82	18.25	179,552.32	(175,901.50)	-97.97 %
Other Receipts											
Operating Subsidy - Current Year		1 03 8020	0		74,697.00	373.49	74,697.00	373.49	899,220.00	(824,523.00)	-91.69 %
Total Other Receipts					74,697.00	373.49	74,697.00	373.49	899,220.00	(824,523.00)	-91.69 %
Total Revenue					109,315.61	546.58	109,315.61	546.58	1,413,548.77	(1,304,233.16)	-92.27 %
Administrative Expense											
Nontechnical Salaries		1 03 4110	5		5,202.50	26.01	5,202.50	26.01	186,130.52	180,928.02	97.20 %
Legal Expense		1 03 4130	5		0.00	0.00	0.00	0.00	4,000.00	4,000.00	100.00 %
Staff Training		1 03 4140	5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Travel		1 03 4150	5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Travel-Mileage Reimbursement		1 03 4150.2	5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	8,000.00	8,000.00	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		2,203.66	11.02	2,203.66	11.02	77,560.00	75,356.34	97.16 %
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		93.93	0.47	93.93	0.47	1,000.00	906.07	90.61 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Tenant Tracker		1 03 4190.10	5		156.40	0.78	156.40	0.78	4,275.13	4,118.73	96.34 %
Publications		1 03 4190.11	5		0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Membership Dues and Fees		1 03 4190.12	5		830.00	4.15	830.00	4.15	2,000.00	1,170.00	58.50 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		815.34	4.08	815.34	4.08	14,000.00	13,184.66	94.18 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	864.00	4.32	10,368.00	9,504.00	91.67 %
Forms & Office Supplies		1 03 4190.17	5		842.70	4.21	842.70	4.21	8,000.00	7,157.30	89.47 %
Other Sundry Expense		1 03 4190.18	5		594.35	2.97	594.35	2.97	5,000.00	4,405.65	88.11 %
Administrative Contact Costs		1 03 4190.19	5		86.45	0.43	86.45	0.43	37,843.18	37,756.73	99.77 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 03	4190.21	5 11,230.97	56.15	11,230.97	56.15	132,719.28	121,488.31	91.54 %
Asset Management Fee - AMP	1 03	4190.22	5 2,000.00	10.00	2,000.00	10.00	24,000.00	22,000.00	91.67 %
AMP Bookkeeping Fees	1 03	4190.23	5 1,477.50	7.39	1,477.50	7.39	17,460.00	15,982.50	91.54 %
IT Fees - COCC	1 03	4190.24	5 400.00	2.00	400.00	2.00	4,800.00	4,400.00	91.67 %
Total Administrative Expense			26,797.80	133.99	26,797.80	133.99	551,156.11	524,358.31	95.14 %
Tenant Services									
Tenant Services - Salaries	1 03	4210	5 1,258.60	6.29	1,258.60	6.29	23,469.19	22,210.59	94.64 %
Ten Services - Recreation, Pubs, Other	1 03	4220	5 0.00	0.00	0.00	0.00	4,800.00	4,800.00	100.00 %
Employee Benefits Cont -Ten Svc	1 03	4222	5 704.12	3.52	704.12	3.52	10,500.00	9,795.88	93.29 %
Total Tenant Services			1,962.72	9.81	1,962.72	9.81	38,769.19	36,806.47	94.94 %
Utilities Expense									
Water	1 03	4310	5 205.23	1.03	205.23	1.03	6,000.00	5,794.77	96.58 %
Electricity	1 03	4320	5 218.64	1.09	218.64	1.09	21,000.00	20,781.36	98.96 %
Gas	1 03	4330	5 115.22	0.58	115.22	0.58	2,000.00	1,884.78	94.24 %
Other Utility Expense - Sewer	1 03	4390	5 39.25	0.20	39.25	0.20	2,000.00	1,960.75	98.04 %
Total Utilities Expense			578.34	2.89	578.34	2.89	31,000.00	30,421.66	98.13 %
Ordinary Maintenance and Operation									
Labor	1 03	4410	5 4,641.43	23.21	4,641.43	23.21	140,189.00	135,547.57	96.69 %
Materials	1 03	4420	5 392.89	1.96	392.89	1.96	80,000.00	79,607.11	99.51 %
Contract Costs	1 03	4430	5 0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1 03	4430.01	5 549.00	2.75	549.00	2.75	30,000.00	29,451.00	98.17 %
Contract Costs-Other Repairs	1 03	4430.03	5 2,995.00	14.98	2,995.00	14.97	30,000.00	27,005.00	90.02 %
Contract Costs-Maint Cell Phone	1 03	4430.04	5 8.30	0.04	8.30	0.04	1,000.00	991.70	99.17 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08	5 89.35	0.45	89.35	0.45	5,000.00	4,910.65	98.21 %
Contract Costs-Maintenance	1 03	4430.09	5 0.00	0.00	0.00	0.00	15,000.00	15,000.00	100.00 %
Contract Costs-Other	1 03	4430.13	5 0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17	5 0.00	0.00	0.00	0.00	50,000.00	50,000.00	100.00 %
Contract Costs-Landscape & Ground	1 03	4430.19	5 0.00	0.00	0.00	0.00	44,053.47	44,053.47	100.00 %
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	0.00	0.00	35,000.00	35,000.00	100.00 %
Contact Costs-Plumbing Contracts	1 03	4430.22	5 (5,300.00)	(26.50)	(5,300.00)	(26.50)	10,000.00	15,300.00	153.00 %
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	5 120.00	0.60	120.00	0.60	2,000.00	1,880.00	94.00 %
Garbage and Trash Collection	1 03	4431	5 106.95	0.53	106.95	0.53	3,000.00	2,893.05	96.44 %
Emp Benefit Cont - Maintenance	1 03	4433	5 3,026.57	15.13	3,026.57	15.13	57,078.00	54,051.43	94.70 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8	5 0.00	0.00	0.00	0.00	703.00	703.00	100.00 %
Total Ordinary Maintenance and Operation			6,629.49	33.15	6,629.49	33.15	590,023.47	583,393.98	98.88 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2022		April 30, 2022				
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	0.00	0.00	0.00	0.00	60,000.00	60,000.00	100.00 %
Total Protective Services					0.00	0.00	0.00	0.00	60,000.00	60,000.00	100.00 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	4,103.55	20.52	4,103.55	20.52	15,000.00	10,896.45	72.64 %
Insurance - General Liability	1	03	4510.02	5	154.88	0.77	154.88	0.77	1,900.00	1,745.12	91.85 %
Insurance - Automobile	1	03	4510.03	5	740.36	3.70	740.36	3.70	2,500.00	1,759.64	70.39 %
Insurance - Workman's Comp	1	03	4510.04	5	1,273.05	6.37	1,273.05	6.37	7,400.00	6,126.95	82.80 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	1.43	286.34	1.43	1,500.00	1,213.66	80.91 %
Insurance - Other	1	03	4510.15	5	8,313.26	41.57	8,313.26	41.57	72,000.00	63,686.74	88.45 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	2,916.66	14.58	35,000.00	32,083.34	91.67 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Collection Losses	1	03	4570	5	0.00	0.00	0.00	0.00	7,200.00	7,200.00	100.00 %
Total General Expense					17,788.10	88.94	17,788.10	88.94	142,600.00	124,811.90	87.53 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	17,450.00	87.25	17,450.00	87.25	320,254.77	302,804.77	94.55 %
Operating Exp For Property - Contra	1	03	7590	5	(17,450.00)	(87.25)	(17,450.00)	(87.25)	(320,254.77)	(302,804.77)	-94.55 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(53,756.45)	(268.78)	(53,756.45)	(268.78)	(1,413,548.77)	1,359,792.32	96.20 %
Net Income (Loss)					55,559.16	277.81	55,559.16	277.80	0.00	55,559.16	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
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 8 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	3,253.00	406.63	3,253.00	406.63	48,000.00	(44,747.00)	-93.22 %
Total Rental Income			3,253.00	406.63	3,253.00	406.63	48,000.00	(44,747.00)	-93.22 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	74.87	9.36	74.87	9.36	852.00	(777.13)	-91.21 %
Other Income-Tenants	3 01 3690	5	0.00	0.00	0.00	0.00	225.00	(225.00)	-100.00 %
Total Other Income			74.87	9.36	74.87	9.36	1,077.00	(1,002.13)	-93.05 %
Total Revenue			3,327.87	415.98	3,327.87	415.98	49,077.00	(45,749.13)	-93.22 %
Administrative Expense									
Nontechnical Salaries	3 01 4110	5	15.76	1.97	15.76	1.97	8,352.00	8,336.24	99.81 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	12.89	1.61	12.89	1.61	4,066.00	4,053.11	99.68 %
Sundry	3 01 4190	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Publications	3 01 4190.11	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Other Sundry Expense	3 01 4190.18	5	174.35	21.79	174.35	21.79	5,495.09	5,320.74	96.83 %
Total Administrative Expense			203.00	25.38	203.00	25.38	19,563.09	19,360.09	98.96 %
Utilities Expense									
Water	3 01 4310	5	0.18	0.02	0.18	0.02	426.00	425.82	99.96 %
Other Utility Expense - Sewer	3 01 4390	5	0.38	0.05	0.38	0.05	780.00	779.62	99.95 %
Total Utilities Expense			0.56	0.07	0.56	0.07	1,206.00	1,205.44	99.95 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	11.10	1.39	11.10	1.39	9,297.00	9,285.90	99.88 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	45.00	5.63	45.00	5.63	536.00	491.00	91.60 %
Contract Costs-Other Repairs	3 01 4430.03	5	2,945.00	368.13	2,945.00	368.13	2,724.00	(221.00)	-8.11 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	350.00	43.75	350.00	43.75	2,296.00	1,946.00	84.76 %
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	0.00	0.00	0.00	0.00	1,300.00	1,300.00	100.00 %
Emp Benefit Cont - Maintenance	3 01 4433	5	(2.65)	(0.33)	(2.65)	(0.33)	5,596.00	5,598.65	100.05 %
Total Ordinary Maintenance and Operation			3,348.45	418.56	3,348.45	418.56	23,779.00	20,430.55	85.92 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	597.66	74.71	597.66	74.71	2,290.91	1,693.25	73.91 %
Insurance - General Liability	3 01 4510.02	5	15.49	1.94	15.49	1.94	64.00	48.51	75.80 %

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: 8 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	PUM	1 Month(s) Ended April 30, 2022	PUM	Budget	Variance	Variance %
Insurance - Other		3 01 4510.15 5	144.58	18.07	144.58	18.07	2,174.00	2,029.42	93.35 %
Total General Expense			757.73	94.72	757.73	94.72	4,528.91	3,771.18	83.27 %
Total Expenses			(4,309.74)	(538.72)	(4,309.74)	(538.72)	(49,077.00)	44,767.26	91.22 %
Net Income (Loss)			(981.87)	(122.74)	(981.87)	(122.73)	0.00	(981.87)	100.00 %

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	1 Month(s) Ended April 30, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112	5	48,818.00	48,818.00	522,150.00	(473,332.00)	-90.65 %
Interest Income HA Portion	7 01 3300	5	120.31	120.31	1,216.00	(1,095.69)	-90.11 %
Fraud Recovery PHA Section 8	7 01 3300.3	5	4,145.00	4,145.00	7,375.00	(3,230.00)	-43.80 %
Gain or Loss on Sale of Equipment	7 01 3300.88	5	0.00	0.00	1,000.00	(1,000.00)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P	5	16,527.60	16,527.60	3,631.00	12,896.60	355.18 %
Other Income	7 01 3690	5	35.00	35.00	105.00	(70.00)	-66.67 %
HAP Earned Income	7 01 4902	5	394,681.00	394,681.00	4,385,684.00	(3,991,003.00)	-91.00 %
Total Operating Income			464,326.91	464,326.91	4,921,161.00	(4,456,834.09)	-90.56 %
Total Revenue			464,326.91	464,326.91	4,921,161.00	(4,456,834.09)	-90.56 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110	5	10,181.21	10,181.21	142,743.00	132,561.79	92.87 %
Legal Expense	7 01 4130	5	0.00	0.00	2,000.00	2,000.00	100.00 %
STAFF TRAINING	7 01 4140	5	0.00	0.00	2,500.00	2,500.00	100.00 %
Travel	7 01 4150	5	0.00	0.00	2,500.00	2,500.00	100.00 %
Travel-Mileage Reimbursement	7 01 4150.2	5	0.00	0.00	500.00	500.00	100.00 %
Audit Fees	7 01 4171	5	0.00	0.00	3,000.00	3,000.00	100.00 %
Office Rent & Utilities	7 01 4180	5	1,068.00	1,068.00	13,236.00	12,168.00	91.93 %
Employee Benefits Cont - Admin	7 01 4182	5	3,488.34	3,488.34	49,512.00	46,023.66	92.95 %
Sundry	7 01 4190	5	0.00	0.00	703.00	703.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03	5	466.60	466.60	3,600.00	3,133.40	87.04 %
Advertising and Marketing	7 01 4190.08	5	0.00	0.00	2,000.00	2,000.00	100.00 %
Tenant Tracker	7 01 4190.10	5	382.50	382.50	3,000.00	2,617.50	87.25 %
Publications	7 01 4190.11	5	0.00	0.00	5,000.00	5,000.00	100.00 %
Membership Dues and Fees	7 01 4190.12	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13	5	565.34	565.34	10,000.00	9,434.66	94.35 %
Forms & Office Supplies	7 01 4190.17	5	0.00	0.00	16,000.00	16,000.00	100.00 %
Other Sundry Expense	7 01 4190.18	5	65.01	65.01	5,963.00	5,897.99	98.91 %
Administrative Contact Costs	7 01 4190.19	5	1,559.36	1,559.36	40,000.00	38,440.64	96.10 %
Asset Management Fee - AMP	7 01 4190.22	5	8,952.00	8,952.00	108,432.00	99,480.00	91.74 %
AMP Bookkeeping Fees	7 01 4190.23	5	5,595.00	5,595.00	67,770.00	62,175.00	91.74 %
Asset Management Fee - AMP	7 03 4190.22	5	876.00	876.00	10,368.00	9,492.00	91.55 %
AMP Bookkeeping Fees	7 03 4190.23	5	547.50	547.50	6,480.00	5,932.50	91.55 %
Total Administrative Expense			33,746.86	33,746.86	496,307.00	462,560.14	93.20 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400	5	1,130.81	1,130.81	2,000.00	869.19	43.46 %
4400 VEHICLE MAINTENANCE	7 01 4430.1	5	197.65	197.65	0.00	(197.65)	-100.00 %
Total Operating Expenses			1,328.46	1,328.46	2,000.00	671.54	33.58 %
General Expense							
Insurance - Automobile	7 01 4510.03	5	167.18	167.18	1,500.00	1,332.82	88.85 %
Insurance - Workman's Comp	7 01 4510.04	5	801.55	801.55	3,670.00	2,868.45	78.16 %
Insurance - Fidelity Bond	7 01 4510.09	5	180.29	180.29	0.00	(180.29)	-100.00 %
Insurance - Other	7 01 4510.15	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P	5	40.13	40.13	1,000.00	959.87	95.99 %
Portability - Port In Deposits	7 01 4590.PID	5	(3,105.00)	(3,105.00)	0.00	3,105.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE	5	3,105.00	3,105.00	0.00	(3,105.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P	5	1,911.71	1,911.71	30,000.00	28,088.29	93.63 %
Total General Expense			3,100.86	3,100.86	37,170.00	34,069.14	91.66 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520	5	0.00	0.00	50,000.00	50,000.00	100.00 %
Operating Exp For Property - Contra	7 01 7590	5	0.00	0.00	(50,000.00)	(50,000.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1	5	351,426.00	351,426.00	4,093,127.00	3,741,701.00	91.41 %
HAP Payments - Utilities	7 01 4715.4	5	4,362.00	4,362.00	33,000.00	28,638.00	86.78 %
Fraud Recovery HUD	7 01 4715.8	5	(4,145.00)	(4,145.00)	4,000.00	8,145.00	203.62 %

Report Criteria PHA: 7 Project: '01','02','03','04','05'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True
 Custom 1: Custom 2: VOUCH Custom 3:

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2022	1 Month(s) Ended April 30, 2022	Budget	Variance	Variance %
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	724.00	40,000.00	39,276.00	98.19 %
HAP Payments - Rents		7 02 4715.1 5	3,716.00	3,716.00	63,301.00	59,585.00	94.13 %
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	10,632.00	10,632.00	50,000.00	39,368.00	78.74 %
HAP Payments - Utilities - VASH		7 03 4715.4 5	0.00	0.00	5,000.00	5,000.00	100.00 %
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	17,126.00	17,126.00	33,168.00	16,042.00	48.37 %
HAP Payments - Rent - Home Owners		7 04 4715.1 5	484.00	484.00	0.00	(484.00)	-100.00 %
HAP Payments - Home Ownership Prc		7 04 4715.HO 5	0.00	0.00	20,792.00	20,792.00	100.00 %
HAP Payments - Rent - Foster Youth		7 05 4715.1 5	550.00	550.00	20,792.00	20,242.00	97.35 %
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	25.00	25.00	4,456.00	4,431.00	99.44 %
Total Housing Assistance Payments			384,900.00	384,900.00	4,385,684.00	4,000,784.00	91.22 %
Total Expenses			(423,076.18)	(423,076.18)	(4,921,161.00)	4,498,084.82	91.40 %
Total Net Income (Loss)			41,250.73	41,250.73	0.00	41,250.73	100.00 %

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, JUNE 15, 2022

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
247	30980	\$577.00
Los Vecinos Total		\$577.00
Bonita Park		
Apartment	Tenant Id.	Amounts
		\$0.00
Bonita Park Total		\$0.00
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		\$577.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Los Vecinos - Amp 010

CHARGE-OFF VACATED APARTMENTS

MANAGER: Elizabeth Zavala

DATE: 06/01/22

FOR THE MONTH OF: MAY 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
247	30980	\$200.00	\$0.00	\$40.00	\$0.00	\$737.00	\$0.00	\$577.00	Abandoned unit: Rent and maintenance fees.

Rent Due: May 2022 \$40.00 (pro-rated move out) + Maintenance Fees Due: damaged fridge \$567.00 + General cleaning at \$15.00/hr for 8 hrs \$120.00 + Plumbing repairs \$50.00=Total \$777.00 - Security Deposit \$200.00 = Total amount due \$577.00

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	TOTALS	\$200.00	\$0.00	\$40.00	\$0.00	\$737.00	\$0.00	\$577.00	
--	---------------	----------	--------	---------	--------	----------	--------	----------	--

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: 06/01/22

FOR THE MONTH OF MAY 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
								\$0.00	No Charge Off's for the Month of May 2022

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
--	---------------	--------	--------	--------	--------	--------	--------	--------	--

City of Harlingen Housing Authority

April 2022

Bank Balances

Comparative Income Statements/Charts

Accounting Report

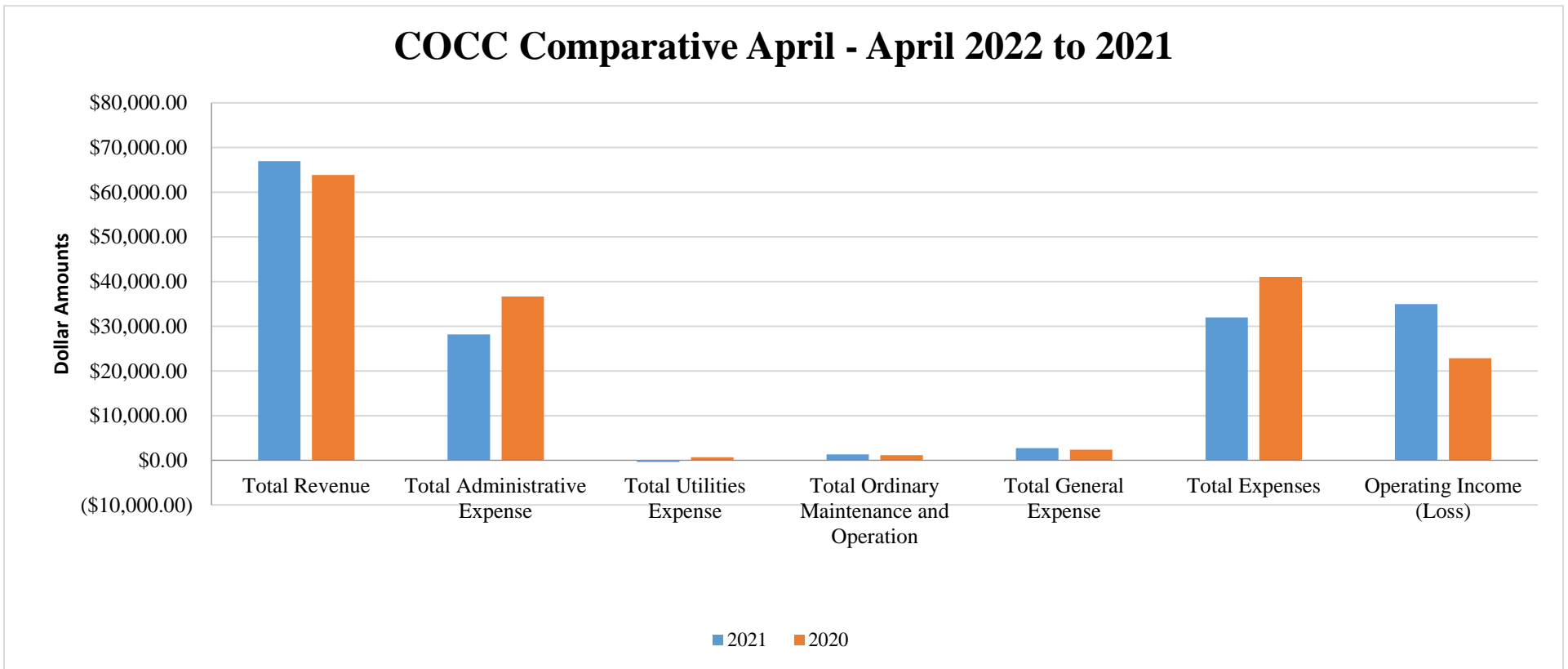


Bank Balances- Reserves as of 04/30/2022

	April 2022 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,477.36 COCC Investment Account		
\$444,694.09 COCC General Fund	\$31,985.56	15.70
Low Rent Reserves:		
\$1,495,604.28 Los Vecinos	\$51,802.07	28.87
\$907,886.16 Bonita Park	\$57,989.19	15.66
\$1,754,070.38 Le Moyne Gardens	\$53,756.45	32.63
Family Living Center Reserves:		
\$102,192.29 FLC bank cash account	\$4,309.74	23.71
Section 8 Reserves:		
\$239,127.16 Admin	\$38,176.18	6.26
\$140,165.52 HAP	\$384,900.00	0.36

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

	Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021
Total Revenue	\$66,946.91	\$63,885.25
Total Administrative Expense	\$28,175.20	\$36,665.52
Total Utilities Expense	(\$367.97)	\$665.33
Total Ordinary Maintenance and Operation	\$1,329.28	\$1,135.01
Total General Expense	\$2,730.72	\$2,396.30
Total Expenses	\$31,985.56	\$41,063.11
Operating Income (Loss)	\$34,961.35	\$22,822.14



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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Operating Income								
CFP 50120 Admin	1	06	3690.27	5	0.00	10,100.00	(10,100.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	10,705.00	0.00	10,705.00	0.00 %
Total Operating Income					10,705.00	10,100.00	605.00	5.99 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	1,068.00	1,130.81	105.88 %
Total Rental Income					2,198.81	1,068.00	1,130.81	105.88 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	166.06	126.31	39.75	31.47 %
OTHER INCOME	1	06	3690	5	191.62	42.66	148.96	349.18 %
Other Income - Management Fee	1	06	3690.2	5	28,048.92	27,017.25	1,031.67	3.82 %
Other Income - Asset Managemen	1	06	3690.3	5	14,808.00	14,748.00	60.00	0.41 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,832.50	9,772.50	60.00	0.61 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					54,043.10	52,702.72	1,340.38	2.54 %
Other Receipts								
CARES ACT - Revenue	1	06	8029.3	CR	0.00	15.53	(15.53)	-100.00 %
Total Other Receipts					0.00	15.53	(15.53)	-100.00 %
Total Revenue					66,946.91	63,886.25	3,060.66	4.79 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	14,192.45	17,638.00	3,445.55	19.53 %
TRAVEL	1	06	4150	5	1,795.91	0.00	(1,795.91)	0.00 %
Accounting Fees	1	06	4170	5	0.00	2,711.40	2,711.40	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	5,992.90	8,811.71	2,818.81	31.99 %
Postage/FedEx/UPS	1	06	4190.03	5	272.60	0.00	(272.60)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,217.56	1,430.92	213.36	14.91 %
CARES - Telephone/Cell Phones/	1	06	4190.13	CR	0.00	29.19	29.19	100.00 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	898.13	273.96	(624.17)	-227.83 %
Other Sundry Expense	1	06	4190.18	5	621.15	459.38	(161.77)	-35.21 %
Administrative Contact Costs	1	06	4190.19	5	2,954.50	5,260.63	2,306.13	43.84 %
CARES - ADMINISTRATIVE CONTRA	1	06	4190.19	CR	0.00	(28.68)	(28.68)	100.00 %
BOARD MEETING EXPENSE	1	06	4190.9	5	230.00	79.01	(150.99)	-191.10 %
Total Administrative Expense					28,175.20	36,665.52	8,490.32	23.16 %
Utilities Expense								
WATER	1	06	4310	5	2.73	26.30	23.57	89.62 %
ELECTRICITY	1	06	4320	5	(376.73)	606.58	983.31	162.11 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	6.03	32.45	26.42	81.42 %
Total Utilities Expense					(367.97)	665.33	1,033.30	155.31 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	504.33	571.73	67.40	11.79 %
MATERIALS	1	06	4420	5	(262.37)	(30.35)	232.02	-764.48 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	99.00	53.12	(45.88)	-86.37 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	128.80	63.90	(64.90)	-101.56 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	427.00	0.00	(427.00)	0.00 %
Garbage and Trash Removal	1	06	4431	5	0.00	96.43	96.43	100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	432.52	380.18	(52.34)	-13.77 %
Total Ordinary Maintenance and Operation					1,329.28	1,135.01	(194.27)	-17.12 %
Protective Services								
Protective Services - Contract	1	06	4480	5	118.33	185.93	67.60	36.36 %
CARES- PROTECTIVE SERVICES CC	1	06	4480	CR	0.00	15.02	15.02	100.00 %

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

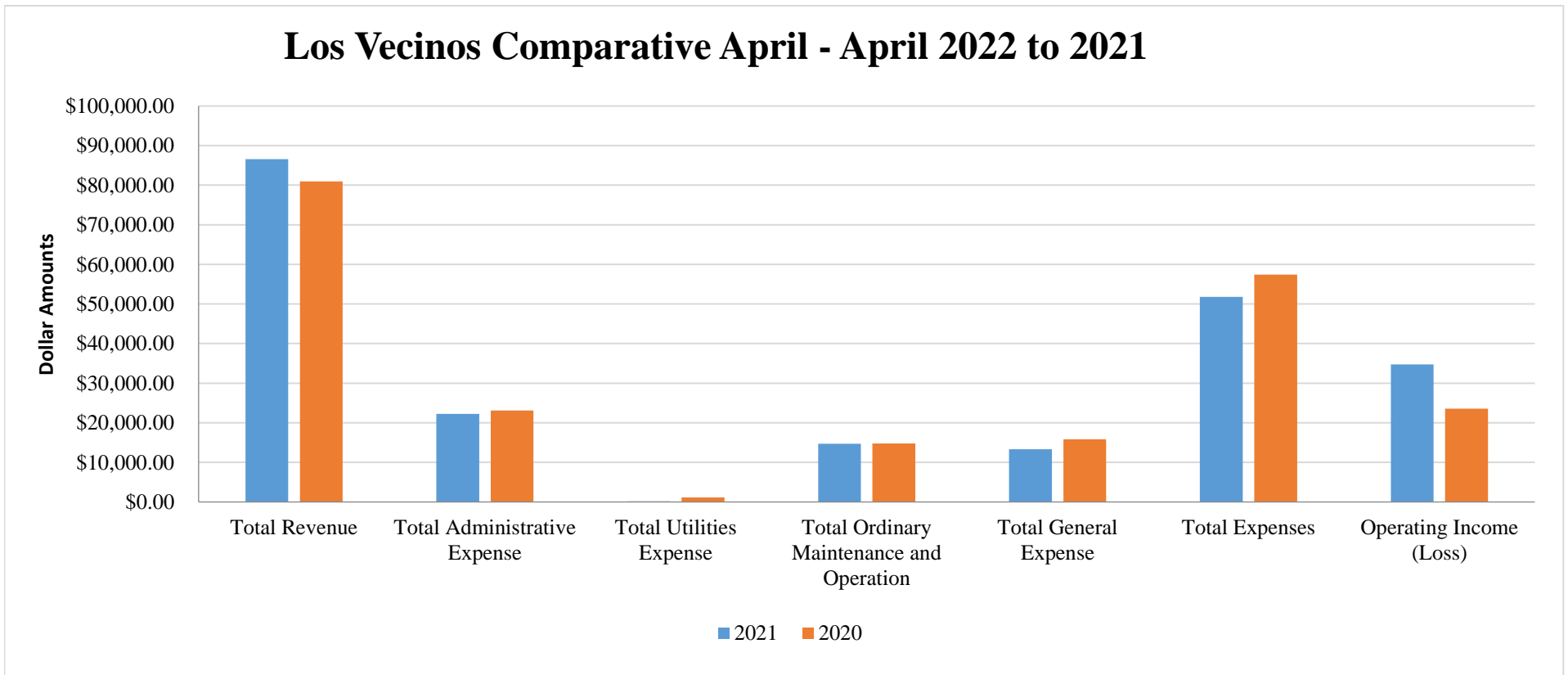
	Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021	Variance	Variance %
Total Protective Services	118.33	200.95	82.62	41.11 %
General Expense				
Insurance -Property (Fire & EC) 1 06 4510.01 5	478.10	403.20	(74.90)	-18.58 %
Insurance - General Liability 1 06 4510.02 5	129.06	92.06	(37.00)	-40.19 %
Insurance - Automobile 1 06 4510.03 5	382.12	301.84	(80.28)	-26.60 %
Insurance - Workman's Comp 1 06 4510.04 5	1,084.45	1,024.31	(60.14)	-5.87 %
Insurance - Fidelity Bond 1 06 4510.09 5	243.91	225.02	(18.89)	-8.39 %
Insurance - Other 1 06 4510.15 5	413.08	349.87	(63.21)	-18.07 %
Total General Expense	2,730.72	2,396.30	(334.42)	-13.96 %
Total Expenses	(31,985.56)	(41,063.11)	9,077.55	-22.11 %
Net Income (Loss)	34,961.35	22,823.14	12,138.21	53.46 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021
--------------------------------------	--------------------------------------

Total Revenue	\$86,556.63	\$80,949.05
Total Administrative Expense	\$22,255.47	\$23,076.00
Total Utilities Expense	\$180.13	\$1,121.93
Total Ordinary Maintenance and Operation	\$14,691.15	\$14,757.57
Total General Expense	\$13,313.88	\$15,820.79
Total Expenses	\$51,802.07	\$57,410.29
Operating Income (Loss)	\$34,754.56	\$23,538.76



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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,472.00	24,648.00	1,824.00	7.40 %
Total Rental Income					26,472.00	24,648.00	1,824.00	7.40 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	448.56	275.55	173.01	62.79 %
Other Income-Tenants	1	01	3690	5	2,816.00	660.00	2,156.00	326.67 %
Other Income - Misc Other Reve	1	01	3690.1	5	55.07	0.00	55.07	0.00 %
Total Other Income					3,319.63	935.55	2,384.08	254.83 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	56,765.00	55,365.50	1,399.50	2.53 %
Total Other Receipts					56,765.00	55,365.50	1,399.50	2.53 %
Total Revenue					86,556.63	80,949.05	5,607.58	6.93 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	3,469.85	3,594.26	124.41	3.46 %
Accounting Fees	1	01	4170	5	0.00	346.40	346.40	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,005.51	2,668.58	(336.93)	-12.63 %
Postage/FedEx/UPS	1	01	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	01	4190.10	5	117.30	117.77	0.47	0.40 %
Membership Dues and Fees	1	01	4190.12	5	622.50	606.93	(15.57)	-2.57 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	499.53	850.09	350.56	41.24 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Other Sundry Expense	1	01	4190.18	5	272.84	604.82	331.98	54.89 %
Administrative Contact Costs	1	01	4190.19	5	1,833.51	2,398.90	565.39	23.57 %
Management Fee Expense - AMP	1	01	4190.21	5	8,551.50	8,121.75	(429.75)	-5.29 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,125.00	1,102.50	(22.50)	-2.04 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					22,255.47	23,076.00	820.53	3.56 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	804.83	0.00	(804.83)	0.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	556.61	69.85	(486.76)	-696.86 %
Total Tenant Services					1,361.44	69.85	(1,291.59)	-1849.09 %
Utilities Expense								
Water	1	01	4310	5	33.35	239.78	206.43	86.09 %
Electricity	1	01	4320	5	50.77	694.53	643.76	92.69 %
Gas	1	01	4330	5	68.82	50.06	(18.76)	-37.48 %
Other Utility Expense - Sewer	1	01	4390	5	27.19	137.56	110.37	80.23 %
Total Utilities Expense					180.13	1,121.93	941.80	83.94 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	1,860.62	4,053.50	2,192.88	54.10 %
Materials	1	01	4420	5	8,610.35	2,691.84	(5,918.51)	-219.87 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	475.00	600.00	125.00	20.83 %
Contract Costs-Other Repairs	1	01	4430.03	5	0.00	1,250.00	1,250.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	6.23	64.71	58.48	90.37 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	69.38	(5.47)	-7.88 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	175.00	175.00	100.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	1,995.00	2,640.00	645.00	24.43 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	210.00	180.00	85.71 %
Garbage and Trash Collection	1	01	4431	5	14.62	597.94	583.32	97.55 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,624.48	2,405.20	780.72	32.46 %

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: 04/01/2022	Start: 04/01/2021		
				End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Total Ordinary Maintenance and Operation				14,691.15	14,757.57	66.42	0.45 %
Protective Services							
Protective Services - Contract	1	01	4480	5	0.00	2,564.15	2,564.15 100.00 %
Total Protective Services					0.00	2,564.15	2,564.15 100.00 %
General Expense							
Insurance -Property (Fire & EC	1	01	4510.01	5	3,148.49	2,655.27	(493.22) -18.58 %
Insurance - General Liability	1	01	4510.02	5	113.58	81.02	(32.56) -40.19 %
Insurance - Automobile	1	01	4510.03	5	549.30	433.90	(115.40) -26.60 %
Insurance - Workman's Comp	1	01	4510.04	5	801.55	757.10	(44.45) -5.87 %
Insurance - Fidelity Bond	1	01	4510.09	5	180.29	166.35	(13.94) -8.38 %
Insurance - Other	1	01	4510.15	5	5,989.67	5,073.15	(916.52) -18.07 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00 0.00 %
Collection Losses	1	01	4570	5	31.00	4,154.00	4,123.00 99.25 %
Total General Expense					13,313.88	15,820.79	2,506.91 15.85 %
Other Expenditures							
Property Better & Add-Contract	1	01	7540.4	5	5,700.00	0.00	(5,700.00) 0.00 %
Operating Exp For Property - C	1	01	7590	5	(5,700.00)	0.00	5,700.00 0.00 %
Total Other Expenditures					0.00	0.00	0.00 0.00 %
Total Expenses					(51,802.07)	(57,410.29)	5,608.22 -9.77 %
Net Income (Loss)					34,754.56	23,538.76	11,215.80 23.43 %

Report Criteria PHA: 1 Project: '01'

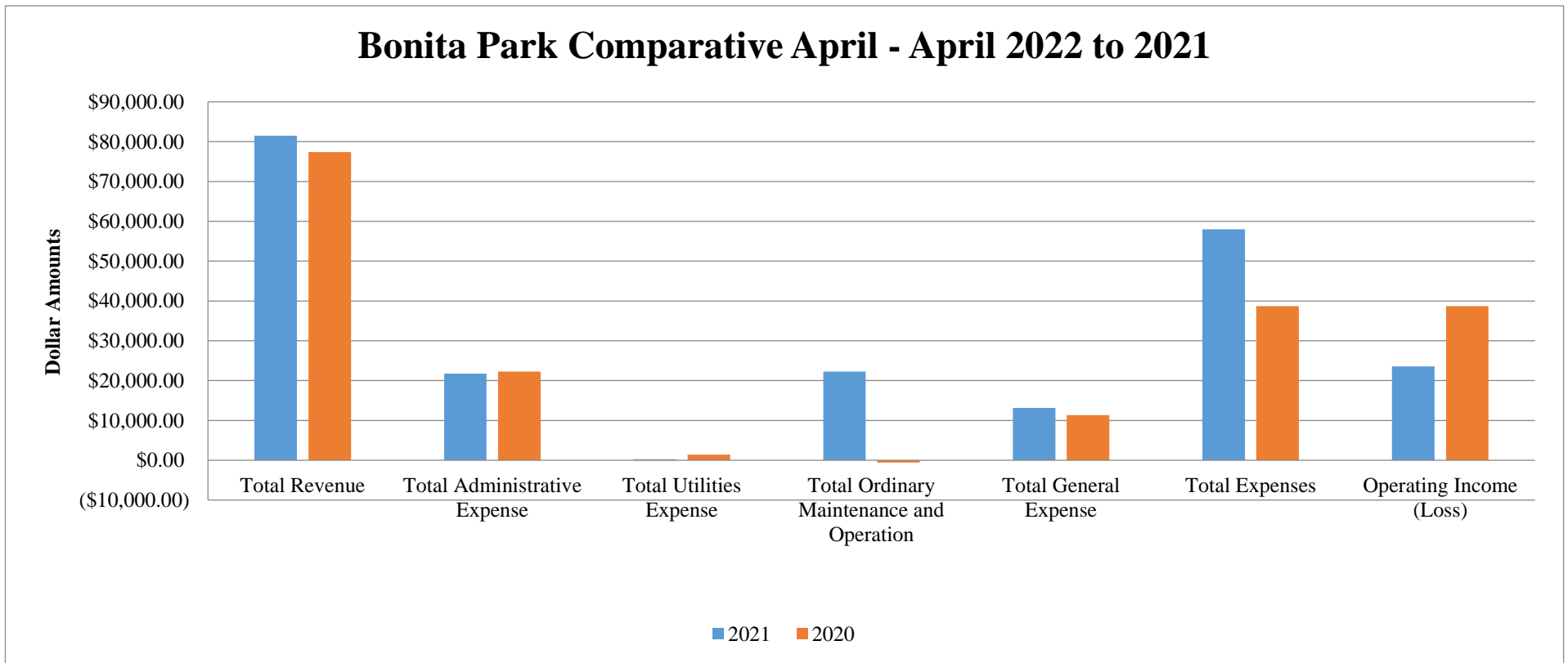
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021
Total Revenue	\$81,539.73	\$77,422.89
Total Administrative Expense	\$21,757.08	\$22,283.33
Total Utilities Expense	\$282.16	\$1,404.62
Total Ordinary Maintenance and Operation	\$22,291.74	(\$586.17)
Total General Expense	\$13,159.11	\$11,348.29
Total Expenses	\$57,989.19	\$38,706.50
Operating Income (Loss)	\$23,550.54	\$38,716.39



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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	26,540.00	23,777.00	2,763.00	11.62 %
Total Rental Income					26,540.00	23,777.00	2,763.00	11.62 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	275.91	190.37	85.54	44.93 %
Other Income - Tenants	1	02	3690	5	2,422.00	451.00	1,971.00	437.03 %
Other Income - Misc Other Reve	1	02	3690.1	5	187.82	1,179.02	(991.20)	-84.07 %
Total Other Income					2,885.73	1,820.39	1,065.34	58.52 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	52,114.00	51,825.50	288.50	0.56 %
Total Other Receipts					52,114.00	51,825.50	288.50	0.56 %
Total Revenue					81,539.73	77,422.89	4,116.84	5.32 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	5,200.24	2,505.66	(2,694.58)	-107.54 %
Accounting Fees	1	02	4170	5	0.00	346.40	346.40	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	1,794.96	2,495.88	700.92	28.08 %
Postage/FedEx/UPS	1	02	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	02	4190.10	5	117.30	116.20	(1.10)	-0.95 %
Membership Dues and Fees	1	02	4190.12	5	622.50	598.84	(23.66)	-3.95 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	680.34	699.23	18.89	2.70 %
Other Sundry Expense	1	02	4190.18	5	162.24	574.13	411.89	71.74 %
Administrative Contact Costs	1	02	4190.19	5	1,955.62	4,009.49	2,053.87	51.23 %
Management Fee Expense - AMP	1	02	4190.21	5	8,266.45	8,066.50	(199.95)	-2.48 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,095.00	7.50	0.68 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					21,757.08	22,283.33	526.25	2.36 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	(130.91)	1,328.01	1,458.92	109.86 %
Ten Services - Recreation, Pub	1	02	4220	5	(436.53)	0.00	436.53	0.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	784.13	313.03	(471.10)	-150.50 %
Total Tenant Services					216.69	1,641.04	1,424.35	86.80 %
Utilities Expense								
Water	1	02	4310	5	60.57	244.66	184.09	75.24 %
Electricity	1	02	4320	5	89.69	907.88	818.19	90.12 %
Gas	1	02	4330	5	121.29	169.71	48.42	28.53 %
Other Utility Expense - Sewer	1	02	4390	5	10.61	82.37	71.76	87.12 %
Total Utilities Expense					282.16	1,404.62	1,122.46	79.91 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,722.10	3,887.80	165.70	4.26 %
Materials	1	02	4420	5	301.03	(7,574.60)	(7,875.63)	103.97 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	525.00	905.98	380.98	42.05 %
Contract Costs-Other Repairs	1	02	4430.03	5	1,550.00	4,714.50	3,164.50	67.12 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	6.23	64.71	58.48	90.37 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	292.80	69.00	(223.80)	-324.35 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	13,925.00	875.00	(13,050.00)	-1491.43 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	0.00	(7,980.00)	(7,980.00)	100.00 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	0.00	1,395.00	1,395.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	60.00	195.00	135.00	69.23 %
Garbage and Trash Collection	1	02	4431	5	30.01	402.40	372.39	92.54 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,879.57	2,459.04	579.47	23.56 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Total Ordinary Maintenance and Operation					22,291.74	(586.17)	(22,877.91)	3902.95 %
Protective Services								
Protective Services - Contract	1	02	4480	5	282.41	2,615.39	2,332.98	89.20 %
Total Protective Services					282.41	2,615.39	2,332.98	89.20 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	3,505.89	2,956.68	(549.21)	-18.58 %
Insurance - General Liability	1	02	4510.02	5	103.25	73.65	(29.60)	-40.19 %
Insurance - Automobile	1	02	4510.03	5	549.30	433.90	(115.40)	-26.60 %
Insurance - Workman's Comp	1	02	4510.04	5	754.40	712.56	(41.84)	-5.87 %
Insurance - Fidelity Bond	1	02	4510.09	5	169.68	156.56	(13.12)	-8.38 %
Insurance - Other	1	02	4510.15	5	5,576.59	4,723.28	(853.31)	-18.07 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34)	-9.09 %
Total General Expense					13,159.11	11,348.29	(1,810.82)	-15.96 %
Total Expenses					(57,989.19)	(38,706.50)	(19,282.69)	49.82 %
Net Income (Loss)					23,550.54	38,716.39	(15,165.85)	-38.63 %

Report Criteria PHA: 1 Project: '02'

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

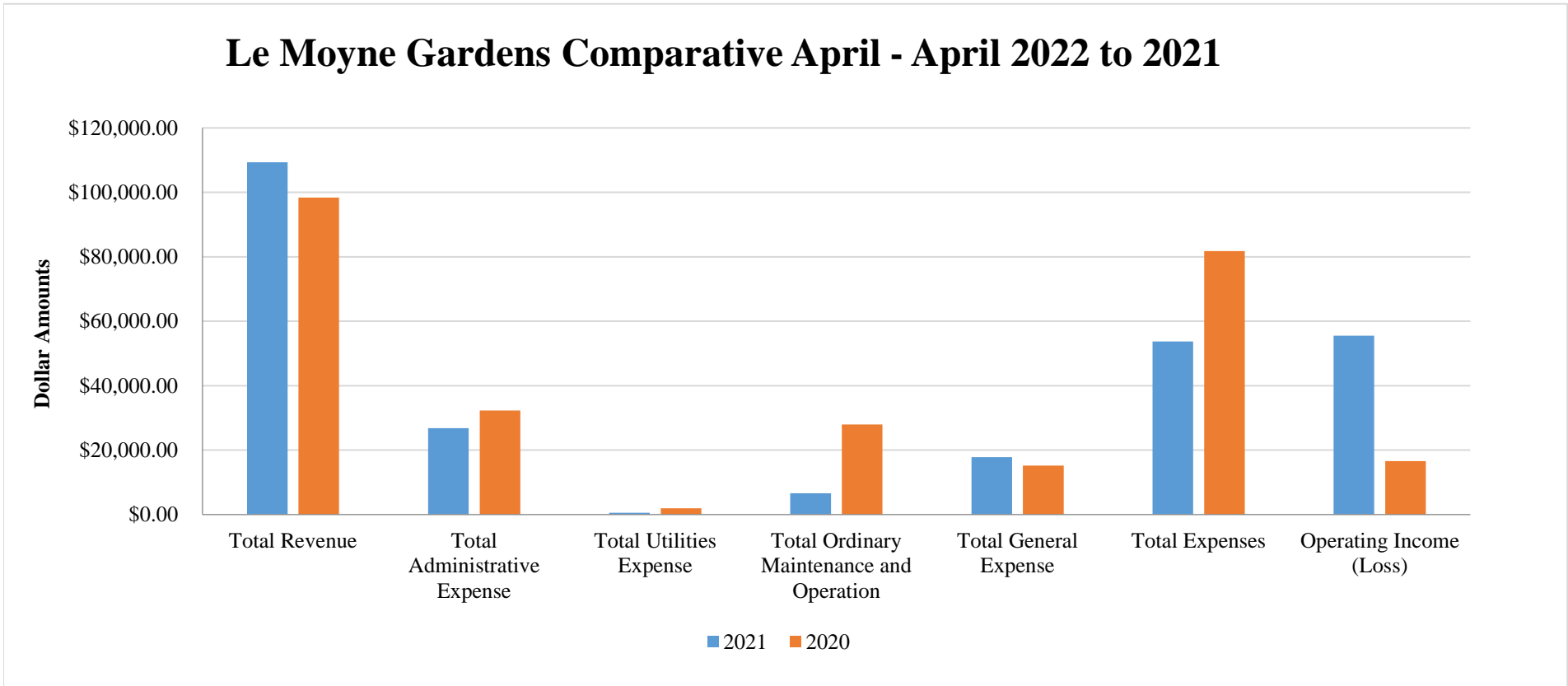
Custom 2: AMP2

Custom 3: PHA

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

Start: 04/01/2022 Start: 04/01/2021
 End: 04/30/2022 End: 04/30/2021

Total Revenue	\$109,315.61	\$98,381.61
Total Administrative Expense	\$26,797.80	\$32,331.44
Total Utilities Expense	\$578.34	\$1,932.39
Total Ordinary Maintenance and Operation	\$6,629.49	\$27,939.17
Total General Expense	\$17,788.10	\$15,180.51
Total Expenses	\$53,756.45	\$81,803.85
Operating Income (Loss)	\$55,559.16	\$16,577.76



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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	30,967.79	24,487.00	6,480.79	26.47 %
Total Rental Income					30,967.79	24,487.00	6,480.79	26.47 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	523.42	309.42	214.00	69.16 %
Other Income-Tenants	1	03	3690	5	2,933.00	710.00	2,223.00	313.10 %
Other Income - Misc Other Reve	1	03	3690.1	5	194.40	38.19	156.21	409.03 %
Total Other Income					3,650.82	1,057.61	2,593.21	245.20 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	74,697.00	72,837.00	1,860.00	2.55 %
Total Other Receipts					74,697.00	72,837.00	1,860.00	2.55 %
Total Revenue					109,315.61	98,381.61	10,934.00	11.11 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	5,202.50	4,387.57	(814.93)	-18.57 %
Accounting Fees	1	03	4170	5	0.00	346.40	346.40	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	2,203.66	2,879.02	675.36	23.46 %
Postage/FedEx/UPS	1	03	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	03	4190.10	5	156.40	157.03	0.63	0.40 %
Membership Dues and Fees	1	03	4190.12	5	830.00	809.23	(20.77)	-2.57 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	815.34	601.73	(213.61)	-35.50 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	842.70	0.00	(842.70)	0.00 %
Other Sundry Expense	1	03	4190.18	5	594.35	437.12	(157.23)	-35.97 %
Administrative Contact Costs	1	03	4190.19	5	86.45	7,150.34	7,063.89	98.79 %
Management Fee Expense - AMP	1	03	4190.21	5	11,230.97	10,829.00	(401.97)	-3.71 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,477.50	1,470.00	(7.50)	-0.51 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					26,797.80	32,331.44	5,533.64	17.12 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	1,258.60	1,163.24	(95.36)	-8.20 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	704.12	662.46	(41.66)	-6.29 %
Total Tenant Services					1,962.72	1,825.70	(137.02)	-7.51 %
Utilities Expense								
Water	1	03	4310	5	205.23	292.95	87.72	29.94 %
Electricity	1	03	4320	5	218.64	1,488.12	1,269.48	85.31 %
Gas	1	03	4330	5	115.22	24.30	(90.92)	-374.16 %
Other Utility Expense - Sewer	1	03	4390	5	39.25	127.02	87.77	69.10 %
Total Utilities Expense					578.34	1,932.39	1,354.05	70.07 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	4,641.43	3,934.57	(706.86)	-17.97 %
Materials	1	03	4420	5	392.89	13,814.00	13,421.11	97.16 %
Contract Costs	1	03	4430	5	0.00	2,411.42	2,411.42	100.00 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	549.00	700.00	151.00	21.57 %
Contract Costs-Other Repairs	1	03	4430.03	5	2,995.00	(1,995.00)	(4,990.00)	250.13 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	8.30	101.97	93.67	91.86 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	89.35	1,887.09	1,797.74	95.27 %
Contract Costs-Other	1	03	4430.13	5	0.00	2,995.00	2,995.00	100.00 %
Contract Costs-Plumbing Contrac	1	03	4430.22	5	(5,300.00)	1,245.00	6,545.00	525.70 %
Connect/Disconnect Fees	1	03	4430.4	5	120.00	225.00	105.00	46.67 %
Garbage and Trash Collection	1	03	4431	5	106.95	376.90	269.95	71.62 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

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

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,026.57	2,243.22	(783.35)	-34.92 %
Total Ordinary Maintenance and Operation					6,629.49	27,939.17	21,309.68	76.27 %
Protective Services								
Protective Services - Contract	1	03	4480	5	0.00	2,594.64	2,594.64	100.00 %
Total Protective Services					0.00	2,594.64	2,594.64	100.00 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	4,103.55	3,460.72	(642.83)	-18.58 %
Insurance - General Liability	1	03	4510.02	5	154.88	110.48	(44.40)	-40.19 %
Insurance - Automobile	1	03	4510.03	5	740.36	584.82	(155.54)	-26.60 %
Insurance - Workman's Comp	1	03	4510.04	5	1,273.05	1,202.45	(70.60)	-5.87 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	264.20	(22.14)	-8.38 %
Insurance - Other	1	03	4510.15	5	8,313.26	7,041.18	(1,272.08)	-18.07 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	0.00	(400.00)	(400.00)	100.00 %
Total General Expense					17,788.10	15,180.51	(2,607.59)	-17.18 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	17,450.00	0.00	(17,450.00)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(17,450.00)	0.00	17,450.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(53,756.45)	(81,803.85)	28,047.40	-34.29 %
Net Income (Loss)					55,559.16	16,577.76	38,981.40	129.88 %

Report Criteria PHA: 1 Project: '03'

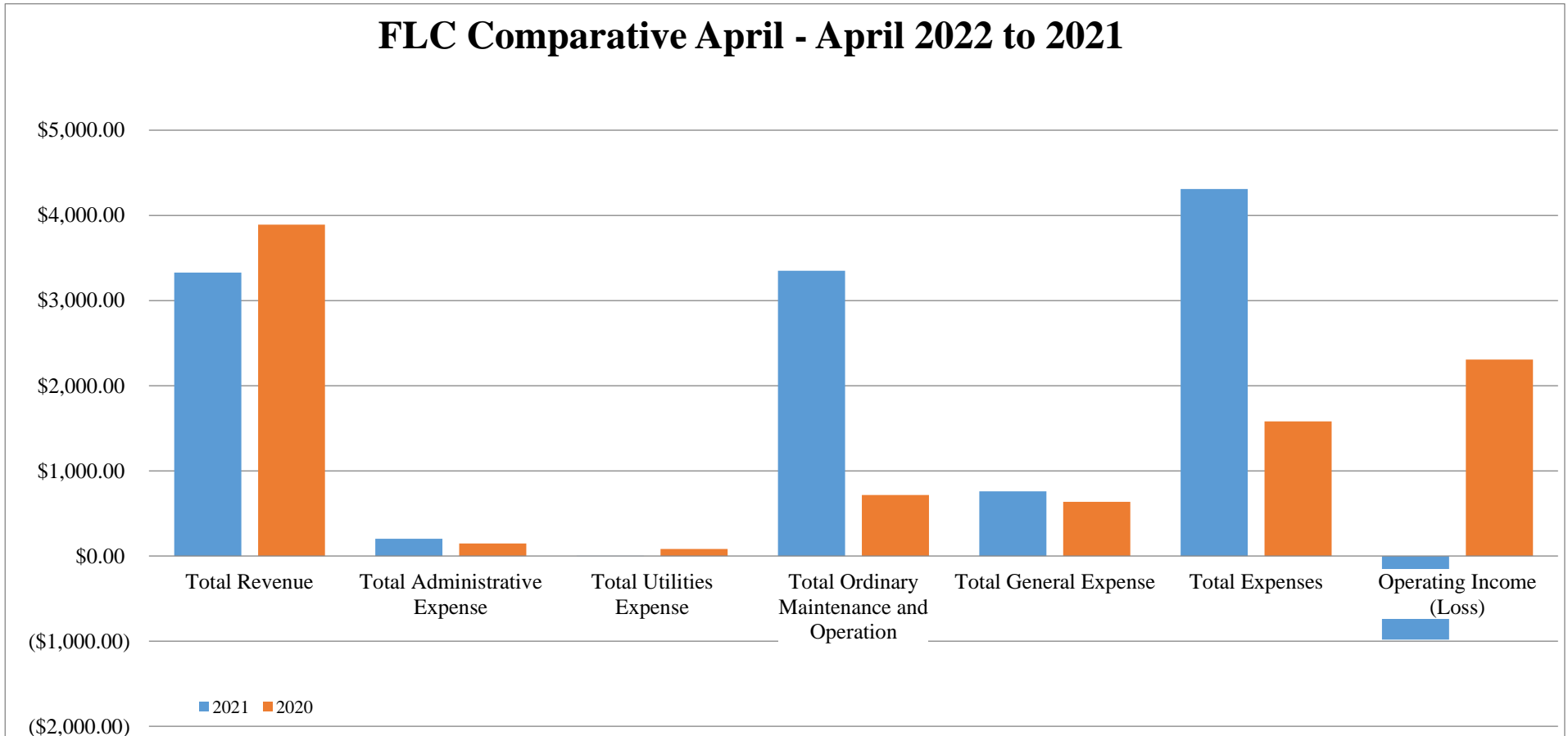
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021
Total Revenue	\$3,327.87	\$3,889.84
Total Administrative Expense	\$203.00	\$147.97
Total Utilities Expense	\$0.56	\$81.97
Total Ordinary Maintenance and Operation	\$3,348.45	\$714.57
Total General Expense	\$757.73	\$637.55
Total Expenses	\$4,309.74	\$1,582.06
Operating Income (Loss)	(\$981.87)	\$2,307.78



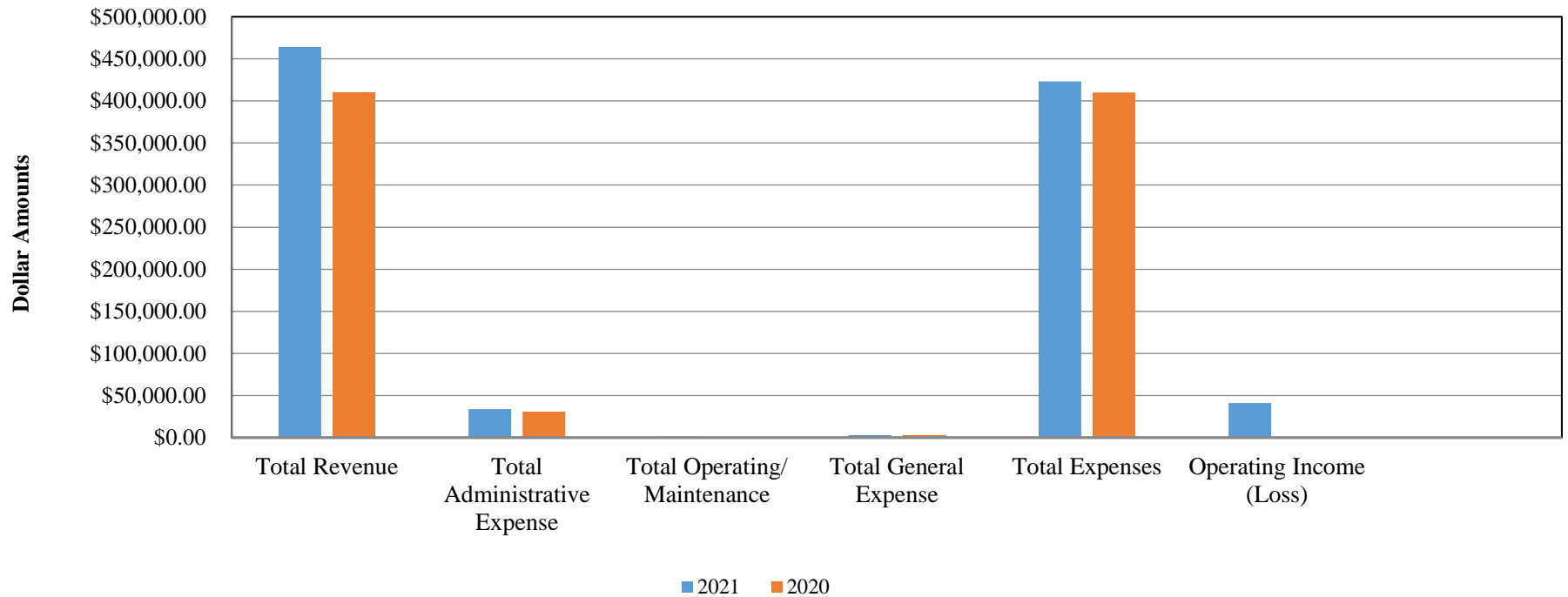
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	3,253.00	3,800.00	(547.00)	-14.39 %
Total Rental Income					3,253.00	3,800.00	(547.00)	-14.39 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	74.87	74.84	0.03	0.04 %
Other Income-Tenants	3	01	3690	5	0.00	15.00	(15.00)	-100.00 %
Total Other Income					74.87	89.84	(14.97)	-16.66 %
Total Revenue					3,327.87	3,889.84	(561.97)	-14.45 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	15.76	11.17	(4.59)	-41.09 %
Employee Benefits Cont - Admin	3	01	4182	5	12.89	14.93	2.04	13.66 %
Telephone/Cell Phones/Internet	3	01	4190.13	5	0.00	(61.95)	(61.95)	100.00 %
Other Sundry Expense	3	01	4190.18	5	174.35	183.82	9.47	5.15 %
Total Administrative Expense					203.00	147.97	(55.03)	-37.19 %
Utilities Expense								
Water	3	01	4310	5	0.18	29.56	29.38	99.39 %
Other Utility Expense - Sewer	3	01	4390	5	0.38	52.41	52.03	99.27 %
Total Utilities Expense					0.56	81.97	81.41	99.32 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	11.10	0.00	(11.10)	0.00 %
Contract Costs	3	01	4430	5	0.00	240.00	240.00	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	45.00	37.99	(7.01)	-18.45 %
Contract Costs-Other Repairs	3	01	4430.03	5	2,945.00	0.00	(2,945.00)	0.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	309.75	309.75	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	350.00	0.00	(350.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	0.00	95.94	95.94	100.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	(2.65)	30.89	33.54	108.58 %
Total Ordinary Maintenance and Operation					3,348.45	714.57	(2,633.88)	-368.60 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	597.66	504.04	(93.62)	-18.57 %
Insurance - General Liability	3	01	4510.02	5	15.49	11.05	(4.44)	-40.18 %
Insurance - Other	3	01	4510.15	5	144.58	122.46	(22.12)	-18.06 %
Total General Expense					757.73	637.55	(120.18)	-18.85 %
Total Expenses					(4,309.74)	(1,582.06)	(2,727.68)	172.41 %
Net Income (Loss)					(981.87)	2,307.78	(3,289.65)	-141.59 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 04/01/2022 End: 04/30/2022	Start: 04/01/2021 End: 04/30/2021
Total Revenue	\$464,326.91	\$410,228.31
Total Administrative Expense	\$33,746.86	\$30,717.55
Total Operating/ Maintenance	\$1,328.46	\$171.75
Total General Expense	\$3,100.86	\$2,911.94
Total Expenses	\$423,076.18	\$409,894.71
Operating Income (Loss)	\$41,250.73	\$333.60

Section 8 Comparative April - April 2022 to 2021



Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 04/01/2022	Start: 04/01/2021		
					End: 04/30/2022	End: 04/30/2021	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	48,818.00	45,440.00	3,378.00	7.43 %
Interest Income HA Portion	7	01	3300	5	120.31	146.41	(26.10)	-17.83 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	4,145.00	2,489.00	1,656.00	66.53 %
Portable Admin Fees Earned	7	01	3300.P	5	16,527.60	0.00	16,527.60	0.00 %
Other Income	7	01	3690	5	35.00	0.00	35.00	0.00 %
HAP Earned Income	7	01	4902	5	394,681.00	361,000.00	33,681.00	9.33 %
HAP Earned Income - VASH	7	03	4902	5	0.00	937.00	(937.00)	-100.00 %
Total Operating Income					464,326.91	410,012.41	54,314.50	13.25 %
Other Receipts								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	215.90	(215.90)	-100.00 %
Total Other Receipts					0.00	215.90	(215.90)	-100.00 %
Total Revenue					464,326.91	410,228.31	54,098.60	13.19 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	10,181.21	7,025.79	(3,155.42)	-44.91 %
Accounting Fees	7	01	4170	5	0.00	346.40	346.40	100.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	3,488.34	3,355.76	(132.58)	-3.95 %
Postage/FedEx/UPS	7	01	4190.03	5	466.60	0.00	(466.60)	0.00 %
Tenant Tracker	7	01	4190.10	5	382.50	115.00	(267.50)	-232.61 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	565.34	521.32	(44.02)	-8.44 %
CARES - Telephone/Cell Phones/	7	01	4190.13	CR	0.00	28.68	28.68	100.00 %
Other Sundry Expense	7	01	4190.18	5	65.01	87.85	22.84	26.00 %
Administrative Contact Costs	7	01	4190.19	5	1,559.36	2,295.75	736.39	32.08 %
Asset Management Fee - AMP	7	01	4190.22	5	8,952.00	8,868.00	(84.00)	-0.95 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,595.00	5,542.50	(52.50)	-0.95 %
Asset Management Fee - AMP	7	03	4190.22	5	876.00	900.00	24.00	2.67 %
AMP Bookkeeping Fees	7	03	4190.23	5	547.50	562.50	15.00	2.67 %
Total Administrative Expense					33,746.86	30,717.55	(3,029.31)	-9.86 %
Ordinary Maintenance and Operation								
CARES - MATERIALS	7	01	4420	CR	0.00	(55.88)	(55.88)	100.00 %
Total Ordinary Maintenance and Operation					0.00	(55.88)	(55.88)	100.00 %
Protective Services								
CARES - PROTECTIVE SERVICES	7	01	4480	CR	0.00	243.10	243.10	100.00 %
Total Protective Services					0.00	243.10	243.10	100.00 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	71.85	(1,058.96)	-1473.85 %
4400 Contracted Cost	7	01	4430	5	0.00	50.00	50.00	100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	197.65	49.90	(147.75)	-296.09 %
Total Operating Expenses					1,328.46	171.75	(1,156.71)	-673.48 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	167.18	132.06	(35.12)	-26.59 %
Insurance - Workman's Comp	7	01	4510.04	5	801.55	757.10	(44.45)	-5.87 %
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	166.35	(13.94)	-8.38 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	40.13	40.13	0.00	0.00 %
Portability - Port In Deposits	7	01	4590.PID	5	(3,105.00)	0.00	3,105.00	0.00 %
Portability - Port In Expenses	7	01	4590.PIE	5	3,105.00	0.00	(3,105.00)	0.00 %
Portable Admin Fees Paid	7	03	4590.P	5	1,911.71	1,816.30	(95.41)	-5.25 %
Total General Expense					3,100.86	2,911.94	(188.92)	-6.49 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	351,426.00	339,847.00	(11,579.00)	-3.41 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 04/01/2022	Start: 04/01/2021		
				End: 04/30/2022	End: 04/30/2021	Variance	Variance %
HAP Payments - Utilities	7	01	4715.4	5	4,362.00	5,690.00	1,328.00 23.34 %
Fraud Recovery HUD	7	01	4715.8	5	(4,145.00)	(2,489.00)	1,656.00 -66.53 %
HAP Payments - Port Out	7	01	4715.PO	5	724.00	734.00	10.00 1.36 %
HAP Payments - Rents	7	02	4715.1	5	3,716.00	3,785.00	69.00 1.82 %
HAP Payments - Rent - VASH	7	03	4715.1	5	10,632.00	8,716.00	(1,916.00) -21.98 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	0.00	161.00	161.00 100.00 %
HAP Payments - Port Out	7	03	4715.PO	5	17,126.00	19,131.25	2,005.25 10.48 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	484.00	331.00	(153.00) -46.22 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	550.00	0.00	(550.00) 0.00 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	25.00	0.00	(25.00) 0.00 %
Total Housing Assistance Payments					384,900.00	375,906.25	(8,993.75) -2.39 %
Total Expenses					(423,076.18)	(409,894.71)	(13,181.47) 3.22 %
Net Income (Loss)					41,250.73	333.60	40,917.13 12272.82 %

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

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

Custom 2: VOUCH

Custom 3:

Accounting/Human Resources Report
for June 15, 2022
Highlights of Activities for May 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 1st and 3rd Wednesdays
 - HUD Training Meetings—every other Thursday & Maintenance every 2nd and 4th Thursday
 - Motivational staff on Fridays
 - Other meetings with Rent Payment System, Lindsey-MRI, Board Reports review & Board Meeting practices
 - Memorial Day on Monday, May 30, 2022- Holiday
- Attended May Board Meeting and prepared financials for the monthly Board Report
- Assisted Low Rent with processing payments for Utility Allowances and Security Deposits
- Continued to train Mary Prieto and Housing Managers on Public Housing procedures and daily operations. Assisted Mary with the CFP drawdowns and check submissions.
- Worked with Lindsey MRI on FDS submission on the End of the Year financials.
- Entered journal entries, deposits, online payment transfers
- Worked with the Texas Workforce Commission on wage verification for former employee.
- 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.
- Family Learning Centers closed on May 19, 2022; they will re-open on August 22, 2022 to help students with homework.

HUD Book Rich Environment (BRE) Initiative:

The Market Days BRE Initiative was held on Saturday, May 7, 2022, from 9:00 a.m. to 3:00 p.m.

- 300 books were distributed

The PHA Peer to Peer call/meeting was held on Thursday, May 19, 2022, at 2:00 p.m. via Zoom.

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

- May 02, 2022: “Not Quite Black and White” – read by Anna Morales, Property Manager/ Youth Coordinator
- May 09, 2022: “Are you my Mother” – read by Rosalinda Mercado, Chief Operations Officer at Sunny Glenn Children’s Home
- May 16, 2022: “Five Little Monsters Jumping on the Bed” – read by Anna Morales, Property Manager/Youth Coordinator
- May 23, 2022: “Good Boy” – read by Isabella Leal, student at Vernon World Languages Academy Middle School
- May 30, 2022: “The Very Best Daddy of All”- read by Mr. Jesse Leal, 7th grade History Teacher at Vernon World Languages Academy Middle School

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

- May 3, 2022: “Taking Stock and Looking Forward: Principals on K-3 Learning”
- May 10, 2022: “Showing Up Matters for R.E.A.L. (Routines, Engagement, Access to resources & Learning)”
- May 17, 2022: “Learning Loss Recovery Challenge webinar, Innovations in Parent & Educator Supports Critical to School Readiness”
- May 24, 2022: “Elevating Educators: Investing in Teacher Professional Development for Long-Term Payoff”
- May 31, 2022: “Prioritizing Relationships in Tutoring for Equitable Learning Recovery”

Weekly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comment	Call Taken/ Made By
05/02/22	NA	NA	Running Late	4:00 p.m.	ST Learning Center teacher running late; Stayed for coverage	Anna
05/17/22	NA	NA	Newsletters	2:14 p.m.	Delivery of Newsletters	Anna
05/23/22	NA	NA	Contractor	2:25 p.m.	Head Start Fence Repairs	Anna

Educational Program Meetings and Updates

Little Free Libraries:

Little Free Libraries are being 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. Currently, there are no classes being held.

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	125	7	Pending
HAVE-STR	04/20/2022	125	6	5
Los Vecinos TA	04/14/2022	10	2	Pending
Sunset Terrace TA	04/14/2022	1	0	Pending
Bonita Park TA	04/14/2022	5	1	Pending
Le Moyne Garden TA	04/14/2022	25	1	Pending
NELROD	05/31/2022	125	4	Pending

NAHRO Merit Awards:

NAHRO Merit Award applications have been submitted:

- 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 will be re-established to offer services to our children and college preparedness for juniors and seniors at our sites.

What Home Means to Me Art Project

15 Art pieces were reviewed and submitted 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

The Spring Newsletter has been completed and distributed.

Drafts for Summer Newsletters have started.

Community Meetings and Updates

Cameron and Willacy County Homeless Coalition:

The Cameron County Homeless Coalition meeting was held on Tuesday, May 17, 2022, at 2:00 p.m. via Microsoft Teams.

- Presentation with American Rescue Plan (ARP)
- Updates given; trying to set up a summer 2022 Point In Time (PIT) count

ConnectHomeUSA:

The ConnectHomeUSA meeting was held on Monday, May 9, 2022, at 11:00 a.m. via Microsoft Teams.

Healthy Harlingen – Nutrition Workgroup:

The Healthy Harlingen Meeting was held on Tuesday, May 10, 2022, at 12:00 p.m. at the Lon C. Hill Bldg.

Quarterly Crime Prevention Meeting:

There was no Quarterly Crime Prevention Meeting held in May.



Fatima Jimenez, 13, Los Vecinos



Aitana Gracia, 4, Los Vecinos



Joaquin Fuentes, 10, Le Moyne Gardens

Tenant Association Meetings:

Meetings are held twice a month.

Topics: Mental Health Awareness, HUD Strong Families Initiative and recruiting new Tenant Association members

- **Los Vecinos** - Wednesdays, May 11th and 25th
- **Bonita Park** - Mondays, May 9th and 23rd
- **Sunset Terrace** - Tuesdays, May 10th and 24th
- **Le Moyne Gardens** - Thursdays, May 12th and 26th

Community Meetings and Programs:

Le Moyne Gardens and Los Vecinos Gardens:

I meet with the residents every Tuesday and Wednesday at Le Moyne Gardens and every Thursday at Los Vecinos from 4:00 p.m. to 5:00 p.m. Planting continues at Le Moyne Gardens and Los Vecinos.

Recycling Program:

Recycling days are on the 1st and 3rd 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, May 17, 2022, at 2:00 p.m. via Microsoft Teams. Topics discussed:

- Presentation with American Rescue Plan (ARP)
- Set up for a possible Summer 2022 Point In Time (PIT) count

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, May 7, 2022. A total of 300 books were distributed to children as part of the HUD Book Rich Environment Initiative.

Healthy Harlingen – Nutrition Workgroup:

A meeting was held on Tuesday, May 10, 2022, at 12:00 p.m., at the Lon C. Hill Bldg. (502 E. Tyler Ave.)

Quarterly Crime Prevention Meeting:

No Quarterly Crime Prevention Meeting was held this month.

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

I will work on re-submitting speed hump application signatures for all sites. Application submission date is pending.

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 combined rate is 82% connected.

ConnectHomeUSA:

A meeting was held on Monday, May 9, 2022, at 11:00 a.m., via Microsoft Teams. Topics discussed:

- Region updates were given
- Site updates were given
- Upcoming trainings were mentioned

Monthly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comments	Call Taken/ Made by
5/03/22	16228	BP#103	Tenant Association Flyer	9:00 a.m.	Resident volunteered to hand out flyer for upcoming Tenant Association Meetings	Angie
5/18/22	22972	S8	Nelrod Scholarship	11:00 a.m.	Remind of appointment to review Nelrod Scholarship	Angie
5/25/22	N/A	N/A	TX Workforce Presentation	4:16 p.m.	Scheduled a presentation	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:

PHA Peer to Peer call/meeting was held on Thursday, May 26, 2022, at 2:00 p.m. via Zoom.

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

- May 2, 2022: “Not Quite Black and White” – read by Ms. Anna Morales, Youth Coordinator/Property Manager
- May 9, 2022: “Are You My Mother” – read by Dr. Rosalinda Mercado, Chief Operations Officer at Sunny Glenn Children’s Home
- May 16, 2022: “Five Little Monsters Jumping on the Bed” – read by Anna Morales, Youth Coordinator/Property Manager
- May 23, 2022: “Good Boy” – read by Isabella Leal, student at Vernon Middle School World Languages Academy
- May 30, 2022: “The Very Best Daddy of All” – read by Jesse Leal, History Teacher at Vernon Middle School World Languages Academy

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

- May 3, 2022: “Taking Stock and Looking Forward: Principals on K-3 Learning”
- May 10, 2022: “Showing Up Matters for R.E.A.L.(Routines, Engagement, Access to resources and Learning”
- May 17, 2022: “Learning Loss Recovery Challenge webinar, Innovations in Parent & Educator Supports Critical to School Readiness”
- May 24, 2022: “Elevating Educators: Investing in Teacher Professional Development for Long-Term Payoff”
- May 31, 2022: “Prioritizing Relationships in Tutoring for Equitable Learning Recovery”

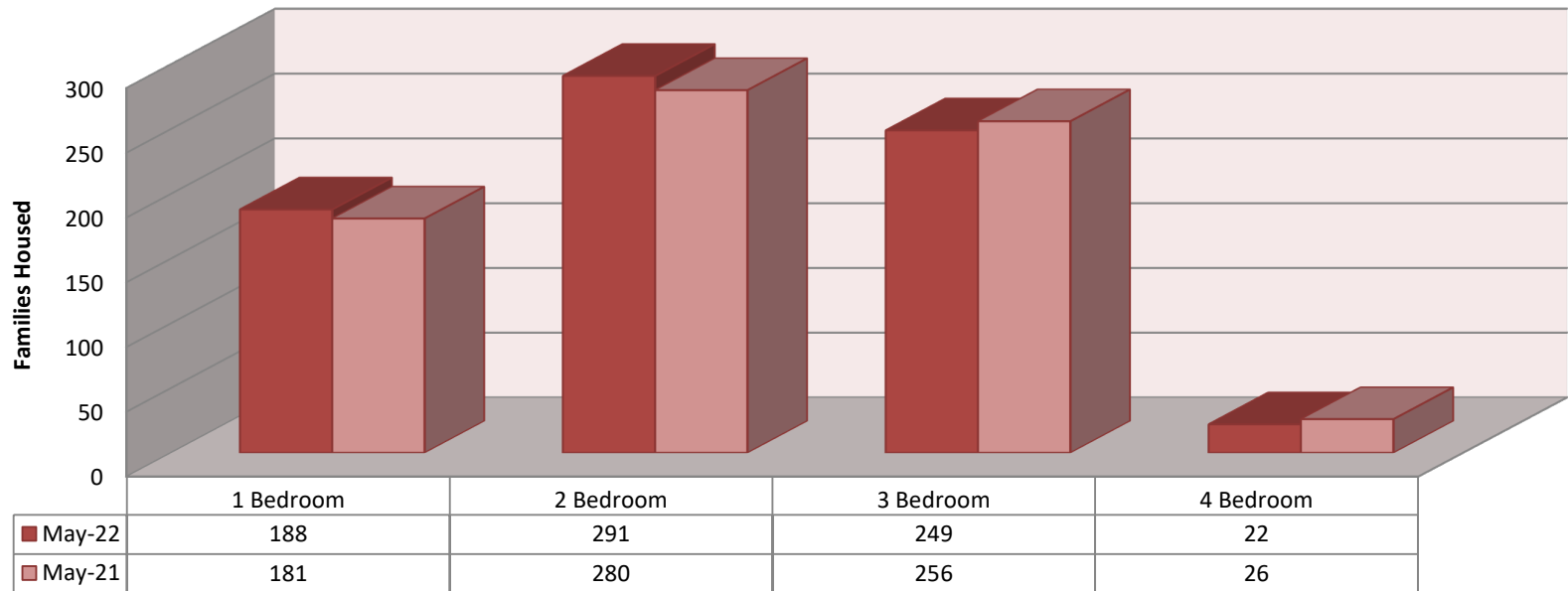
Sylvan Learning Center Partnership:

A partnership with Sylvan Learning Center will be re-established to offer services to our children and college preparedness for juniors and seniors at our sites.

**Board Meeting Report
June 15, 2022**

**Total Alloted Vouchers: 733
Vouchers Leased: 750
Pending Vouchers: 0
Vouchers Issued: 70**

**HCV/Section 8 Program
Comparison of Leased Vouchers
May 2022/2021**

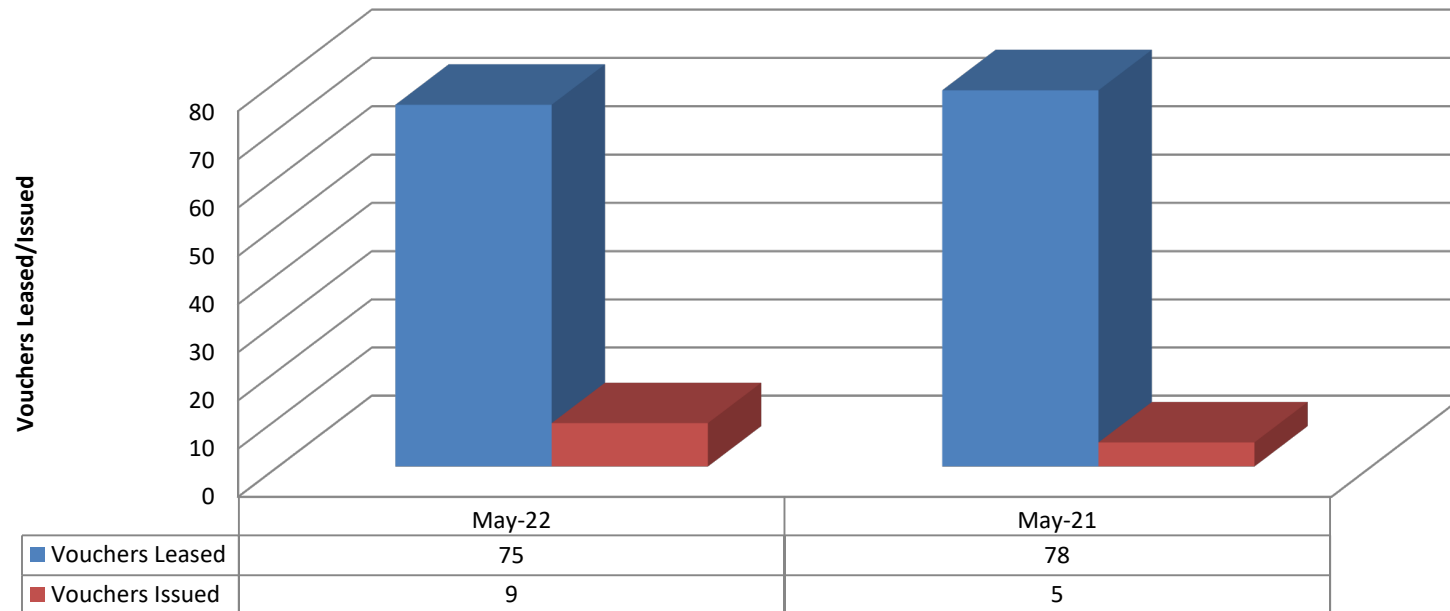


Total Families on Waiting List	508
---------------------------------------	------------

**Board Meeting Report
June 15, 2022**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 75
Port-outs: 48
Housed in Harlingen: 27**

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



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report June 15, 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
April 2022 Score is
100.00%

Quality Control

File audits were held on May 20, 2022

Activities for the month of May 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on May 12th (20 were received)
- Issued HAP Checks for June 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
- Prepared monthly board reports
- Prepared weekly reports
- Other duties as assigned

Housing Authority of the City of Harlingen, Texas

May 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 →	146	115	19	4	4	191	479
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	3	1	0	0	0	1	5
3 bed	0	1	0	0	0	4	5
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	3	2	0	0	0	5	10
Total Vacancies →	3	2	0	0	0	5	10

Total Units per Development →	150	120	20	4	4	200	498
-------------------------------	------------	------------	-----------	----------	----------	------------	------------

Notation: Data based on Manager's Monthly Reports Submitted 5/31/2022

Prepared by: Nancy Garza - Admission Coordinador

* **OCCUPANCY RATE:** 98.00% 98.33% 100.00% 100.00% 100.00% 97.50% **97.99%**

* **VACANCY RATE:** 2.00% 1.67% 0.00% 0.00% 0.00% 2.50% **2.01%**

* does not include CFP units

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

Per unit Fee count 147 118 20 4 4 195 488

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 June 15, 2022

Activities for the month of May

WAITING LIST AS OF 05-31-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	68
2 Bedroom	05
3 Bedroom	09
4 Bedroom	01
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 83

Unit offers mailed: 30

Security Deposits received: 05

Applications ready for review as of 05-31-2022: 9

Applications pending: 39

Date: June 1, 2022

To: Harlingen Housing Authority
Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: June 15, 2022, Public Housing Board Report
May Activities

Report on Contracts:

Los Vecinos AMP #010:

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

Southern Construction repaired storage roofing at apartment 147. This job is 100% complete.

Industrial Fire and Safety Co. installed fire extinguishers to all apartments. This job is 100% complete.

Advanced A/C repaired the A/C system at the Learning Center office. This job is 100% complete.

Bonita Park AMP #020:

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

Texas State Alarm replaced a camera at employee parking lot near office. This job is 100% complete.

Rudy De La Cruz is remodeling apartment 76. This job is 85% complete.

Rudy De La Cruz is repairing interior walls, tape and float with paint in apartment 13. This job is 0% complete.

GS Electric and Remodeling is remodeling the bathroom in apartment 101. This job is 60% complete.

GS Electric and Remodeling replaced an exterior electrical box cover at the maintenance shop. This job is 100% complete.

Industrial Fire and Safety Co. installed fire extinguishers to all apartments. 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.

Advanced A/C repaired the A/C system at apartment 1810 B. This job is 100% complete.

Rudy De La Cruz replaced the rear door to apartment 1810 A. 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 replaced the front and rear exterior doors at apartment 7. 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.

Le Moyne Gardens AMP #030:

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

Rudy De La Cruz repaired and painted the ceiling at apartment 74. This job is 100% complete.

Industrial Fire and Safety Co. installed fire extinguishers to all apartments. This job is 100% complete.

Santiago Espinosa is remodeling apartments 73 and 103. This job is 20% complete.

Southern Construction is installing metal roofing for apartments 55 through 58 and 177 through 180. This job is 0% 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.

Rudy De La Cruz painted front side of building at 209 Jackson St. This job is 100% complete.

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

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

April 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 two (2) 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 May 10, 2022 and May 24, 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 closed on May 19, 2022.; they will re-open on August 22, 2022 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 re-establish 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

June 15, 2022

Maintenance Report

By: Mary Prieto, Senior Property Manager

May Activity

Units ready to rent for the Month of May 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	254;247	0	0	2
Bonita Park	0	19	0	0	1
Le Moyne Gardens	2	0	136;139	0	3
Sunset Terrace	0	0	9	0	1
Aragon/Arroyo	0	0	0	0	0
Total	1	3	3	0	7

Work orders completed for the Month of May 2022

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2022 - 05/31/2022	155	69	126	28	378

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2021 – 05/31/2021	136	90	108	17	351

Accounting Assistant /MIS Coordinator Board Report

June 15, 2022

May 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 May 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 April 2022 for Autopay invoices
- ❖ Closed Purchase orders once completed and approved by management
- ❖ Closed the End of Month for April 2022
- ❖ Combined the End of Month reports and sent them to management
- ❖ Submitted reports as needed (Weekly, Admin, Board, and Goals)
- ❖ Continued to monitor the website and recommended changes as needed
- ❖ CNG Update: On the Le Moyne Gardens server John has the server prepped for delivery to Le Moyne Gardens. We are at 75% completed.

Please let me know if you may have any questions.

Thank you,

Patty Vega

DATE: June 1, 2022

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

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

SUBJECT: Calendar & Report for the June 15, 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:

June 2022: Schedule may change at any time

- 01: Update Community letters with office hours 9:00 a.m. – 1:00 p.m.
- 01: Hurricane Season begins (ends November 30, 2022)
- 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: LV & City Mtg for streets and parking at 10:00 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
- 06: HUD Strong Family Initiative at Bonita Park at 10:00 a.m.
- 07: HUD Strong Family Initiative at Sunset Terrace at 10:00 a.m.
- 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: HUD Strong Family Initiative at Los Vecinos at 3:30 p.m.
- 08: Wednesday Admin Mtg at 1:30 p.m.
- 08: Le Moyne Garden Vegetable Garden Mtg at 4:00 p.m.
- 09: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 09: HCV/S8 Application (20)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: HUD Strong Family Initiative at Le Moyne Gardens at 10:00 a.m.
- 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: San Antonio HUD field office Microsoft Teams Mtg 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: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.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: Newsletter review at 10:00 a.m. or 2:00 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.
- 07: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.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
- 21: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 22: Friday Staff Mtg at 3:00 p.m.
- 25: Aprio Auditor will conduct Agency Annual Audit
- 25: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 25: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 25: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 26: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 26: Tuesday Security & Crime Prevention Mtg at 3:00 p.m.
- 26: HAP&UA Checks for August 2022
- 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.
- 04: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community **(Back to School Event)**
- 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
- 15-18: 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
- 18: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 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: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 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: 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.
- 27: City of Harlingen Auction (Saturday) In person & Virtual?
- 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
- 01: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 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
- 12-13: Inventory at Los Vecinos & COCC
- 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: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 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: 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: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 27: Tuesday Security Mtg at 3:00 p.m.
- 27: HAP&UA Checks for October 2022
- 27-28: Inventory BP/ST
- 29: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 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.
- 06: Financial Budget Workshop FYE 2024
- 07: Friday Staff Mtg at 3:00 p.m.
- 08: Financial Budget Workshop FYE 2024
- 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
- 10-11: Inventory at LMG
- 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: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 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
- 01: **Start working on VBLF grant progress report**
- 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.
- 20: VBLF Grant progress report due
- 21: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 21: Review of Low Rent Monthly Reports at 11:00 a.m.

- 21: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21-23: Annual Leave Ariana Valle, Administrative Assistant
- 22: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 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.
- 30: Hurricane Season ends (begins June 1, 2023)
- 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: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 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.
- January 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 01: New Year's Day
- 02: Holiday (New Year's Day)
- 03: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 03: (Tuesday) Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 04: City of Harlingen Mtg at 5:30 p.m.
- 06: Incentive Pay
- 06: Friday Staff Mtg at 3:00 p.m.
- 07: Market Days Downtown! BRE Reading of Books to Community
- 09: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 09: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 09: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 10: Pest Control at Los Vecinos
- 10: Tuesday Security Mtg at 3:00 p.m.
- 10-12: Board Mtg Practice at 8:15 a.m.
- 11: Pest Control at Bonita Park
- 11: Wednesday Admin Mtg at 1:30 p.m.
- 12: HCV/S8 Application (20)
- 12: Thursday Maintenance Meeting at 3:00 p.m.
- 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.
- 18-19: Pest Control at Le Moyne Gardens
- 18: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by
- 18: City of Harlingen Mtg at 5:30 p.m.
- 19: Board Mtg Overview & Admin Team Mtg at 8:15 a.m. Webex
- 23: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 23: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 24: HCV/S8 Two Year Tool Mtg with Brenner Stiles, HUD San Antonio at 10:00 a.m.
- 24: Tuesday Security Mtg at 3:00 p.m.
- 25: Wednesday Admin Mtg at 1:30 p.m.
- 26: Thursday Maintenance Meeting at 3:00 p.m.
- 27: Vehicle Inspections at COCC
- 27: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 27: February 15, 2023, Board Agenda & Minutes for January 18, Board Mtgs due 12 (Noon)

- 27: Board Reports due
- 27: Tentative Board Agendas due for February, March & April 2023
- 27: Friday Staff Mtg at 3:00 p.m.
- 30: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 30: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- February 2023: 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: City of Harlingen Mtg at 5:30 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.
- 08: Pest Control at Bonita Park
- 08: Wednesday Admin Mtg at 1:30 p.m.
- 09: HCV/S8 Application (20)
- 09: Financial Workshop to Finalize FYE 2024 Budget
- 09: Thursday Maintenance Meeting at 3:00 p.m.
- 10: Friday Staff Mtg at 3:00 p.m.
- 11: Financial Workshop to Finalize FYE 2024 Budget
- 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.
- 14: Pest Control at Los Vecinos
- 14: Tuesday Security Mtg. at 3:00 p.m.
- 15: Regular Board Meeting 12:00 p.m. (Noon) Invocation by
- 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
- 17: Friday Staff Mtg at 3:00 p.m.
- 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
- 23: Veteran Housing Webex Mtg with Homeless Coalition at 10:00 a.m.
- 23: Thursday Maintenance Mtg at 3:00 p.m.
- 24: Vehicle Inspections at COCC
- 24: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 24: March 15, 2023 Board Agenda & Minutes for February 15, Board Mtgs due 12 (Noon)
- 24: Board Reports Due
- 24: Tentative Board Agendas due for March, April & May 2023
- 24: Friday Staff Mtg at 3:00 p.m.
- 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.

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 for 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 operation updates 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 May 18, 2022, Regular Board Meeting and the Agenda for June 15, 2022, Regular Board Meeting.

*2022 Schedule of Board Meetings is attached. Board meetings will be held in person at 219 E. Jackson Street, Harlingen Texas 78550, with an option to participate via Telephone Conference call and Video Conference on Webex. A quorum must be present in person. Next Board Meeting is scheduled Wednesday, July 20, 2022, at 12 noon at 219 E. Jackson Street, Harlingen, Texas 78550. A Harlingen Affordable Housing Corporation Board of Directors Meeting is scheduled at 12:30 p.m., following the Regular Board Meeting.

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

Thanks,

Hilda Benavides,
Chief Executive Officer

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.