



REGULAR BOARD MEETING
 Wednesday, October 19, 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, October 19, 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 #2557 416 0755, Password: hha19 or join the video conference by phone at 408-418-9388, Password: 44219.

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. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a council member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item . Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a quorum – Carlos Perez
4. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of visitors and staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Annual Board Meeting of September 28, 2022. (pg. 3-6)
9. Presentation of “Employee of the Quarter” Award for the months of October, November, and December 2022. (pg. 7)
10. Presentation of Nelrod Scholarship Awards – Mary Prieto

II. NEW BUSINESS

1. Presentation of the Unaudited Financial Statement for all accounts for the month of August 2022, and to take action to approve the Unaudited Financial Statement as presented. Presenter: Cynthia Lucio (pg. 8-25)
2. Consider and take action to charge off the current unpaid balances due for vacated unit accounts for the month of September 2022. Presenter: Mary Prieto (pg. 26-29)
3. Consider and take action to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2022. Presenter: Cynthia Lucio and Becky McCune Aprio, LLP Associate (pg. 30-59)

- 4. Consider and take action to approve Resolution 1490 adopting the Housing Choice Voucher/Section 8 proposed fair market value payment standards at the 110% level, effective January 1, 2023.
Presenter: Diana Perez (pg.60-61)

III. OLD BUSINESS-NON ACTION ITEMS

- 1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
 - a) Financial and Human Resources Reports by Cynthia Lucio; (pg.62-81)
 - b) Resident Events and Youth ti ti ty Report by Angie Q. Rodriguez; (pg.82-85)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.86-88)
 - d) Low Rent Occupancy Report by Nancy Garza; (pg.89-90)
 - e) Senior Property Manager Report by Mary Prieto; (pg.91-92)
 - f) Maintenance Report by Mary Prieto; (pg.93)
 - g) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.94)

- 2. Chief Executive Officer’s Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months.
Presenter: Hilda Benavides (pg.95-107)

IV. 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, at the Bonita Park Apartments, 601 South Rangerville Road, at the 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, October 14, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of October 2022



 Ariana Valle, Administrative Assistant



Minutes of the Annual Board Meeting
 Wednesday, September 28, 2022, at 11:30 a.m.
 at the Harlingen Convention Center
 701 Harlingen Heights Dr., Harlingen, Texas 78552

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Annual Board Meeting Wednesday, September 28, 2022, at 11:33 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONERS

The honorable Judge Migdalia Lopez reappointed and administered the oath of office to Commissioners, Carlos “Charlie” Perez, Carlos Muñiz, and Maria Ines Borjas. Judge Lopez also administered the oath of office to newly appointed Commissioners, Bettina Elliott and Irma Sánchez Peña.

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present consisting of Bettina Elliott, Carlos “Charlie” Perez, Carlos Muñiz, Irma Sánchez Peña, and Maria Ines Borjas.

INVOCATION

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

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF VISITORS AND STAFF

Chief Executive Officer Benavides introduced herself and welcomed visitors, guest and staff starting with the Board of Commissioners, Carlos “Charlie” Perez, Carlos Muñiz, Maria Ines Borjas, Bettina Elliott, Irma Sánchez Peña, Julio Cavazos, Attorney, Alan Ozuna, Judge Migdalia Lopez and Chief Financial Officer, Cynthia Lucio. Chief Financial Officer Lucio continued with the introduction of Diana Perez, HCV/S8 Admissions Administrator, 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, Ariana Valle, Administrative Assistant, Evelyn Castillo, Assistant Property Manager, Carlos Lopez, Maintenance Aide B, Jose Montoya, Maintenance Aide A, Anita Navarro, Section 8 Intake Coordinator/Inspector, Luis Ortega, Maintenance Aide B, Leslie Reyna, Assistant Property Manager, Angie Rodriguez, Resident Events Coordinator, Elijio Sanchez, Maintenance Aide A, Norma Serino, Acting Property Manager, Jose Zepeda, Maintenance Aide A, Esmeralda Castillo, Admissions Specialist, Sarah Perrill, Accounting Clerk, Diana Cheramie, Temp. Clerk, Gloria Amaro, Temp. Clerk, Liliana Garza, Temp. Clerk, Yvette Cortez, Temp. Clerk, Marco Fajardo, Temp. Maintenance, Guest/Visitors, Gabe Gonzalez, City Manager, Josh Ramirez, Assistant City Manager, Craig Cook, Assistant City Manager, Ford Kinsley, City Commissioner District 1, Myriam Anderson, Assistant Chief of Police, Alfredo Alvear, Deputy Chief of Police, Luis Omar Hernandez, Veteran Affairs, Eduardo Zuñiga, Veteran Affairs, Josefina Cavazos, Veteran Affairs, Benito De Luna, Veteran Affairs, Tim Elliott, Guest, Ruben Peña, Guest, John Alvarado, Computer Network Group, Sem Vargas, Photographer, Jesus De Leon, Pervious Hearing Officer, Nemecio Lopez, Guest, Judy Quisenberry, Valley Baptist Legacy Foundation, and Frank Morales, City Commissioner District 4.

ELECTION OF CHAIR FOR THE INCOMING YEAR

Chair Perez made a motion to nominate Carlos Muñiz for Chairperson but Mr. Muñiz declined the nomination. Carlos Muñiz made motion to nominate Carlos "Charlie" Perez for Chairperson. Motion was seconded by Commissioner Elliott and passed unanimously, with Chair Perez abstaining.

ELECTION OF VICE-CHAIR FOR THE INCOMING YEAR

Vice Chair Muñiz made a motion to nominate Irma Sánchez Peña for Vice-Chair. Motion was seconded by Commissioner Elliott and passed unanimously, with Vice-Chair Sánchez Peña abstaining.

PUBLIC COMMENTS

No public comments were presented at the Annual Board Meeting at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, TX 78552.

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

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of July 20, 2022. Commissioner Muñiz made the motion to approve the Minutes of the Regular Board Meeting of July 20, 2022. Motion was seconded by Commissioner Elliott and passed unanimously.

SERVICE AWARD TO THE FOLLOWING TENURED EMPLOYEES:

Chief Financial Officer Lucio introduced the following tenured employees and their service awards, respectively. Service Award of 5 years to Nancy Garza, Admissions Coordinator, Carlos Lopez, Maintenance Aide B, Cruz Sosa, Maintenance Aide B, Retreat Ariana Valle, Administrative Assistant, Service Award of 30 years to Jose Montoya, Maintenance Aide A. A plaque was presented to each of the tenured employees; Chair Perez and Chief Executive Officer Benavides congratulated the tenured employees for their service to the Harlingen Housing Authority and the community.

PRESENTATION OF ANNUAL REPORT AND FINANCIAL STATEMENT

Chief Financial Officer Lucio and Accounting Assistant/MIS Coordinator Vega presented the Annual Report and Financial Statement for FYE March 31, 2022.

II. NEW BUSINESS**1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENTS FOR ALL ACCOUNTS FOR THE MONTHS OF JUNE AND JULY 2022, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENTS AS PRESENTED.**

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statements for all accounts for the months of June and July 2022 were included in their agenda packets. She reported as follows:

Harlingen Housing Authority							
Summary of Revenues & Expenditures							
For the Month Ended June 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	\$372,418.89	\$66,831.83	\$93,402.97	\$86,954.00	\$120,983.14	\$4,246.95	\$333,023.11
Total Expenditures	\$364,580.29	\$60,319.69	\$94,607.00	\$93,819.23	\$114,549.00	\$1,285.37	\$422,506.04
Revenues Over (Under) Expenditures	\$7,838.60	\$6,512.14	(\$1,204.03)	(\$6,865.23)	\$6,434.14	\$2,961.58	(\$89,482.93)
Cash reserves or funds transferred in	\$8,069.26	\$0.00	\$1,204.03	\$6,865.23	\$0.00	\$0.00	\$89,482.93
				Note: Bonita Park had more contract and materials costs due to the REAC inspection preparation and Pilot Taxes			
				Los Vecinos: Pilot Taxes payment			4
				HCV/Section 8: Housing more families			

Harlingen Housing Authority							
Summary of Revenues & Expenditures							
For the Month Ended July 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	\$356,796.19	\$66,523.07	\$90,785.53	\$82,185.56	\$113,137.50	\$4,164.53	\$428,796.13
Total Expenditures	\$369,268.11	\$84,780.90	\$64,992.03	\$113,977.84	\$103,942.08	\$1,575.26	\$445,940.47
Revenues Over (Under) Expenditures	(\$12,471.92)	(\$18,257.83)	\$25,793.50	(\$31,792.28)	\$9,195.42	\$2,589.27	(\$17,144.34)
Cash reserves or funds transferred in	\$50,050.11	\$18,257.83	\$0.00	\$31,792.28	\$0.00	\$0.00	\$17,144.34
				Note: Bonita Park had more contract and materials costs due to the REAC inspection preparation			
				COCC: Contract costs - added Security system enforcement			
				Training and travel costs - HAVE -STR training			
				HCV/Section8: Housing more families			

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statements for all accounts for the months of June and July 2022, and to take action to approve the Unaudited Financial Statements as presented. Commissioner Muñoz made the motion to approve the Unaudited Financial Statement for all accounts for the months of June and July 2022 as presented by Administration. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JULY AND AUGUST 2022

Senior Property Manger Prieto noted that the agenda packets contained a listing of unpaid balances due for vacated unit accounts for the months of July and August 2022 in the total amount of \$1,896.00 for July and \$498.00 for August. The total amount consists of:

For the month of July 2022

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 546.00	\$ 1,350.00	\$ -	\$ -	\$ -	\$ -

Grand Total \$ 1,896.00

For the month of August 2022

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498.00

Grand Total \$ 498.00

Commissioner Muñoz asked if balances due are for 1 or 2 months? Senior Property Manager Prieto stated 2 months. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2022 in the total amount of \$2,394.00. Commissioner Muñoz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2022 in the total amount of \$2,394.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE THE AGREEMENTS FOR THE FAMILY LEARNING CENTER COUNSELORS.

Chief Executive Officer Benavides told the board that the packet contains the agreements for the Family Learning Center Counselors. No questions were asked Chair Perez entertained a motion to approve the agreements for the Family Learning Center Counselors. Commissioner Elliott made the motion to approve the agreements for Family Learning Center Counselors. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS-NON ACTION ITEMS

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

- a Financial and Human Resources Report by Cynthia Lucio
- Resident Events and Youth Activity Report by Angie Q. Rodriguez
- Housing Choice Voucher/Section 8 Report by Diana Perez
- Low Rent Occupancy Report by Nancy Garza
- e Senior Property Manager Report by Mary Prieto
- Maintenance Report by Mary Prieto
- 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 packets, and she asked if they had any questions. No questions were asked. No action taken.

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. Chief Executive Officer Benavides informed the Board our next Regular Board Meeting will be October 19, 2022, at 12:00 p.m. No questions were asked and no action taken.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Muñiz. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 12:39 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
Irma Sánchez Peña, Vice-Chair
Carlos Muñiz
Bettina Elliott
Maria Ines Borjas

October 1, 2022

Counselor:
Law Office of
Alan T. Ozuna

Cynthia De La Fuente, Property Manager
Harlingen Housing Authority
219 E. Jackson St.
Harlingen, TX 78550

Chief Executive Officer:
Hilda Benavides

Dear Mrs. De La Fuente:

Congratulations on being selected the "Employee of the Quarter", for the months of October, November, & December 2022.

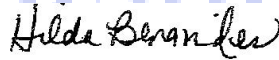
Your employment with us began October 12, 2015, as an Assistant Manager. You were promoted to Property Manager at the Los Vecinos Apartments in May of 2017 and currently you are the Property Manager for Bonita Park, Sunset Terrace, Arroyo Vista Court, and the Aragon Duplexes. Your organizational skills are exceptional, and you train other team members on organizing files and office area. You take great pride in your work and currently you have taken the lead in purchasing and ordering materials for other team members.

Your hard work and dedication shows in your daily tasks. It is a pleasure working with you and seeing you grow with the Agency. Your positive attitude and willingness to assist where and when needed is a great asset to our agency.

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,

Housing Authority



Hilda Benavides,
CEO

Charlie Perez,
Chair

Irma Sánchez Peña,
Vice-Chair

Carlos Muñiz,
Commissioner

Maria Ines Borjas,
Commissioner

Bettina Elliott,
Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

August 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 August 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	\$693,159.46	\$78,947.47	\$188,705.15	\$179,390.92	\$241,785.30	\$4,330.62	\$438,181.14
Total Expenditures	<u>\$323,779.00</u>	<u>\$67,458.15</u>	<u>\$69,427.35</u>	<u>\$86,864.85</u>	<u>\$97,493.40</u>	<u>\$2,535.25</u>	<u>\$434,713.51</u>
Revenues Over (Under) Expenditures	<u>\$369,380.46</u>	<u>\$11,489.32</u>	<u>\$119,277.80</u>	<u>\$92,526.07</u>	<u>\$144,291.90</u>	<u>\$1,795.37</u>	<u>\$3,467.63</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Note:CFP Operations funding received this month for AMPs (extra funds)

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended August 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	\$2,139,230.15	\$345,536.84	\$552,352.35	\$513,667.77	\$707,467.69	\$20,205.50	\$2,132,644.12
Total Expenditures	\$1,558,531.37	\$306,561.51	\$341,642.91	\$439,885.46	\$459,469.86	\$10,971.63	\$2,175,149.35
Revenues Over (Under) Expenditures	\$580,698.78	\$38,975.33	\$210,709.44	\$73,782.31	\$247,997.83	\$9,233.87	(\$42,505.23)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,505.23

Note:
HCV/Section8: Housing more families

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 August 31, 2022	5 Month(s) Ended August 31, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1 06 3690.22	5	0.00	0.00	5,000.00	(5,000.00)	-100.00 %
CFP 50120 Admin	1 06 3690.27	5	0.00	0.00	17,843.75	(17,843.75)	-100.00 %
CFP Admin 50121	1 06 3690.28	5	13,260.00	56,085.00	53,333.30	2,751.70	5.16 %
Total Operating Income			13,260.00	56,085.00	76,177.05	(20,092.05)	-26.38 %
Rental Income							
NON-DWELLING RENT	1 06 3190	5	2,198.81	10,994.05	9,321.25	1,672.80	17.95 %
Total Rental Income			2,198.81	10,994.05	9,321.25	1,672.80	17.95 %
Other Income							
Investment Income - Unrestricted	1 06 3610	5	1,049.76	2,451.80	577.50	1,874.30	324.55 %
OTHER INCOME	1 06 3690	5	9,461.62	10,031.87	5,107.05	4,924.82	96.43 %
Other Income - Management Fee - CC	1 06 3690.2	5	27,250.78	147,408.12	136,251.35	11,156.77	8.19 %
Other Income - Asset Management Fe	1 06 3690.3	5	14,928.00	64,536.00	74,000.00	(9,464.00)	-12.79 %
Other Income - Bookkeeping Fee - CC	1 06 3690.4	5	9,802.50	49,050.00	48,862.50	187.50	0.38 %
IT Fees	1 06 3690.5	5	996.00	4,980.00	4,900.00	80.00	1.63 %
Other Income - Gain/Loss on Sale of E	1 06 3690.88	5	0.00	0.00	208.30	(208.30)	-100.00 %
Total Other Income			63,488.66	278,457.79	269,906.70	8,551.09	3.17 %
Total Revenue			78,947.47	345,536.84	355,405.00	(9,868.16)	-2.78 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06 4110	5	26,929.10	128,167.00	183,908.85	55,741.85	30.31 %
LEGAL EXPENSE	1 06 4130	5	0.00	2,359.50	3,833.30	1,473.80	38.45 %
STAFF TRAINING	1 06 4140	5	412.00	3,477.00	4,166.65	689.65	16.55 %
TRAVEL	1 06 4150	5	352.00	13,003.86	5,000.00	(8,003.86)	-160.08 %
Travel-Mileage Reimbursment	1 06 4150.2	5	379.32	660.02	208.30	(451.72)	-216.86 %
Accounting Fees	1 06 4170	5	3,830.81	4,595.41	15,416.65	10,821.24	70.19 %
Audit Fees	1 06 4171	5	0.00	0.00	1,666.65	1,666.65	100.00 %
Employee Benefits Cont - Admin	1 06 4182	5	9,762.15	42,374.22	54,166.65	11,792.43	21.77 %
SUNDRY	1 06 4190	5	0.00	0.00	416.65	416.65	100.00 %
Postage/FedEx/UPS	1 06 4190.03	5	293.14	1,500.18	1,458.30	(41.88)	-2.87 %
Advertising and Marketing	1 06 4190.08	5	1,761.70	2,931.80	2,083.30	(848.50)	-40.73 %
PUBLICATIONS	1 06 4190.11	5	0.00	0.00	1,458.30	1,458.30	100.00 %
MEMBERSHIP DUES AND FEES	1 06 4190.12	5	0.00	0.00	416.65	416.65	100.00 %
Telephone/Cell Phone/Internet	1 06 4190.13	5	1,820.32	7,879.40	7,500.00	(379.40)	-5.06 %
FORMS & OFFICE SUPPLIES	1 06 4190.17	5	175.01	13,351.29	4,583.30	(8,767.99)	-191.30 %
Other Sundry Expense	1 06 4190.18	5	572.68	3,483.66	5,000.00	1,516.34	30.33 %
Administrative Contact Costs	1 06 4190.19	5	13,621.64	41,437.42	31,250.00	(10,187.42)	-32.60 %
BOARD MEETING EXPENSE	1 06 4190.9	5	0.00	1,576.67	3,125.00	1,548.33	49.55 %
Total Administrative Expense			59,909.87	266,797.43	325,658.55	58,861.12	18.07 %
Tenant Services							
TEN SERVICES - RECREATION, PUI	1 06 4220	5	0.00	307.89	0.00	(307.89)	-100.00 %
Total Tenant Services			0.00	307.89	0.00	(307.89)	-100.00 %
Utilities Expense							
WATER	1 06 4310	5	33.33	101.68	83.30	(18.38)	-22.06 %
ELECTRICITY	1 06 4320	5	1,473.25	5,187.90	5,715.00	527.10	9.22 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390	5	60.72	173.11	125.00	(48.11)	-38.49 %
Total Utilities Expense			1,567.30	5,462.69	5,923.30	460.61	7.78 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06 4410	5	887.06	4,764.44	5,963.30	1,198.86	20.10 %
MATERIALS	1 06 4420	5	0.00	3,282.17	2,084.55	(1,197.62)	-57.45 %
Contract Cots-Extermination/Pest Con	1 06 4430.01	5	198.00	297.00	416.65	119.65	28.72 %
Contract Costs-Other Repairs	1 06 4430.03	5	0.00	0.00	2,083.30	2,083.30	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06 4430.08	5	129.66	408.16	333.30	(74.86)	-22.46 %
Contact Costs-Heating & Cooling Cont	1 06 4430.17	5	3,247.50	6,384.50	1,875.00	(4,509.50)	-240.51 %
Contact Costs-Electrical Contracts	1 06 4430.21	5	430.00	430.00	416.65	(13.35)	-3.20 %
Garbage and Trash Removal	1	5	46.79	187.16	312.50	125.34	40.11 %

Report Criteria PHA: 1 Project: '06'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True
 Custom 1: Custom 2: COCC Custom 3:

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 August 31, 2022	5 Month(s) Ended August 31, 2022	Budget	Variance	Variance %	
		06 4431						
Emp Benefit Cont - Maintenance	1	06 4433	5	297.32	2,227.27	2,418.75	191.48	7.92 %
Total Ordinary Maintenance and Operation				5,236.33	17,980.70	15,904.00	(2,076.70)	-13.06 %
Protective Services								
Protective Services - Contract Costs	1	06 4480	5	188.71	9,175.60	1,666.65	(7,508.95)	-450.54 %
Total Protective Services				188.71	9,175.60	1,666.65	(7,508.95)	-450.54 %
General Expense								
Insurance -Property (Fire & EC)	1	06 4510.01	5	0.00	956.20	833.30	(122.90)	-14.75 %
Insurance - General Liability	1	06 4510.02	5	0.00	258.12	208.30	(49.82)	-23.92 %
Insurance - Automobile	1	06 4510.03	5	0.00	764.24	625.00	(139.24)	-22.28 %
Insurance - Workman's Comp	1	06 4510.04	5	0.00	2,203.86	1,885.40	(318.46)	-16.89 %
Insurance - Fidelity Bond	1	06 4510.09	5	0.00	487.82	408.30	(79.52)	-19.48 %
Insurance - Windstorm	1	06 4510.15	5	555.94	2,166.96	2,083.30	(83.66)	-4.02 %
MATLAND PROPERTY TAXES	1	06 4520.1	5	0.00	0.00	208.30	208.30	100.00 %
Total General Expense				555.94	6,837.20	6,251.90	(585.30)	-9.36 %
Other Expenditures								
Property Better & Add-Contract Costs	1	06 7540.4	5	0.00	0.00	18,750.00	18,750.00	100.00 %
Operating Exp For Property - Contra	1	06 7590	5	0.00	0.00	(18,750.00)	(18,750.00)	-100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00	-100.00 %
Total Expenses				(67,458.15)	(306,561.51)	(355,404.40)	48,842.89	13.74 %
Total Net Income (Loss)				11,489.32	38,975.33	0.60	38,974.73	9620788.33 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	28,268.00	188.45	134,518.00	179.36	291,245.16	(156,727.16)	-53.81 %
Total Rental Income			28,268.00	188.45	134,518.00	179.36	291,245.16	(156,727.16)	-53.81 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	2,372.76	15.82	6,221.35	8.30	3,420.00	2,801.35	81.91 %
Other Income-Tenants	1 01 3690	5	2,658.00	17.72	12,303.00	16.40	25,612.00	(13,309.00)	-51.96 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	182.39	0.24	2,000.00	(1,817.61)	-90.88 %
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 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	95,700.00	638.00	95,700.00	127.60	0.00	95,700.00	100.00 %
Total Other Income			100,730.76	671.54	114,406.74	152.54	121,932.00	(7,525.26)	-6.17 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	59,706.39	398.04	303,427.61	404.57	682,278.00	(378,850.39)	-55.53 %
Total Other Receipts			59,706.39	398.04	303,427.61	404.57	682,278.00	(378,850.39)	-55.53 %
Total Revenue			188,705.15	1,258.03	552,352.35	736.47	1,095,455.16	(543,102.81)	-49.58 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	(3,223.90)	(21.49)	25,978.76	34.64	114,804.42	88,825.66	77.37 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	7,205.17	48.03	7,205.17	9.61	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	0.00	0.00	321.75	0.43	3,000.00	2,678.25	89.28 %
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 %
Accounting Fees	1 01 4170	5	7,252.00	48.35	8,016.60	10.69	0.00	(8,016.60)	-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	1,915.77	12.77	16,590.68	22.12	53,600.00	37,009.32	69.05 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	550.35	3.67	550.35	0.73	0.00	(550.35)	-100.00 %
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	101.01	0.67	390.94	0.52	1,000.00	609.06	60.91 %
Advertising and Marketing	1 01 4190.08	5	532.50	3.55	1,005.00	1.34	3,500.00	2,495.00	71.29 %
Tenant Tracker	1 01 4190.10	5	7.50	0.05	160.50	0.21	3,500.00	3,339.50	95.41 %
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	0.00	0.00	622.50	0.83	2,000.00	1,377.50	68.88 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	563.17	3.75	2,944.11	3.93	8,000.00	5,055.89	63.20 %

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: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	4,320.00	5.76	10,368.00	6,048.00	58.33 %
Forms & Office Supplies	1 01	4190.17 5	0.00	0.00	1,209.21	1.61	10,000.00	8,790.79	87.91 %
Other Sundry Expense	1 01	4190.18 5	370.76	2.47	1,471.87	1.96	8,000.00	6,528.13	81.60 %
Administrative Contact Costs	1 01	4190.19 5	3,620.31	24.14	16,571.21	22.09	39,227.88	22,656.67	57.76 %
Management Fee Expense - AMP	1 01	4190.21 5	8,437.48	56.25	42,187.40	56.25	101,249.76	59,062.36	58.33 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	7,500.00	10.00	18,000.00	10,500.00	58.33 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,110.00	7.40	5,550.00	7.40	13,320.00	7,770.00	58.33 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,500.00	2.00	3,600.00	2,100.00	58.33 %
Total Administrative Expense			31,106.12	207.37	144,096.05	192.13	407,470.82	263,374.77	64.64 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	928.33	6.19	6,296.54	8.40	20,360.20	14,063.66	69.07 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	248.25	1.66	1,097.48	1.46	8,000.00	6,902.52	86.28 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	386.17	2.57	2,941.01	3.92	8,461.00	5,519.99	65.24 %
Total Tenant Services			1,562.75	10.42	10,335.03	13.78	36,821.20	26,486.17	71.93 %
Utilities Expense									
Water	1 01	4310 5	148.32	0.99	430.47	0.57	3,500.00	3,069.53	87.70 %
Electricity	1 01	4320 5	1,135.62	7.57	4,057.37	5.41	13,000.00	8,942.63	68.79 %
Gas	1 01	4330 5	148.39	0.99	597.09	0.80	1,300.00	702.91	54.07 %
Other Utility Expense - Sewer	1 01	4390 5	165.00	1.10	391.32	0.52	1,500.00	1,108.68	73.91 %
Total Utilities Expense			1,597.33	10.65	5,476.25	7.30	19,300.00	13,823.75	71.63 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	5,005.52	33.37	25,016.71	33.36	109,530.00	84,513.29	77.16 %
Materials	1 01	4420 5	313.40	2.09	22,197.24	29.60	77,377.24	55,180.00	71.31 %
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	575.00	3.83	3,025.00	4.03	11,000.00	7,975.00	72.50 %
Contract Costs-Other Repairs	1 01	4430.03 5	1,100.00	7.33	3,090.00	4.12	50,000.00	46,910.00	93.82 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	7.96	0.05	36.26	0.05	1,000.00	963.74	96.37 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	427.82	0.57	6,200.00	5,772.18	93.10 %
Contract Costs-Maintenance	1 01	4430.09 5	827.50	5.52	827.50	1.10	2,500.00	1,672.50	66.90 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	4,083.36	27.22	4,083.36	5.44	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,267.50	1.69	5,000.00	3,732.50	74.65 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.21	5,000.00	4,840.00	96.80 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	7,096.00	9.46	20,000.00	12,904.00	64.52 %
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	220.00	1.47	220.00	0.29	5,000.00	4,780.00	95.60 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	1,995.00	2.66	30,000.00	28,005.00	93.35 %
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	3,250.00	21.67	3,250.00	4.33	0.00	(3,250.00)	-100.00 %

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: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %	
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	180.00	0.24	2,000.00	1,820.00	91.00 %	
Garbage and Trash Collection	1 01	4431	5 288.87	1.93	808.63	1.08	3,500.00	2,691.37	76.90 %	
Emp Benefit Cont - Maintenance	1 01	4433	5 2,621.09	17.47	11,632.06	15.51	43,825.00	32,192.94	73.46 %	
Total Ordinary Maintenance and Operation				19,897.55	132.65	85,313.08	113.75	454,132.24	368,819.16	81.21 %
Protective Services										
Protective Services - Contract Costs	1 01	4480	5 1,816.41	12.11	10,858.22	14.48	55,530.90	44,672.68	80.45 %	
Total Protective Services				1,816.41	12.11	10,858.22	14.48	55,530.90	44,672.68	80.45 %
General Expense										
Insurance -Property (Fire & EC)	1 01	4510.01	5 0.00	0.00	6,296.98	8.40	10,000.00	3,703.02	37.03 %	
Insurance - General Liability	1 01	4510.02	5 0.00	0.00	227.16	0.30	500.00	272.84	54.57 %	
Insurance - Automobile	1 01	4510.03	5 0.00	0.00	1,098.60	1.46	2,500.00	1,401.40	56.06 %	
Insurance - Workman's Comp	1 01	4510.04	5 0.00	0.00	1,628.94	2.17	3,000.00	1,371.06	45.70 %	
Insurance - Fidelity Bond	1 01	4510.09	5 0.00	0.00	360.58	0.48	1,100.00	739.42	67.22 %	
Insurance - Windstorm	1 01	4510.15	5 0.00	0.00	23,359.76	31.15	70,000.00	46,640.24	66.63 %	
Insurance - Windstorm - 1406	1 01	4510.15P	5 10,947.19	72.98	10,947.19	14.60	0.00	(10,947.19)	-100.00 %	
Payments in Lieu of Taxes	1 01	4520	5 2,500.00	16.67	40,980.07	54.64	30,000.00	(10,980.07)	-36.60 %	
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 0.00	0.00	665.00	0.89	5,000.00	4,335.00	86.70 %	
Total General Expense				13,447.19	89.65	85,564.28	114.09	122,200.00	36,635.72	29.98 %
Other Expenditures										
Property Better & Add-Contract Costs	1 01	7540.4	5 0.00	0.00	5,700.00	7.60	230,325.42	224,625.42	97.53 %	
Operating Exp For Property - Contra	1 01	7590	5 0.00	0.00	(5,700.00)	(7.60)	(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				(69,427.35)	(462.85)	(341,642.91)	(455.52)	(1,095,455.16)	753,812.25	68.81 %
Net Income (Loss)				119,277.80	795.18	210,709.44	280.95	0.00	210,709.44	100.00 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 740 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	23,078.00	155.93	125,796.00	169.99	290,896.00	(165,100.00)	-56.76 %
Nondwelling Rental	1 02 3190	5	2,428.00	16.41	3,128.00	4.23	4,200.00	(1,072.00)	-25.52 %
Total Rental Income			25,506.00	172.34	128,924.00	174.22	295,096.00	(166,172.00)	-56.31 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	1,282.20	8.66	3,533.27	4.77	2,211.00	1,322.27	59.80 %
Other Income - Tenants	1 02 3690	5	3,077.00	20.79	14,347.00	19.39	25,582.00	(11,235.00)	-43.92 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	346.22	0.47	0.00	346.22	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 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	95,700.00	646.62	95,700.00	129.32	0.00	95,700.00	100.00 %
Total Other Income			100,059.20	676.08	113,926.49	153.95	118,607.00	(4,680.51)	-3.95 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	53,825.72	363.69	270,817.28	365.97	625,788.00	(354,970.72)	-56.72 %
Total Other Receipts			53,825.72	363.69	270,817.28	365.97	625,788.00	(354,970.72)	-56.72 %
Total Revenue			179,390.92	1,212.10	513,667.77	694.15	1,039,491.00	(525,823.23)	-50.58 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	(1,692.26)	(11.43)	30,823.26	41.65	151,381.03	120,557.77	79.64 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	8,494.25	57.39	8,494.25	11.48	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	0.00	0.00	565.50	0.76	2,500.00	1,934.50	77.38 %
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 %
Accounting Fees	1 02 4170	5	7,986.05	53.96	8,750.65	11.83	0.00	(8,750.65)	-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	2,070.54	13.99	12,033.92	16.26	56,312.00	44,278.08	78.63 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	666.10	4.50	666.10	0.90	0.00	(666.10)	-100.00 %
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	101.01	0.68	390.94	0.53	800.00	409.06	51.13 %
Advertising and Marketing	1 02 4190.08	5	525.40	3.55	991.60	1.34	3,332.00	2,340.40	70.24 %
Tenant Tracker	1 02 4190.10	5	7.50	0.05	160.50	0.22	2,500.00	2,339.50	93.58 %
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	0.00	0.00	622.50	0.84	1,000.00	377.50	37.75 %

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: 740 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Telephone/Cell Phone/Internet	1 02	4190.13 5	762.93	5.15	3,820.75	5.16	15,250.00	11,429.25	74.95 %
Forms & Office Supplies	1 02	4190.17 5	0.00	0.00	1,081.44	1.46	7,000.00	5,918.56	84.55 %
Other Sundry Expense	1 02	4190.18 5	200.50	1.35	1,024.69	1.38	6,200.00	5,175.31	83.47 %
Administrative Contact Costs	1 02	4190.19 5	7,369.05	49.79	26,798.67	36.21	50,000.00	23,201.33	46.40 %
Management Fee Expense - AMP	1 02	4190.21 5	8,038.41	54.31	40,876.17	55.24	93,040.00	52,163.83	56.07 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	7,400.00	10.00	16,800.00	9,400.00	55.95 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,057.50	7.15	5,377.50	7.27	12,240.00	6,862.50	56.07 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,480.00	2.00	3,360.00	1,880.00	55.95 %
Total Administrative Expense			37,362.98	252.45	151,358.44	204.54	434,163.03	282,804.59	65.14 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	783.44	5.29	5,696.76	7.70	20,356.02	14,659.26	72.01 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	248.25	1.68	(88.28)	(0.12)	5,000.00	5,088.28	101.77 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	555.40	3.75	4,706.72	6.36	12,250.00	7,543.28	61.58 %
Total Tenant Services			1,587.09	10.72	10,315.20	13.94	37,606.02	27,290.82	72.57 %
Utilities Expense									
Water	1 02	4310 5	203.99	1.38	718.43	0.97	2,800.00	2,081.57	74.34 %
Electricity	1 02	4320 5	1,110.32	7.50	4,520.25	6.11	14,000.00	9,479.75	67.71 %
Gas	1 02	4330 5	142.93	0.97	909.89	1.23	2,800.00	1,890.11	67.50 %
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	32.58	0.22	166.69	0.23	1,000.00	833.31	83.33 %
Total Utilities Expense			1,489.82	10.07	6,315.26	8.53	21,600.00	15,284.74	70.76 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	2,788.45	18.84	21,656.45	29.27	93,756.48	72,100.03	76.90 %
Materials	1 02	4420 5	240.63	1.63	21,675.76	29.29	51,628.34	29,952.58	58.02 %
Materials - 1406	1 02	4420.OP 5	5,785.50	39.09	5,785.50	7.82	0.00	(5,785.50)	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,370.00	22.12	40,000.00	23,630.00	59.08 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,050.00	7.09	5,397.00	7.29	12,000.00	6,603.00	55.02 %
Contract Costs-Other Repairs	1 02	4430.03 5	1,485.00	10.03	29,005.00	39.20	35,000.00	5,995.00	17.13 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	7.96	0.05	36.26	0.05	400.00	363.74	90.94 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	74.85	0.51	600.85	0.81	3,000.00	2,399.15	79.97 %
Contract Costs-Maintenance	1 02	4430.09 5	516.36	3.49	2,280.47	3.08	0.00	(2,280.47)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	9,580.50	12.95	15,000.00	5,419.50	36.13 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	3,252.09	21.97	3,632.09	4.91	12,000.00	8,367.91	69.73 %
Contract Costs - HVAC - 1406	1 02	4430.17P 5	52.41	0.35	52.41	0.07	0.00	(52.41)	-100.00 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	5,550.00	37.50	34,125.00	46.11	20,000.00	(14,125.00)	-70.62 %
4430.01-EXTERMINATING/PEST CONTRO	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 %

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: 740 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %	
Contact Costs-Electrical Contracts	1 02 4430.21	5	2,020.00	13.65	5,170.00	6.99	0.00	(5,170.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22	5	1,895.00	12.80	6,235.00	8.43	15,000.00	8,765.00	58.43 %	
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	0.00	0.00	150.00	0.20	1,500.00	1,350.00	90.00 %	
Garbage and Trash Collection	1 02 4431	5	249.08	1.68	741.77	1.00	4,747.47	4,005.70	84.38 %	
Emp Benefit Cont - Maintenance	1 02 4433	5	1,244.56	8.41	8,701.57	11.76	40,979.66	32,278.09	78.77 %	
Total Ordinary Maintenance and Operation			26,211.89	177.11	171,195.63	231.35	383,511.95	212,316.32	55.36 %	
Protective Services										
Protective Services - Contract Costs	1 02 4480	5	1,870.86	12.64	12,076.92	16.32	45,000.00	32,923.08	73.16 %	
Total Protective Services			1,870.86	12.64	12,076.92	16.32	45,000.00	32,923.08	73.16 %	
General Expense										
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	7,011.78	9.48	13,000.00	5,988.22	46.06 %	
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	206.50	0.28	500.00	293.50	58.70 %	
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	1,098.60	1.48	2,000.00	901.40	45.07 %	
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	1,533.12	2.07	3,000.00	1,466.88	48.90 %	
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	339.36	0.46	1,035.00	695.64	67.21 %	
Insurance - Windstorm	1 02 4510.15	5	0.00	0.00	21,748.74	29.39	63,000.00	41,251.26	65.48 %	
Insurance - Windstorm	1 02 4510.15P	5	10,192.21	68.87	10,192.21	13.77	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	39,851.20	53.85	30,000.00	(9,851.20)	-32.84 %	
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 %	
Other General Expense	1 02 4590	5	0.00	0.00	992.50	1.34	0.00	(992.50)	-100.00 %	
Total General Expense			12,692.21	85.76	82,974.01	112.13	117,610.00	34,635.99	29.45 %	
Other Expenditures										
Replacement Non-Deprec Equip-1406	1 02 7520.9OP	5	5,650.00	38.18	5,650.00	7.64	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	30,950.00	41.82	214,000.00	183,050.00	85.54 %	
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	6,800.00	45.95	6,800.00	9.19	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	(30,950.00)	(41.82)	(214,000.00)	(183,050.00)	-85.54 %	
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	(6,800.00)	(45.95)	(6,800.00)	(9.19)	0.00	6,800.00	100.00 %	
Total Other Expenditures			5,650.00	38.18	5,650.00	7.64	0.00	(5,650.00)	-100.00 %	
Total Expenses			(86,864.85)	(586.92)	(439,885.46)	(594.44)	(1,039,491.00)	599,605.54	57.68 %	
Net Income (Loss)			92,526.07	625.20	73,782.31	99.71	0.00	73,782.31	100.00 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	28,913.00	144.57	146,352.78	146.35	330,576.45	(184,223.67)	-55.73 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	1,400.00	1.40	4,200.00	(2,800.00)	-66.67 %
Total Rental Income			28,913.00	144.56	147,752.78	147.75	334,776.45	(187,023.67)	-55.87 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	2,434.41	12.17	6,780.40	6.78	3,660.96	3,119.44	85.21 %
Other Income-Tenants	1 03 3690	5	2,406.00	12.03	12,409.00	12.41	32,620.00	(20,211.00)	-61.96 %
Other Income - Misc Other Revenue	1 03 3690.1	5	160.00	0.80	354.40	0.35	43,721.36	(43,366.96)	-99.19 %
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 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	127,600.00	638.00	127,600.00	127.60	0.00	127,600.00	100.00 %
Total Other Income			132,600.41	663.00	147,143.80	147.14	179,552.32	(32,408.52)	-18.05 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	80,271.89	401.36	412,571.11	412.57	899,220.00	(486,648.89)	-54.12 %
Total Other Receipts			80,271.89	401.36	412,571.11	412.57	899,220.00	(486,648.89)	-54.12 %
Total Revenue			241,785.30	1,208.93	707,467.69	707.47	1,413,548.77	(706,081.08)	-49.95 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	(7,029.69)	(35.15)	38,297.61	38.30	186,130.52	147,832.91	79.42 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	14,600.40	73.00	14,600.40	14.60	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130	5	0.00	0.00	429.00	0.43	4,000.00	3,571.00	89.28 %
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 %
Accounting Fees	1 03 4170	5	10,915.69	54.58	11,680.29	11.68	0.00	(11,680.29)	-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	1,225.25	6.13	13,446.80	13.45	77,560.00	64,113.20	82.66 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	1,116.92	5.58	1,116.92	1.12	0.00	(1,116.92)	-100.00 %
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	101.01	0.51	390.94	0.39	1,000.00	609.06	60.91 %
Advertising and Marketing	1 03 4190.08	5	710.00	3.55	1,340.00	1.34	2,000.00	660.00	33.00 %
Tenant Tracker	1 03 4190.10	5	10.00	0.05	214.00	0.21	4,275.13	4,061.13	94.99 %
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	0.00	0.00	830.00	0.83	2,000.00	1,170.00	58.50 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	1,185.25	5.93	5,494.29	5.49	14,000.00	8,505.71	60.76 %

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: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	4,320.00	4.32	10,368.00	6,048.00	58.33 %
Forms & Office Supplies	1 03	4190.17 5	652.15	3.26	1,900.29	1.90	8,000.00	6,099.71	76.25 %
Other Sundry Expense	1 03	4190.18 5	252.22	1.26	1,669.07	1.67	5,000.00	3,330.93	66.62 %
Administrative Contact Costs	1 03	4190.19 5	7,935.39	39.68	26,233.07	26.23	37,843.18	11,610.11	30.68 %
Management Fee Expense - AMP	1 03	4190.21 5	10,774.89	53.87	54,444.55	54.44	132,719.28	78,274.73	58.98 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	10,000.00	10.00	24,000.00	14,000.00	58.33 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,417.50	7.09	7,162.50	7.16	17,460.00	10,297.50	58.98 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	2,000.00	2.00	4,800.00	2,800.00	58.33 %
Total Administrative Expense			47,130.98	235.65	195,569.73	195.57	551,156.11	355,586.38	64.52 %
Tenant Services									
Tenant Services - Salaries	1 03	4210 5	1,881.82	9.41	10,762.30	10.76	23,469.19	12,706.89	54.14 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	331.00	1.66	1,386.24	1.39	4,800.00	3,413.76	71.12 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	1,945.90	9.73	5,762.03	5.76	10,500.00	4,737.97	45.12 %
Total Tenant Services			4,158.72	20.79	17,910.57	17.91	38,769.19	20,858.62	53.80 %
Utilities Expense									
Water	1 03	4310 5	666.60	3.33	2,633.71	2.63	6,000.00	3,366.29	56.10 %
Electricity	1 03	4320 5	1,983.75	9.92	7,687.78	7.69	21,000.00	13,312.22	63.39 %
Gas	1 03	4330 5	148.39	0.74	644.86	0.64	2,000.00	1,355.14	67.76 %
Other Utility Expense - Sewer	1 03	4390 5	255.74	1.28	685.11	0.69	2,000.00	1,314.89	65.74 %
Total Utilities Expense			3,054.48	15.27	11,651.46	11.65	31,000.00	19,348.54	62.41 %
Ordinary Maintenance and Operation									
Labor	1 03	4410 5	8,155.72	40.78	43,352.02	43.35	140,189.00	96,836.98	69.08 %
Materials	1 03	4420 5	3,299.46	16.50	18,250.70	18.25	80,000.00	61,749.30	77.19 %
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	1,748.00	8.74	3,595.00	3.60	30,000.00	26,405.00	88.02 %
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	10,725.00	10.72	30,000.00	19,275.00	64.25 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	10.60	0.05	48.35	0.05	1,000.00	951.65	95.16 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	924.63	0.92	5,000.00	4,075.37	81.51 %
Contract Costs-Maintenance	1 03	4430.09 5	834.12	4.17	834.12	0.83	15,000.00	14,165.88	94.44 %
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	1,885.00	1.89	30,000.00	28,115.00	93.72 %
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	2,900.00	14.50	13,650.00	13.65	44,053.47	30,403.47	69.01 %
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	0.00	0.00	(5,300.00)	(5.30)	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	75.00	0.38	390.00	0.39	2,000.00	1,610.00	80.50 %

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: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	1 03 4431	5	339.85	1.70	1,364.18	1.36	3,000.00	1,635.82	54.53 %
Emp Benefit Cont - Maintenance	1 03 4433	5	4,207.17	21.04	19,302.32	19.30	57,078.00	37,775.68	66.18 %
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			21,644.77	108.22	109,021.32	109.02	590,023.47	481,002.15	81.52 %
Protective Services									
Protective Services - Contract Costs	1 03 4480	5	3,016.84	15.08	15,072.42	15.07	60,000.00	44,927.58	74.88 %
Total Protective Services			3,016.84	15.08	15,072.42	15.07	60,000.00	44,927.58	74.88 %
General Expense									
Insurance -Property (Fire & EC)	1 03 4510.01	5	0.00	0.00	8,207.10	8.21	15,000.00	6,792.90	45.29 %
Insurance - General Liability	1 03 4510.02	5	0.00	0.00	309.76	0.31	1,900.00	1,590.24	83.70 %
Insurance - Automobile	1 03 4510.03	5	0.00	0.00	1,480.72	1.48	2,500.00	1,019.28	40.77 %
Insurance - Workman's Comp	1 03 4510.04	5	0.00	0.00	2,587.14	2.59	7,400.00	4,812.86	65.04 %
Insurance - Fidelity Bond	1 03 4510.09	5	0.00	0.00	572.68	0.57	1,500.00	927.32	61.82 %
Insurance - Windstorm	1 03 4510.15	5	0.00	0.00	32,421.65	32.42	72,000.00	39,578.35	54.97 %
Insurance - Windstorm	1 03 4510.15P	5	15,193.95	75.97	15,193.95	15.19	0.00	(15,193.95)	-100.00 %
Payments in Lieu of Taxes	1 03 4520	5	2,916.66	14.58	45,662.36	45.66	35,000.00	(10,662.36)	-30.46 %
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	377.00	1.89	3,809.00	3.81	7,200.00	3,391.00	47.10 %
Total General Expense			18,487.61	92.44	110,244.36	110.24	142,600.00	32,355.64	22.69 %
Other Expenditures									
Property Better & Add-Contract Costs	1 03 7540.4	5	67,198.63	335.99	254,948.63	254.95	320,254.77	65,306.14	20.39 %
Prop Bett & Add- Contracts - 1406	1 03 7540.4OP	5	17,301.37	86.51	17,301.37	17.30	0.00	(17,301.37)	-100.00 %
Operating Exp For Property - Contra	1 03 7590	5	(67,198.63)	(335.99)	(254,948.63)	(254.95)	(320,254.77)	(65,306.14)	-20.39 %
Operating Exp Prop - Contra - 1406	1 03 7590.OP	5	(17,301.37)	(86.51)	(17,301.37)	(17.30)	0.00	17,301.37	100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(97,493.40)	(487.47)	(459,469.86)	(459.47)	(1,413,548.77)	954,078.91	67.50 %
Net Income (Loss)			144,291.90	721.45	247,997.83	248.00	0.00	247,997.83	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: 40 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental		3 01 3110	5	4,000.00	500.00	19,158.00	478.95	48,000.00	(28,842.00)	-60.09 %
Total Rental Income				4,000.00	500.00	19,158.00	478.95	48,000.00	(28,842.00)	-60.09 %
Other Income										
Interest Earned on Gen Fund Investments		3 01 3610	5	285.62	35.70	837.50	20.94	852.00	(14.50)	-1.70 %
Other Income-Tenants		3 01 3690	5	45.00	5.63	210.00	5.25	225.00	(15.00)	-6.67 %
Total Other Income				330.62	41.33	1,047.50	26.19	1,077.00	(29.50)	-2.74 %
Total Revenue				4,330.62	541.33	20,205.50	505.14	49,077.00	(28,871.50)	-58.83 %
Administrative Expense										
Nontechnical Salaries		3 01 4110	5	162.60	20.33	763.74	19.09	8,352.00	7,588.26	90.86 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Accounting Fees		3 01 4170	5	1,304.25	163.03	1,304.25	32.61	0.00	(1,304.25)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5	56.33	7.04	253.19	6.33	4,066.00	3,812.81	93.77 %
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	42.60	5.33	80.40	2.01	250.00	169.60	67.84 %
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	458.68	57.34	1,481.98	37.05	5,495.09	4,013.11	73.03 %
Total Administrative Expense				2,024.46	253.06	3,883.56	97.09	19,563.09	15,679.53	80.15 %
Utilities Expense										
Water		3 01 4310	5	36.92	4.62	107.00	2.67	426.00	319.00	74.88 %
Other Utility Expense - Sewer		3 01 4390	5	68.63	8.58	184.81	4.62	780.00	595.19	76.31 %
Total Utilities Expense				105.55	13.19	291.81	7.30	1,206.00	914.19	75.80 %
Ordinary Maintenance and Operation										
Labor		3 01 4410	5	0.00	0.00	144.37	3.61	9,297.00	9,152.63	98.45 %
Materials		3 01 4420	5	0.00	0.00	19.80	0.49	2,000.00	1,980.20	99.01 %
Contract Cots-Extermination		3 01 4430.01	5	90.00	11.25	225.00	5.63	536.00	311.00	58.02 %
Contract Costs-Other Repairs		3 01 4430.03	5	0.00	0.00	3,645.00	91.13	2,724.00	(921.00)	-33.81 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	0.00	0.00	350.00	8.75	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	95.94	11.99	383.76	9.59	1,300.00	916.24	70.48 %
Emp Benefit Cont - Maintenance		3 01 4433	5	24.73	3.09	43.62	1.09	5,596.00	5,552.38	99.22 %
Total Ordinary Maintenance and Operation				210.67	26.33	4,811.55	120.29	23,779.00	18,967.45	79.77 %
General Expense										
Insurance -Property (Fire & EC)		3 01 4510.01	5	0.00	0.00	1,195.32	29.88	2,290.91	1,095.59	47.82 %

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: 40 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	PUM	5 Month(s) Ended August 31, 2022	PUM	Budget	Variance	Variance %
Insurance - General Liability	3 01 4510.02 5		0.00	0.00	30.98	0.77	64.00	33.02	51.59 %
Insurance - Windstorm	3 01 4510.15 5		194.57	24.32	758.41	18.96	2,174.00	1,415.59	65.11 %
Total General Expense			194.57	24.32	1,984.71	49.62	4,528.91	2,544.20	56.18 %
Total Expenses			(2,535.25)	(316.91)	(10,971.63)	(274.29)	(49,077.00)	38,105.37	77.64 %
Net Income (Loss)			1,795.37	224.41	9,233.87	230.85	0.00	9,233.87	100.00 %

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

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2022	5 Month(s) Ended August 31, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112	5	50,337.00	281,066.00	522,150.00	(241,084.00)	-46.17 %
Interest Income HA Portion	7 01 3300	5	510.01	1,417.17	1,216.00	201.17	16.54 %
Fraud Recovery PHA Section 8	7 01 3300.3	5	0.00	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	1,083.13	18,989.95	3,631.00	15,358.95	423.00 %
Other Income	7 01 3690	5	0.00	35.00	105.00	(70.00)	-66.67 %
HAP Earned Income	7 01 4902	5	386,251.00	1,826,991.00	4,385,684.00	(2,558,693.00)	-58.34 %
Total Operating Income			438,181.14	2,132,644.12	4,921,161.00	(2,788,516.88)	-56.66 %
Total Revenue			438,181.14	2,132,644.12	4,921,161.00	(2,788,516.88)	-56.66 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110	5	8,250.29	42,184.47	142,743.00	100,558.53	70.45 %
Legal Expense	7 01 4130	5	0.00	5,918.25	2,000.00	(3,918.25)	-195.91 %
STAFF TRAINING	7 01 4140	5	0.00	1,470.00	2,500.00	1,030.00	41.20 %
Travel	7 01 4150	5	360.00	861.50	2,500.00	1,638.50	65.54 %
Travel-Mileage Reimbursement	7 01 4150.2	5	0.00	168.42	500.00	331.58	66.32 %
Accounting Fees	7 01 4170	5	1,015.87	3,309.77	0.00	(3,309.77)	-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	5,340.00	13,236.00	7,896.00	59.66 %
Employee Benefits Cont - Admin	7 01 4182	5	3,556.52	20,243.74	49,512.00	29,268.26	59.11 %
Sundry	7 01 4190	5	0.00	0.00	703.00	703.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03	5	501.75	1,941.97	3,600.00	1,658.03	46.06 %
Advertising and Marketing	7 01 4190.08	5	1,185.70	2,237.80	2,000.00	(237.80)	-11.89 %
Tenant Tracker	7 01 4190.10	5	15.00	990.00	3,000.00	2,010.00	67.00 %
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	644.59	2,781.65	10,000.00	7,218.35	72.18 %
Forms & Office Supplies	7 01 4190.17	5	0.00	4,154.98	16,000.00	11,845.02	74.03 %
Other Sundry Expense	7 01 4190.18	5	95.04	396.91	5,963.00	5,566.09	93.34 %
Administrative Contact Costs	7 01 4190.19	5	8,888.90	28,249.93	40,000.00	11,750.07	29.38 %
Asset Management Fee - AMP	7 01 4190.22	5	9,036.00	45,048.00	108,432.00	63,384.00	58.46 %
AMP Bookkeeping Fees	7 01 4190.23	5	5,647.50	28,155.00	67,770.00	39,615.00	58.46 %
Asset Management Fee - AMP	7 03 4190.22	5	912.00	4,488.00	10,368.00	5,880.00	56.71 %
AMP Bookkeeping Fees	7 03 4190.23	5	570.00	2,805.00	6,480.00	3,675.00	56.71 %
Total Administrative Expense			41,747.16	200,745.39	496,307.00	295,561.61	59.55 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400	5	1,130.81	5,654.05	2,000.00	(3,654.05)	-182.70 %
4400 VEHICLE MAINTENANCE	7 01 4430.1	5	49.90	397.25	0.00	(397.25)	-100.00 %
Total Operating Expenses			1,180.71	6,051.30	2,000.00	(4,051.30)	-202.56 %
General Expense							
Insurance - Automobile	7 01 4510.03	5	0.00	334.36	1,500.00	1,165.64	77.71 %
Insurance - Workman's Comp	7 01 4510.04	5	0.00	1,628.94	3,670.00	2,041.06	55.61 %
Insurance - Fidelity Bond	7 01 4510.09	5	0.00	360.58	0.00	(360.58)	-100.00 %
Insurance - Windstorm	7 01 4510.15	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Emp Benefit Cont-Unemployment	7 01 4540.8	5	2,455.00	2,455.00	0.00	(2,455.00)	-100.00 %
Admin Fee - Paid for Portability	7 01 4590.P	5	91.31	405.37	1,000.00	594.63	59.46 %
Portability - Port In Deposits	7 01 4590.PID	5	(2,777.00)	(19,259.00)	0.00	19,259.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE	5	2,777.00	19,259.00	0.00	(19,259.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P	5	2,019.37	9,711.45	30,000.00	20,288.55	67.63 %
Total General Expense			4,565.68	14,895.70	37,170.00	22,274.30	59.93 %
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	347,041.00	1,758,186.00	4,093,127.00	2,334,941.00	57.05 %

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 August 31, 2022	5 Month(s) Ended August 31, 2022	Budget	Variance	Variance %
HAP Payments - Utilities		7 01 4715.4 5	5,553.00	26,419.00	33,000.00	6,581.00	19.94 %
Fraud Recovery HUD		7 01 4715.8 5	0.00	(4,145.00)	4,000.00	8,145.00	203.62 %
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	1,760.00	7,764.00	40,000.00	32,236.00	80.59 %
HAP Payments - Rents		7 02 4715.1 5	3,251.00	18,310.00	63,301.00	44,991.00	71.07 %
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	10,319.00	55,336.00	50,000.00	(5,336.00)	-10.67 %
HAP Payments - Utilities - VASH		7 03 4715.4 5	0.00	83.00	5,000.00	4,917.00	98.34 %
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	17,470.96	82,664.96	33,168.00	(49,496.96)	-149.23 %
HAP Payments - Rent - Home Owners		7 04 4715.1 5	492.00	2,452.00	0.00	(2,452.00)	-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	1,257.00	5,907.00	20,792.00	14,885.00	71.59 %
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	76.00	480.00	4,456.00	3,976.00	89.23 %
Total Housing Assistance Payments			387,219.96	1,953,456.96	4,385,684.00	2,432,227.04	55.46 %
Total Expenses			(434,713.51)	(2,175,149.35)	(4,921,161.00)	2,746,011.65	55.80 %
Total Net Income (Loss)			3,467.63	(42,505.23)	0.00	(42,505.23)	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, 19, 2022

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
16	24320	\$96.00
		\$0.00
Bonita Park Total		\$96.00
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		\$96.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 10/01/22

FOR THE MONTH OF SEPTEMBER 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs at this time

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 10/01/22

FOR THE MONTH OF SEPTEMBER 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
16	24320	-\$200.00	\$0.00	\$276.00	\$0.00	\$20.00	\$0.00	\$96.00	Unit Abandoned

Rent Due: August 2022 \$212.00 + September 2022 (pro-rated) \$64.00 + Spectrum Internet: August 2022 \$15.00 + September (pro-rated) \$5.00 = \$296.00 - Security Deposit \$200.00 = \$96.00

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	TOTALS	-\$200.00	\$0.00	\$276.00	\$0.00	\$20.00	\$0.00	\$96.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 10/01/22

FOR THE MONTH OF SEPTEMBER 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs at this time
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HARLINGEN, TEXAS
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED MARCH 31, 2022

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THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
 HARLINGEN, TEXAS
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THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Fiscal Year Ended March 31, 2022

The Housing Authority of the City of Harlingen, Texas ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

Financial Highlights

- The Authority's net position increased \$91,969 during fiscal 2022. Net Position was \$15,115,358 and \$15,207,327 for fiscal 2021 and fiscal 2022 respectively.
- Revenues of all Authority programs decreased by \$619,752 during fiscal 2022 and were \$9,755,355 and \$9,135,603 for fiscal 2021 and fiscal 2022 respectively.
- Expenses of all Authority programs increased by \$239,930 during fiscal 2022 and were \$8,803,704 and \$9,043,634 for fiscal 2021 and fiscal 2022 respectively.

AUTHORITY-WIDE FINANCIAL STATEMENTS

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals “Net Position”. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that do not meet the definition of “Net Position Invested in Capital Assets, Net of Related Debt”, or “Restricted Net Position”.

The Authority-wide financial statements also include a Statement of Revenues, Expenses, and Changes in Fund Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Fund Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

FUND FINANCIAL STATEMENTS

The Authority is accounted for as an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

THE AUTHORITY'S PROGRAMS

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program – a grant program funded by the Department of Housing and Urban Development as the primary sources of funding for physical and management improvements to the Authority's properties.

Housing Choice Vouchers Program – Under the Housing Choice Vouchers Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Central Office Cost Center (COCC) – As part of its conversion to Asset Management, the Authority established the COCC to manage and oversee the operations of the Public Housing Developments, Housing Choice Voucher Program, and other grant programs. Utilizing a "fee for service" approach, the COCC recognizes revenues through management and service fees charged to the other programs. Management fees cannot exceed the "safe harbor" amount established by HUD.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

- Business Activities
- Component Unit

FINANCIAL ANALYSIS OF THE AUTHORITY

The following table reflects the condensed Statement of Net Position compared to prior year.

TABLE 1

STATEMENT OF NET POSITION

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Assets:			
Current and Restricted Assets	\$ 5,769,712	\$ 5,728,161	\$ 41,551
Capital Assets	10,051,770	10,301,120	(249,350)
Total Assets	\$ 15,821,482	\$ 16,029,281	\$ (207,799)
Liabilities:			
Current Liabilities	\$ 516,542	\$ 809,257	\$ (292,715)
Non Current Liabilities	97,613	104,666	(7,053)
Total Liabilities	\$ 614,155	\$ 913,923	\$ (299,768)
Net Position:			
Net Investment in Capital Assets	\$ 10,051,770	\$ 10,301,120	\$ (249,350)
Restricted Net Position	112,190	117,368	(5,178)
Unrestricted Net Position	5,043,367	4,696,870	346,497
Total Net Position	\$ 15,207,327	\$ 15,115,358	\$ 91,969

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For more detailed information see page 16 - 17 for the Statement of Net Position.

Major Factors Affecting the Statement of Net Position

Current and restricted assets increased by \$41,551 due primarily to an increase in cash and cash equivalents as illustrated by the statement of cash flows, as well as an increase in receivables. Capital assets decreased due to depreciation expense exceeding capital asset additions. Current liabilities decreased due to a decrease in unearned revenue related to HCV CARES Act funds, as well as donations received from Valley Baptist Legacy Foundation and Spectrum in order to provide internet service to tenants. Noncurrent liabilities decreased due to a decrease in the long-term portion of compensated absences.

As illustrated in the Statement of Net Position, the overall net position of the Authority increased by \$91,969. Restricted Net Position decreased due to HAP expense exceeding HAP income. An analysis of Unrestricted Net Position is provided in Table 2 on page 12.

FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

Table 2 presents details on the change in Unrestricted Net Position

TABLE 2**CHANGE OF UNRESTRICTED NET POSITION**

Unrestricted Net Position, March 31, 2021	\$ 4,696,870
Results of Operations	18,850
Adjustments:	
Depreciation (1)	761,024
Capital Asset Expenditures (2)	(493,959)
Investment Income (3)	11,929
Proceeds received from Sale of Assets (4)	43,475
Transfer from (to) Restricted (5)	<u>5,178</u>
Unrestricted Net Position, March 31, 2022	<u>\$ 5,043,367</u>

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

(2) Capital asset expenditures represent an outflow of funds that decreases Unrestricted Net Position.

(3) Investment income represents an inflow of funds that increases Unrestricted Net Position.

(4) Proceeds received from the sale of vehicles at the City of Harlingen annual auction

(5) Transfer of funds to restricted for current year excess HAP payments.

While the result of operations is a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well being.

FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED**TABLE 3****STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	2022	2021	Variance
Revenue:			
Tenant Rental Revenue	\$ 1,064,695	\$ 965,474	\$ 99,221
HUD Operating Grants	7,847,872	8,112,229	(264,357)
HUD Capital Grants	22,200	491,591	(469,391)
Investment Income	11,929	11,598	331
Other Revenues	188,907	174,463	14,444
Total Revenue	9,135,603	9,755,355	(619,752)
Expenses:			
Administrative Expenses	1,890,802	1,807,298	83,504
Tenant Services	101,035	75,340	25,695
Utilities	78,792	65,514	13,278
Maintenance & Operations	992,385	965,936	26,449
Protective Services	110,448	114,384	(3,936)
General Expense	443,591	413,853	29,738
Housing Assistance Payments	4,665,557	4,623,448	42,109
Depreciation	761,024	737,931	23,093
Total Expenses	9,043,634	8,803,704	239,930
Increase (Decrease) in Net Position	\$ 91,969	\$ 951,651	\$ (859,682)

Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Position

Revenues decreased primarily due to a decrease in operating and capital grants received. Capital grants received decreased due to the timing and nature of the expenditures in the Capital Fund Program. Operating grants decreased due to CARES Act Funds received and a decrease in Capital funds drawn for operating purposes.

There was a slight increase in all expense categories. Administrative and maintenance expenses increased primarily due to an increase in costs of supplies and materials. Housing Assistance Payments increased due to a increase in vouchers available.

FINANCIAL ANALYSIS OF THE AUTHORITY – CONTINUED

CAPITAL ASSETS

As of year-end, the Authority had \$10,051,770, invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions, and depreciation) of 2% from the end of last year.

TABLE 4

**CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)**

	<u>2022</u>	<u>2021</u>	Variance	% Change
Land	\$ 1,658,372	\$ 1,658,372	\$ -	0%
Buildings and Improvements	34,410,072	33,317,051	1,093,021	3%
Furniture and Equipment	1,233,807	1,201,871	31,936	3%
Construction in Progress	1,940,828	2,612,030	(671,202)	-26%
Accumulated Depreciation	<u>(29,191,309)</u>	<u>(28,488,204)</u>	<u>(703,105)</u>	<u>2%</u>
Net Capital Assets	<u>\$10,051,770</u>	<u>\$10,301,120</u>	<u>\$ (249,350)</u>	<u>-2%</u>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on page 24 of the notes.

TABLE 5
CHANGE IN CAPITAL ASSETS

Ending Balance, March 31, 2021	\$ 10,301,120
Additions:	
Operating Funds	493,959
Capital Funds	22,200
Deletions (Net)	(4,485)
Depreciation Expense	<u>(761,024)</u>
Ending Balance, March 31, 2022	<u>\$ 10,051,770</u>

This year's major additions were renovations to several Public Housing properties as well as other miscellaneous site improvements.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- The Department of Housing and Urban Development has historically underestimated the subsidy needs of public housing authorities. We do not expect this trend to change
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs including health care and other insurance cost are expected to increase dramatically over the next several years
- Potential political and economic conditions due to public health concerns related to novel coronavirus or COVID-19

FINANCIAL CONTACT

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show its accountability for the monies it receives. Should you have any questions about this report or wish to request additional financial information, you may contact:

Hilda Benavides, Chief Executive Officer
Housing Authority of the City of Harlingen, Texas
219 E. Jackson
Harlingen, Texas 78550
(956) 423-2521

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THE HOUSING AUTHORITY OF HARLINGEN, TEXAS
STATEMENT OF NET POSITION
MARCH 31, 2022

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	Enterprise Fund
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 5,149,654
Tenants Accounts Receivable	10,412
Allowance for Doubtful Accounts	(8,798)
Accounts Receivable - Other	109,757
Allowance for Doubtful Accounts - Other	(54,040)
Prepaid Costs	89,038
Inventory, Net of Allowances	206,048
Total Current Assets	<u>5,502,071</u>
<u>Restricted Assets</u>	
Cash and Cash Equivalents	267,641
Total Restricted Assets	<u>267,641</u>
<u>Capital Assets</u>	
Land	1,658,372
Buildings and Improvements	34,410,072
Furniture and Equipment	1,233,807
Construction in Progress	1,940,828
	<u>39,243,079</u>
(Less): Accumulated Depreciation	(29,191,309)
Net Capital Assets	<u>10,051,770</u>
<u>Deferred Outflows of Resources</u>	<u>-</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 15,821,482</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF HARLINGEN, TEXAS
STATEMENT OF NET POSITION
MARCH 31, 2022

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

	Enterprise Fund
<u>Current Liabilities</u>	
Accounts Payable	\$ 117,500
Accrued Wages and Payroll Taxes	46,898
Accrued Compensated Absences	10,845
Accrued PILOT	86,910
Tenant Security Deposits	81,558
Unearned Revenues	172,831
Total Current Liabilities	<u>516,542</u>
<u>Long Term Liabilities</u>	
Accrued Compensated Absences	97,613
Total Long Term Liabilities	<u>97,613</u>
Total Liabilities	<u>614,155</u>
<u>Deferred Inflows of Resources</u>	
	<u>-</u>
<u>Net Position</u>	
Net Investment in Capital Assets	10,051,770
Restricted Net Position	112,190
Unrestricted Net Position	5,043,367
Total Net Position	<u>15,207,327</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 15,821,482</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF HARLINGEN, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2022

	Enterprise Fund
<u>Operating Revenues</u>	
Dwelling Rent	\$ 1,064,695
Operating Grants	7,847,872
Other Revenue	149,917
Total Operating Revenues	<u>9,062,484</u>
<u>Operating Expenses</u>	
Administrative	1,890,802
Tenant Services	101,035
Utilities	78,792
Maintenance and Operations	992,385
Protective Services	110,448
General Expense	443,591
Housing Assistance Payments	4,665,557
Depreciation	761,024
Total Operating Expenses	<u>9,043,634</u>
Operating Income (Loss)	<u>18,850</u>
<u>Non-Operating Revenues (Expenses)</u>	
Investment Income	11,929
Gain/(Loss) on Sale of Capital Asset	38,990
Total Non-Operating Revenues (Expenses)	<u>50,919</u>
Increase (Decrease) in Net Position before Capital Contributions	<u>69,769</u>
Capital Contributions	<u>22,200</u>
Increase (Decrease) in Net Position	91,969
Net Position, Beginning	15,115,358
Net Position, Ending	<u>\$ 15,207,327</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF HARLINGEN, TEXAS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2022

	Enterprise Fund
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 1,031,629
Cash Received from Operating Grants	7,641,340
Cash Received from Other Sources	20,999
Cash Payments for Salaries & Benefits	(1,659,347)
Cash Payments to Vendors & Landlords	(6,573,791)
Net Cash flows provided (used) by Operating activities	<u>460,830</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	22,200
Capital Outlay	(516,159)
Proceeds received from sale of Capital Assets	43,475
Net cash flows provided (used) by capital and related financing activities	<u>(450,484)</u>
<u>Cash flows from investing activities:</u>	
Investment Income	11,929
Net cash flows provided (used) by investing activities	<u>11,929</u>
Net Increase (decrease) in cash and cash equivalents and restricted cash	22,275
<u>Cash and cash equivalents and restricted Cash, beginning of year:</u>	<u>5,395,020</u>
<u>Cash and cash equivalents and restricted cash, end of year:</u>	<u>\$ 5,417,295</u>
<u>Reconciliation of operating income to net cash provided by (used in) operating activities:</u>	
Operating Income (Loss)	\$ 18,850
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	761,024
Bad Debt Expense	5,424
Change in Accounts Receivable	(26,183)
Change in Prepaid Expenses & Inventories	1,483
Change in Accounts Payable	39,270
Change in Accrued Expenses	3,295
Change in Tenant Security Deposits	2,879
Change in Unearned Revenue	(345,212)
Net cash provided by (used in) operating activities	<u>\$ 460,830</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
 HARLINGEN, TEXAS
 NOTES TO FINANCIAL STATEMENTS
 MARCH 31, 2022

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements.

FURTHER SIGNIFICANT ACCOUNTING POLICIES ARE:

Cash and Cash Equivalents

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Tenant accounts receivable are immaterial for further disclosures. Other accounts receivable consists of amounts due from HUD for Grant Income and other miscellaneous operating receivables.

Prepaid Costs

Prepaid costs consist of payments made to vendors for services that will benefit future periods.

Inventories

Inventories consist of supplies that have not been used or consumed. Inventory is valued at lower of cost or net realizable value and recorded as an expense when it is consumed on the first in first out basis.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUEDUnearned Revenue

The Authority recognizes revenues as earned. The amount received in advance of the period in which it is earned is recorded as a liability under Unearned Revenue.

Revenue Accounting Policies

Dwelling rent income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

Capital Assets

Capital assets are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of revenues and expenses. Estimated useful lives are as follows:

Buildings and Improvements	15 - 30 years
Furniture and Equipment	5 - 10 years

Authority management has assessed the carrying values of capital asset balances as of March 31, 2021, and as of October 10, 2022. No significant capital asset value impairments exist as of the noted dates.

Indirect Cost Recovery

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority, and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE B - REPORTING ENTITY DEFINITION – CONTINUED

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Governmental Accounting Standards Board (GASB) No. 61, The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 39*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following component unit:

Harlingen Affordable Housing Corporation (*Blended Component Unit*) is a nonprofit corporate affiliate created by the Authority to assist, as a public charity, needy persons of low income by providing safe, sanitary, and affordable housing. The Authority both directly and indirectly controls the operations of the Corporation, and the Authority's Board constitutes a majority of the Corporation's board of directors. Therefore, the Corporation has been presented as a blended component unit.

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk - The Authority's policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Authority's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally insured investments.

The Authority's cash and cash equivalents consist of cash held in interest bearing checking accounts totaling \$5,417,295. Deposits with financial institutions are secured as follows:

	<u>Audited Balance</u>	<u>Bank Balance</u>
Insured by FDIC	\$ 250,000	\$ 250,000
Collateralized with specific securities in the Authority name which are held by the financial institution	<u>5,167,295</u>	<u>5,258,043</u>
	<u>\$ 5,417,295</u>	<u>\$ 5,508,043</u>

NOTE D - CONTRACTUAL COMMITMENTS

The Authority had outstanding contractual commitments as of the Statement of Net Position date as follows:

Type Commitment
None of Significance

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE E – USE OF ESTIMATES IN PREPARING FINANCIAL STATEMENTS

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred outflows and inflows, revenues, and expenses in the financial statements. Accordingly, actual results could differ from those estimates.

NOTE F – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage, or any claims not reimbursed.

NOTE G – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE H – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE I – PENSION PLAN

The Authority participates in a defined contribution plan administered by Housing Retirement Trust. All employees are fully vested in the plan after five years of service. The plan provisions and changes to the plan contributions are determined by the Board of the Housing Authority.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Housing Authority contributes 15.3% of annual covered payroll to the plan. No contribution is required by the participants. Total employer contributions to the plan for the year were \$163,068.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – CAPITAL ASSETS

A summary of capital assets is as follows on March 31, 2022:

	<u>LOW RENT & CAPITAL FUND</u>	<u>CENTRAL OFFICE COST CENTER</u>	<u>HOUSING CHOICE VOUCHERS</u>
Land	\$ 836,470	\$ 793,902	\$ -
Building and Improvements	32,944,003	409,121	5,320
Furniture and Equipment	752,359	383,434	98,014
Construction in Progress	1,940,828	-	-
Less Accumulated Depreciation	<u>(27,836,623)</u>	<u>(668,505)</u>	<u>(45,700)</u>
Total Capital Assets	<u>\$ 8,637,037</u>	<u>\$ 917,952</u>	<u>\$ 57,634</u>

	<u>BUSINESS ACTIVITIES</u>	<u>COMPONENT UNIT</u>	<u>TOTAL</u>
Land	\$ 28,000	\$ -	\$ 1,658,372
Building and Improvements	719,448	332,180	34,410,072
Furniture and Equipment	-	-	1,233,807
Construction in Progress	-	-	1,940,828
Less Accumulated Depreciation	<u>(576,973)</u>	<u>(63,508)</u>	<u>(29,191,309)</u>
Total Capital Assets	<u>\$ 170,475</u>	<u>\$ 268,672</u>	<u>\$ 10,051,770</u>

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Transfers & Deletions</u>	<u>Ending Balance</u>
Land	\$ 1,658,372	\$ -	\$ -	\$ 1,658,372
Construction in Progress	<u>2,612,030</u>	<u>22,200</u>	<u>(693,402)</u>	<u>1,940,828</u>
Total Assets not being depreciated	4,270,402	22,200	(693,402)	3,599,200
Buildings and Improvements	33,317,051	399,619	693,402	34,410,072
Furniture and Equipment	<u>1,201,871</u>	<u>94,340</u>	<u>(62,404)</u>	<u>1,233,807</u>
Total Capital Assets	38,789,324	516,159	(62,404)	39,243,079
Less Accumulated Depreciation				
Buildings and Improvements	(27,450,389)	(689,364)	-	(28,139,753)
Furniture and Equipment	<u>(1,037,815)</u>	<u>(71,660)</u>	<u>57,919</u>	<u>(1,051,556)</u>
Net Book Value	<u>\$ 10,301,120</u>	<u>\$ (244,865)</u>	<u>\$ (4,485)</u>	<u>\$ 10,051,770</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE K – COMPENSATED ABSENCES

It is the Housing Authority's policy to permit employees to accumulate a limited amount of earned but unused annual leave. Employees receive annual hours based on the number years of service. The maximum amount of annual leave that any employee may accrue is also based on years of service. Upon separation from employment, an employee shall be paid for all accumulated annual leave, as of their final date of employment. Leave accrued but not yet paid as of March 31, 2022, is shown as a liability allocated between current and non-current.

NOTE L – LONG-TERM LIABILITIES

	<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Compensated Absences	\$ 106,093	\$ 58,163	\$ 55,798	\$ 108,458	\$ 10,845
Long Term Liabilities	<u>\$ 106,093</u>	<u>\$ 58,163</u>	<u>\$ 55,798</u>	<u>\$ 108,458</u>	<u>\$ 10,845</u>

NOTE M – PILOT AGREEMENT

The Authority has entered into a Payment in Lieu of Taxes Agreement with the City of Harlingen, Texas, whereby the Authority agrees to pay a negotiated sum in lieu of City real property taxes. As of March 31, 2022, \$86,910 remains outstanding.

NOTE N – RESTRICTED ASSETS AND NET POSITION

The Authority's restricted assets consist of the following as of March 31, 2022:

Cash Restricted for HAP Payments	\$ 112,190
Cash Restricted for Spectrum Incentive Grants	<u>155,451</u>
Total Restricted Assets	<u>\$ 267,641</u>

Restricted Net Position consists of restricted assets that do not have a related liability. The following restricted assets are included in Restricted Net Position as of March 31, 2022:

Restricted for HAP Payments	\$ 112,190
Total Restricted Net Position	<u>\$ 112,190</u>

NOTE O – DEFERRED REVENUE

Deferred revenue at March 31, 2022 consisted of the following:

Unspent Grant Funds	\$ 155,451
Tenant Prepaid Rents	<u>17,380</u>
Total Restricted Assets	<u>\$ 172,831</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – BLENDED COMPONENT UNIT CONDENSED FINANCIAL STATEMENTS

Condensed Blended Component Unit - Statement of Net Position

	Harlingen Affordable Housing Corporation 3/31/2022
Assets	
Current assets	\$ 89,336
Capital assets	268,672
Total assets	<u>\$ 358,008</u>
Liabilities	
Current liabilities	\$ 5,783
Total liabilities	<u>\$ 5,783</u>
Net position	
Net Investment in capital assets	\$ 268,672
Unrestricted net position	83,553
Total net position	<u><u>\$ 352,225</u></u>

DRAFT

 Condensed Blended Component Unit - Statement of
Revenues, Expenses and Changes in Net Position

	Harlingen Affordable Housing Corporation 3/31/2022
Revenues	
Tenant rental revenue, grants and other revenue	\$ 103,400
Total revenues	<u>103,400</u>
Expenses	
Administrative, tenant services and general	57,182
Maintenance, protective services and utilities	25,716
Depreciation	11,513
Total expenses	<u>94,411</u>
Operating Income	<u>8,989</u>
Increase (decrease) in net position	8,989
Beginning net position	343,236
Ending net position	<u><u>\$ 352,225</u></u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE P – BLENDED COMPONENT UNIT CONDENSED FINANCIAL STATEMENTS – CONTINUED

Condensed Blended Component Unit - Statement of Cash Flows

	Harlingen Affordable Housing Corporation 3/31/2022
	<u> </u>
Cash flows from (used by)	
operating activities	\$ 18,013
Cash flows from (used by)	
capital activities	-
	<u> </u>
Net increase in cash and equivalents	18,013
Beginning current and restricted cash	70,368
Ending current and restricted cash	<u><u>\$ 88,381</u></u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 8,989
Depreciation and amortization	11,513
Change in prepaid expenses and tenant security deposits	418
Change in accounts payable and accrued expenses	<u>(2,907)</u>
Net cash provided (used) by operating activities	<u><u>\$ 18,013</u></u>

NOTE Q – SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through October 10, 2022, the date the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures in the notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HARLINGEN, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2022

EXPENDITURES

Low Rent Public Housing	\$ 2,226,320
Public Housing CARES Act Funding	47,186
Total Assistance Listing Number 14.850	2,273,506
Housing Choice Vouchers	4,937,241
Housing Choice Vouchers CARES Act Funding	221,560
Total Assistance Listing Number 14.871	5,158,801
Public Housing Capital Fund Program	
Total Assistance Listing Number 14.872	437,765
TOTAL HUD EXPENDITURES	\$ 7,870,072
TOTAL FEDERAL EXPENDITURES	\$ 7,870,072

Note 1 - Basis of Presentation

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the schedule presents only a selected portion of operations of the Authority it is not intended to and does not present the financial net position, changes in net position or cash flows of the Authority.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Note 3 – Indirect Cost Rate

The Authority did not elect to use the 10% *De Minimus Cost Rate*.

**THE HOUSING AUTHORITY OF HARLINGEN, TEXAS
STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM
FOR THE YEAR ENDED MARCH 31, 2022**

	Public Housing Capital Fund Program TX59P06550115
Funds Approved	\$ 770,225
Funds Expended	<u>770,225</u>
Excess of Funds Approved	<u><u>\$ -</u></u>
Funds Advanced	\$ 770,225
Funds Expended	<u>770,225</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All modernization costs have been paid and all related liabilities have been discharged through payment.

THE HOUSING AUTHORITY OF HARLINGEN [TX065]
 HARLINGEN, TEXAS
 FINANCIAL DATA SCHEDULE
 MARCH 31, 2022

	LOW RENT 14.1850	CFP 14.1872	PH CARES 14.18C	HCV 14.1871	HCV CARES 14.18CC	COMPONENT UNIT	BUSINESS ACTIVITIES	COCB CARES ACT	COCB	ELIMINATION	TOTAL
ASSETS											
CURRENT ASSETS											
CASH											
111 CASH - UNRESTRICTED	4,072,324	-	-	175,815	-	85,156	133,620	-	601,181	-	5,068,096
115 CASH - RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	-	-	-	-	-	-	-	-	-
112 CASH - RESTRICTED MODERNIZATION	-	-	-	-	-	-	-	-	-	-	-
113 CASH - OTHER RESTRICTED	-	-	-	112,190	-	-	155,451	-	-	-	267,641
114 CASH - TENANT SECURITY DEPOSITS	76,583	-	-	-	-	3,225	1,750	-	-	-	81,558
100 TOTAL CASH	4,148,907	-	-	288,005	-	88,381	290,821	-	601,181	-	5,417,295
ACCOUNTS AND NOTES RECEIVABLE											
121 A/R - PHA PROJECTS	-	-	-	-	-	-	-	-	-	-	-
122 A/R - HUD PROJECTS	-	-	-	3,359	-	-	-	-	-	-	3,359
124 A/R - OTHER GOVERNMENT	-	-	-	-	-	-	-	-	-	-	-
125 A/R - MISCELLANEOUS	-	-	-	-	-	-	-	-	-	-	-
126 A/R - TENANTS	9,159	-	-	-	-	-	1,253	-	-	-	10,412
126.1 ALLOWANCE FOR DOUBTFUL ACCOUNTS - TENANTS	(7,545)	-	-	-	-	-	(1,253)	-	-	-	(8,798)
126.2 ALLOWANCE FOR DOUBTFUL ACCOUNTS - OTHER	-	-	-	-	-	-	-	-	-	-	-
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-	-	-	-
128 FRAUD RECOVERY	2,506	-	-	103,892	-	-	-	-	-	-	106,398
128.1 ALLOWANCE FOR FRAUD RECOVERY	(2,372)	-	-	(51,668)	-	-	-	-	-	-	(54,040)
129 ACCRUED INTEREST RECEIVABLE	-	-	-	-	-	-	-	-	-	-	-
120 TOTAL RECEIVABLES NET OF ALLOW	1,748	-	-	55,583	-	-	-	-	-	-	57,331
CURRENT INVESTMENTS											
131 INVESTMENTS - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-	-
135 INVESTMENTS - RESTRICTED PMT S/T DEBT	-	-	-	-	-	-	-	-	-	-	-
132 INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-	-	-	-
142 PREPAID EXPENSES AND OTHER ASSETS	81,515	-	-	2,737	-	955	1,064	-	2,767	-	89,038
143 INVENTORIES	213,563	-	-	-	-	-	-	-	3,319	-	216,882
143.1 ALLOWANCE FOR OBSOLETE INVENTORY	(10,668)	-	-	-	-	-	-	-	(166)	-	(10,834)
144 INTERPROGRAM DUE FROM	-	-	-	-	-	-	-	-	-	-	-
146 AMOUNTS TO BE PROVIDED	-	-	-	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	4,435,065	-	-	346,395	-	89,336	291,885	-	607,101	-	5,769,712
NONCURRENT ASSETS											
CAPITAL ASSETS											
161 LAND	836,470	-	-	-	-	-	-	-	-	-	836,470
162 BUILDINGS	31,399,008	-	-	5,320	-	332,180	719,448	-	793,902	-	1,658,372
163 FURNITURE & EQUIPMENT - DWELLINGS	-	-	-	-	-	-	-	-	409,121	-	32,865,077
164 FURNITURE & EQUIPMENT - ADMINISTRATION	752,359	-	-	98,014	-	-	-	-	383,434	-	1,233,807
165 LEASHOLD IMPROVEMENTS	1,544,995	-	-	-	-	-	-	-	-	-	1,544,995
167 CONSTRUCTION IN PROGRESS	-	1,940,828	-	-	-	-	-	-	-	-	1,940,828
166 ACCUMULATED DEPRECIATION	(27,836,623)	-	-	(45,700)	-	(63,508)	(576,973)	-	(668,505)	-	(29,191,309)
160 TOTAL CAPITAL ASSETS, NET OF DEPRECIATION	6,696,209	1,940,828	-	57,634	-	268,672	170,475	-	917,952	-	10,051,770
171 NOTES & MORTGAGES RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PAST DUE	-	-	-	-	-	-	-	-	-	-	-
173 GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-	-	-	-
174 OTHER ASSETS	-	-	-	-	-	-	-	-	-	-	-
176 INVESTMENT IN JOINT VENTURES	6,696,209	1,940,828	-	57,634	-	268,672	170,475	-	917,952	-	10,051,770
180 TOTAL NONCURRENT ASSETS	11,131,274	1,940,828	-	403,959	-	358,008	462,360	-	1,525,053	-	15,821,482
190 TOTAL ASSETS	11,131,274	1,940,828	-	403,959	-	358,008	462,360	-	1,525,053	-	15,821,482
200 DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-	-	-	-	-	-	-
290 TOTAL ASSETS AND DEF OUTF OF RES	11,131,274	1,940,828	-	403,959	-	358,008	462,360	-	1,525,053	-	15,821,482
LIABILITIES AND EQUITY											
CURRENT LIABILITIES											
311 BANK OVERDRAFT	72,067	-	-	-	-	-	-	-	-	-	72,067
312 A/P < 90 DAYS	-	-	-	1,175	-	1,597	155	-	6,082	-	81,076
313 A/P > 90 DAYS	-	-	-	-	-	-	-	-	-	-	-

THE HOUSING AUTHORITY OF HARLINGEN [TX065]
 HARLINGEN, TEXAS
 FINANCIAL DATA SCHEDULE
 MARCH 31, 2022

	LOW RENT 14.850	CFP 14.872	PH CARES 14.PHC	HCV 14.871	HCV CARES 14.HCC	COMPONENT UNIT	BUSINESS ACTIVITIES	COCC CARES ACT	COCC	ELIMINATION	TOTAL
321 ACCRUED WAGE/PAYROLL TAXES PAYABLE	24,839	-	-	4,172	-	-	46	-	16,880	-	46,898
322 ACCRUED COMPENSATED ABSENCES	5,152	-	-	1,446	-	-	-	-	4,247	-	10,845
324 ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-	-	-	-
325 ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-	-	-	-	-
331 ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	-	-	-	-	-	-	-	-	-	-
332 ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-	-	-	-
333 ACCOUNTS PAYABLE - OTHER GOVERNMENT	86,910	-	-	-	-	-	-	-	-	-	86,910
341 TENANT SECURITY DEPOSITS	76,583	-	-	-	-	3,225	1,750	-	-	-	81,558
342 UNEARNED REVENUES	16,215	-	-	-	-	-	156,616	-	-	-	172,831
343 CURRENT PORTION OF LT DEBT - CAPITAL	-	-	-	-	-	-	-	-	-	-	-
344 CURRENT PORTION OF LT DEBT - OPERATING	-	-	-	-	-	-	-	-	-	-	-
348 LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-	-	-	-
349 OTHER CURRENT LIABILITIES	2,181	-	-	10,533	-	-	105	-	2,260	-	15,079
346 ACCRUED LIABILITIES - OTHER	-	-	-	21,345	-	-	-	-	-	-	21,345
347 INTERPROGRAM DUE TO	-	-	-	-	-	-	-	-	-	-	-
310 TOTAL CURRENT LIABILITIES	283,947	-	-	38,671	-	5,783	158,672	-	29,469	-	516,542
NONCURRENT LIABILITIES											
351 LT DEBT, NET OF CURRENT - CAPITAL	-	-	-	-	-	-	-	-	-	-	-
352 LT DEBT, NET OF CURRENT - OPERATING	-	-	-	-	-	-	-	-	-	-	-
354 ACCRUED COMPENSATED ABSENCES - NONCURRENT	46,368	-	-	13,018	-	-	-	-	38,227	-	97,613
355 LOAN LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-	-	-
353 NONCURRENT LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-	-	-
350 TOTAL NONCURRENT LIABILITIES	46,368	-	-	13,018	-	-	-	-	38,227	-	97,613
300 TOTAL LIABILITIES	330,315	-	-	51,689	-	5,783	158,672	-	67,696	-	614,155
400 DEFERRED INFLOW OF RESOURCES	-	-	-	-	-	-	-	-	-	-	-
508.4 NET INVESTMENT IN CAPITAL ASSETS	6,696,209	1,940,828	-	57,634	-	268,672	170,475	-	917,952	-	10,051,770
511.4 RESTRICTED NET POSITION	-	-	-	112,190	-	-	-	-	-	-	112,190
512.4 UNRESTRICTED NET POSITION	4,104,750	-	-	182,446	-	83,553	133,213	-	539,405	-	5,043,367
513 TOTAL EQUITY	10,800,959	1,940,828	-	352,270	-	352,225	303,688	-	1,457,357	-	15,207,327
600 TOTAL LIA., DEF. INFLOW OF RES., AND EQUITY	11,131,274	1,940,828	-	403,959	-	358,008	462,360	-	1,525,053	-	15,821,482
REVENUE											
70300 NET TENANT RENTAL REVENUE	928,765	-	-	-	-	75,704	45,400	-	-	-	1,049,869
70400 TENANT REVENUE - OTHER	14,786	-	-	-	-	40	40	-	14,826	-	14,826
70500 TOTAL TENANT REVENUE	943,551	-	-	-	-	75,704	45,440	-	-	-	1,064,695
70600 HUD PHA GRANTS	2,226,320	415,565	44,116	4,937,241	221,560	-	-	3,070	-	-	7,847,872
70610 CAPITAL GRANTS RECEIVED	-	22,200	-	-	-	-	-	-	-	-	22,200
70710 MANAGEMENT FEE	-	-	-	-	-	-	-	-	451,443	(451,443)	-
70720 ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	179,484	(179,484)	-
70730 BOOKKEEPING FEE	-	-	-	-	-	-	-	-	118,313	(118,313)	-
70740 FRONT LINE SERVICE FEE	-	-	-	-	-	-	-	-	-	-	-
70750 OTHER FEES	-	-	-	-	-	-	-	-	11,952	(11,952)	-
70800 OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-	-
71100 INVESTMENT INCOME - UNRESTRICTED	8,794	-	-	1,071	-	-	755	-	1,309	-	11,929
71200 MORTGAGE INTEREST INCOME	-	-	-	-	-	-	-	-	-	-	-
71400 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	-
71500 OTHER REVENUE	25,256	-	-	38,612	-	-	-	-	36,048	-	38,612
71600 GAIN OR LOSS ON THE DISPOSAL OF CAPITAL ASSETS	24,443	-	-	22,305	-	27,696	-	-	(349)	-	111,305
72000 INVESTMENT INCOME - RESTRICTED	-	-	-	14,896	-	-	-	-	-	-	38,990
70000 TOTAL REVENUE	3,228,364	437,765	44,116	5,014,125	221,560	103,400	46,195	3,070	798,200	(761,192)	9,135,603
EXPENSES											
ADMINISTRATIVE											
91100 ADMINISTRATIVE SALARIES	287,804	-	-	41,552	97,283	19,601	1,730	-	382,613	-	830,583
91200 AUDITING FEES	20,423	-	-	793	-	1,089	1,018	-	2,991	-	26,314
91300 MANAGEMENT FEE	324,593	126,850	-	-	-	-	-	-	-	(451,443)	-
91310 BOOKKEEPING FEE	43,486	-	-	74,827	-	-	-	-	-	(118,313)	-
91400 ADVERTISING AND MARKETING	10,943	-	-	2,857	-	2,434	165	-	2,229	-	18,628
91500 EMPLOYEE BENEFIT CONTRIBUTION	115,792	-	-	47,450	11,047	5,870	608	-	120,103	-	300,870

THE HOUSING AUTHORITY OF HARLINGEN [TX065]
 HARLINGEN, TEXAS
 FINANCIAL DATA SCHEDULE
 MARCH 31, 2022

	LOW RENT 14.850	CFP 14.872	PH CARES 14.871	HCV 14.871	HCV CARES 14.871	COMPONENT UNIT	BUSINESS ACTIVITIES	COCB CARES ACT	ELIMINATION	TOTAL
91600 OFFICE EXPENSES	77,742	-	14,146	28,899	36,133	-	-	3,007	34,208	194,135
91700 LEGAL EXPENSE	3,968	-	-	127	-	887	-	-	9,703	14,685
91800 TRAVEL	1,283	-	-	649	-	-	-	-	7,807	9,739
91810 ALLOCATED OVERHEAD	-	-	-	-	-	-	-	-	-	-
91900 OTHER	256,945	22,085	-	75,056	-	14,934	8,263	-	130,517	495,848
92000 ASSET MANAGEMENT FEE	59,760	-	-	119,724	-	-	-	-	(179,484)	-
TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
92100 TENANT SERVICES SALARIES	61,930	-	-	-	-	-	-	-	-	61,930
92200 RELOCATION COSTS	-	-	-	-	-	-	-	-	-	-
92300 EMPLOYEE BENEFIT CONTRIBUTION	30,589	-	-	-	-	-	-	-	-	30,589
92400 TENANT SERVICES OTHER	5,233	-	-	-	-	3,283	-	-	-	8,516
UTILITIES	-	-	-	-	-	-	-	-	-	-
93100 WATER	8,528	-	-	-	-	-	380	-	189	9,097
93200 ELECTRICITY	43,681	-	-	-	2,274	-	-	-	15,125	61,080
93300 GAS	5,371	-	-	-	-	-	-	-	-	5,371
93400 FUEL	-	-	-	-	-	-	-	-	-	-
93500 LABOR	-	-	-	-	-	-	-	-	-	-
93600 SEWER	2,333	-	-	-	-	-	672	-	239	3,244
93700 EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-	-	-
93800 OTHER UTILITIES	-	-	-	-	-	-	-	-	-	-
ORDINARY MAINTENANCE & OPERATION	-	-	-	-	-	-	-	-	-	-
94100 ORDINARY MAINTENANCE & OPERATIONS - LABOR	285,849	-	-	-	-	2,736	229	-	13,569	302,383
94200 ORDINARY MAINTENANCE & OPERATIONS - MATERIALS	171,973	9,700	-	5,592	2,119	9,502	759	-	1,587	204,232
94300 ORDINARY MAINTENANCE & OPERATIONS - CONTRACTS	312,960	-	6,175	-	8,911	8,165	4,761	-	6,030	347,002
94500 EMPLOYEE BENEFIT CONTRIBUTION	119,152	-	-	-	-	1,313	112	-	5,611	126,188
PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
95100 PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-	-	-
95200 PROTECTIVE SERVICES - OTHER CONTRACT COSTS	92,168	-	8,822	-	2,554	1,726	1,274	-	3,841	110,448
95300 PROTECTIVE SERVICES - OTHER	-	-	-	-	-	-	-	-	-	-
95500 EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-	-	-	-	-	-
GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-
96100 INSURANCE PREMIUMS	288,172	-	-	4,481	-	4,584	4,783	-	13,592	315,612
96200 OTHER GENERAL EXPENSE	-	-	-	30,649	-	4,500	-	-	-	35,149
96210 COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
96300 PAYMENTS IN LIEU OF TAXES	87,071	-	-	-	-	-	-	-	335	87,406
96400 BAD DEBT - TENANT	4,474	-	-	-	-	-	950	-	-	5,424
96500 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	-	-
96600 BAD DEBT - OTHER	-	-	-	-	-	-	-	-	-	-
96700 INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
96800 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	2,722,223	158,635	29,143	432,656	158,047	82,898	25,704	-	750,289	3,601,473
EXCESS OPERATING REVENUE OVER OF EXP	506,141	279,130	14,973	4,581,469	63,513	20,502	20,491	-	47,911	5,534,130
EXTRAORDINARY MAINTENANCE	6,780	-	8,800	-	-	-	-	-	-	15,580
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-
97300 HAP	-	-	-	4,625,034	23,274	-	-	-	-	4,648,308
97350 HAP PORTABILITY - IN	-	-	-	17,249	-	-	-	-	-	17,249
97400 DEPRECIATION EXPENSE	719,946	-	-	5,738	-	11,513	7,269	-	16,558	761,024
97500 FRAUD LOSSES	-	-	-	-	-	-	-	-	-	-
97600 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	-	-
97700 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	-	-
97800 DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	-	-
90000 TOTAL EXPENSES	3,448,949	158,635	37,943	5,080,677	181,321	94,411	32,973	-	766,847	9,043,634
OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
10010 OPERATING TRANSFERS OUT	256,930	-	-	-	-	-	-	-	(256,930)	-
10020 PROCEEDS FROM PROPERTY SALES	-	(256,930)	-	-	-	-	-	-	256,930	-
10060 EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-	-
10070 SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-	-
10080 TOTAL OTHER FINANCING SOURCES (USES)	256,930	(256,930)	-	-	-	-	-	-	-	-
EXCESS REVENUE OVER EXPENSES	36,345	22,200	6,173	(66,552)	40,239	8,989	13,222	-	31,353	91,969

THE HOUSING AUTHORITY OF HARLINGEN [TX065]
 HARLINGEN, TEXAS
 FINANCIAL DATA SCHEDULE
 MARCH 31, 2022

	LOW RENT 14.850	CFP 14.872	PH CARES 14.PHC	HCV 14.871	HCV CARES 14.HCC	COMPONENT UNIT	BUSINESS ACTIVITIES	COCC CARES ACT	ELIMINATION	TOTAL
11030 BEGINNING EQUITY	10,214,737	2,462,332	-	378,583	-	343,236	290,466	-	1,426,004	15,115,358
11040 EQUITY TRANSFERS	543,704	(543,704)	-	-	-	-	-	-	-	-
11041 EQUITY TRANSFERS	6,173	-	(6,173)	40,239	(40,239)	-	-	-	-	-
11040 PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-	-	-
11040 PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-	-	-
ENDING EQUITY	10,800,959	1,940,828	-	352,270	-	352,225	303,688	-	1,457,357	15,207,327
11170 ADMINISTRATIVE FEE EQUITY	-	-	-	-	-	-	-	-	-	-
11180 HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	-	240,080	-	-	-	-	-	240,080
11190 UNIT MONTHS AVAILABLE	5,976	-	-	112,190	-	-	-	-	-	112,190
11210 NUMBER OF UNIT MONTHS LEASED	5,860	-	-	9,876	-	72	96	-	-	15,020
11610 LAND PURCHASES	-	-	-	9,992	-	71	93	-	-	16,016
11620 BUILDING PURCHASES	-	-	-	-	-	-	-	-	-	-
11630 FURNITURE & EQUIPMENT - DWELLING	-	22,200	-	-	-	-	-	-	-	22,200
11640 FURNITURE & EQUIPMENT - ADMINISTRATIVE	-	-	-	-	-	-	-	-	-	-
11650 LEASEHOLD IMPROVEMENTS PURCHASES	-	-	-	-	-	-	-	-	-	-
11660 INFRASTRUCTURE PURCHASES	-	-	-	-	-	-	-	-	-	-
13510 CFFP DEBT SERVICE PAYMENTS	-	-	-	-	-	-	-	-	-	-
13901 REPLACEMENT HOUSING FACTOR FUNDS	-	-	-	-	-	-	-	-	-	-

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THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
 HARLINGEN, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

MARCH 31, 2022

Section I: Summary of Auditors' Results:

FINANCIAL STATEMENTS

Type of Auditors' report issued: Unmodified

Internal Control over financial reporting:

Are material weaknesses identified? Yes No

Are significant deficiencies that are not considered to be material weaknesses identified? Yes None

Reported
 Is noncompliance that could have a material effect on the financial statements identified? Yes No

FEDERAL AWARDS

Internal control over major programs:

Are material weaknesses identified? Yes No

Are significant deficiencies that are not considered to be material weaknesses identified? Yes None

Reported
 Type of report issued on compliance with requirements applicable to each major program: Unmodified

Are there any audit findings that are required to be reported in accordance with 2CFR Section 200.516(a) of the Uniform Guidance? Yes No

Identification of major programs:

<u>Name of Federal Program</u>	<u>Assistance Listing No.</u>
Public Housing Low Rent	14.850

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Is the auditee identified as a low-risk auditee? Yes No

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HARLINGEN, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

MARCH 31, 2022

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs:

None

Current Year Findings and Questioned Costs:

None

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs

None

Current Year Findings and Questioned Costs:

None

DRAFT

HOUSING AUTHORITY OF THE CITY OF HARLINGEN
RESOLUTION 1490
RESOLUTION TO APPROVE AND ADOPT UPDATED
PAYMENT STANDARDS FOR
HOUSING CHOICE VOUCHER/SECTION 8
PROGRAM

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Harlingen met for a Regular Board meeting on October 19, 2022 to adopt the updated Payment Standards for the Housing Choice Voucher/Section 8 Program to be effective January 1, 2023.

WHEREAS, after careful review and due consideration of the matter beforehand, the Board voted to adopt the attached updated Payment Standards for Housing Choice Voucher/Section 8 Program effective January 1, 2023.

NOW THEREFORE, be it resolved that the attached updated Housing Choice Voucher/Section 8 Program's Payment Standards are adopted as presented and prepared by the Housing Choice Voucher/Section 8 Program Administrator effective January 1, 2023.

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners hereby approves and adopts the attached updated Payment Standards for the Housing Choice Voucher/Section 8 Program on the 19th day of October, 2022. This will take effect on January 1, 2023.

Carlos "Charlie" Perez
Chairperson-Board of Commissioners

Hilda Benavides
CEO

Housing Authority

HARLINGEN HOUSING AUTHORITY

HCV/Section 8 Program

PROPOSED PAYMENT STANDARDS FOR 2023 (January 01, 2023 TO December 31, 2023)

2023 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FMR	\$632	\$702	\$893	\$1156	\$1304
Payment Standard	\$695	\$772	\$982	\$1272	\$1434

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

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

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

City of Harlingen Housing Authority

August 2022

Bank Balances

Comparative Income Statements/Charts

Comparative Balance Sheets/Charts

Accounting Report

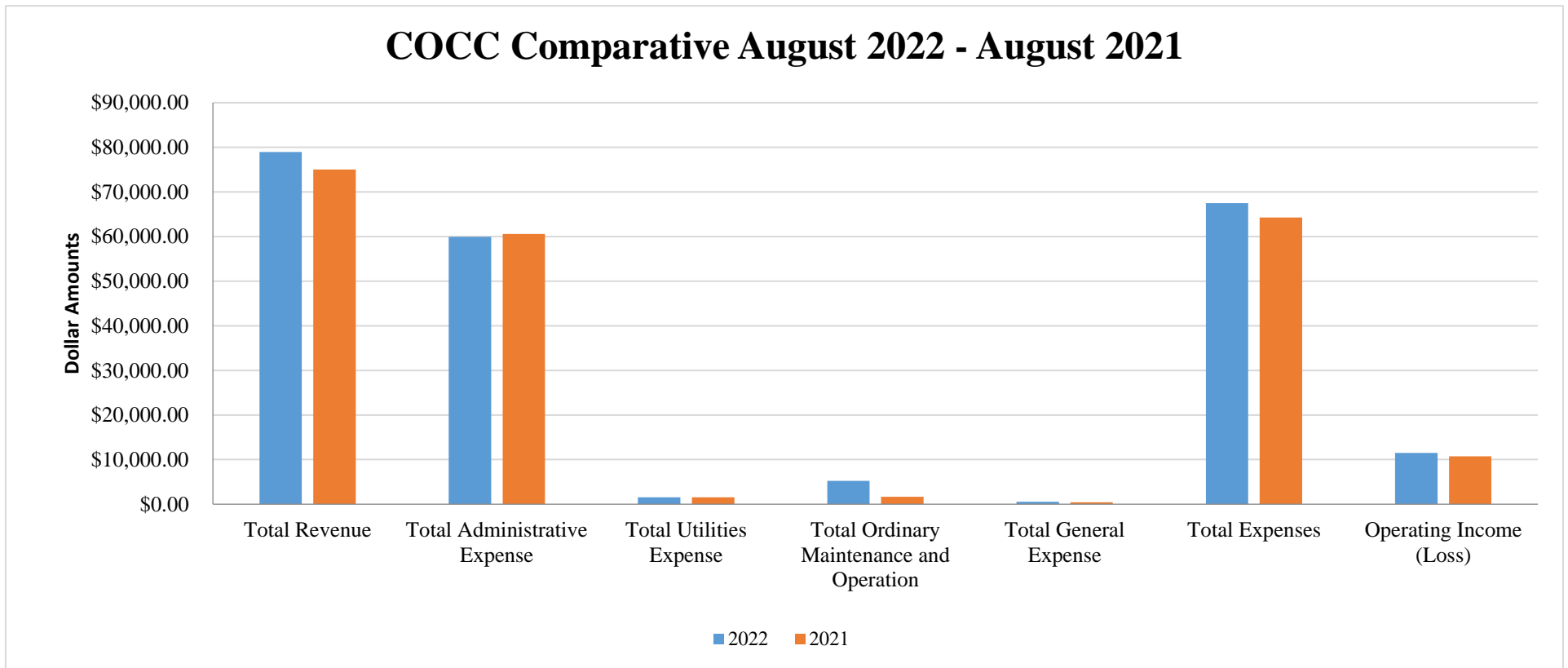


Bank Balances- Reserves as of 08/31/2022

	August 2022 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,558.73 COCC Investment Account		
\$411,508.63 COCC General Fund	\$67,458.15	6.95
Low Rent Reserves:		
\$1,542,072.79 Los Vecinos	\$69,427.35	22.21
\$783,706.49 Bonita Park	\$86,864.85	9.02
\$1,504,808.99 Le Moyne Gardens	\$97,493.40	15.43
Family Living Center Reserves:		
\$94,458.63 FLC bank cash account	\$2,535.25	37.26
Section 8 Reserves:		
\$265,833.58 Admin	\$41,747.16	6.37
\$31,246.74 HAP	\$387,219.96	0.08

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

	Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
Total Revenue	\$78,947.47	\$75,011.07
Total Administrative Expense	\$59,909.87	\$60,562.02
Total Utilities Expense	\$1,567.30	\$1,548.70
Total Ordinary Maintenance and Operation	\$5,236.33	\$1,667.78
Total General Expense	\$555.94	\$413.08
Total Expenses	\$67,458.15	\$64,273.50
Operating Income (Loss)	\$11,489.32	\$10,737.57



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

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	0.00	13,260.00	0.00 %
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	1,049.76	100.04	949.72	949.34 %
OTHER INCOME	1	06	3690	5	9,461.62	4,682.68	4,778.94	102.06 %
Other Income - Management Fee	1	06	3690.2	5	27,250.78	26,520.00	730.78	2.76 %
Other Income - Asset Managemen	1	06	3690.3	5	14,928.00	24,888.00	(9,960.00)	-40.02 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,802.50	16,042.50	(6,240.00)	-38.90 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					63,488.66	73,229.22	(9,740.56)	-13.30 %
Other Receipts								
CARES ACT - Revenue	1	06	8029.3	CR	0.00	713.85	(713.85)	-100.00 %
Total Other Receipts					0.00	713.85	(713.85)	-100.00 %
Total Revenue					78,947.47	75,011.07	3,936.40	5.25 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	26,929.10	27,736.09	806.99	2.91 %
STAFF TRAINING	1	06	4140	5	412.00	0.00	(412.00)	0.00 %
TRAVEL	1	06	4150	5	352.00	992.26	640.26	64.53 %
Travel-Mileage Reimbursment	1	06	4150.2	5	379.32	0.00	(379.32)	0.00 %
Accounting Fees	1	06	4170	5	3,830.81	0.00	(3,830.81)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	9,762.15	8,564.81	(1,197.34)	-13.98 %
Postage/FedEx/UPS	1	06	4190.03	5	293.14	0.00	(293.14)	0.00 %
Advertising and Marketing	1	06	4190.08	5	1,761.70	438.90	(1,322.80)	-301.39 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,820.32	1,435.43	(384.89)	-26.81 %
CARES - Telephone/Cell Phones/	1	06	4190.13	CR	0.00	48.85	48.85	100.00 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	175.01	1,465.95	1,290.94	88.06 %
Other Sundry Expense	1	06	4190.18	5	572.68	1,004.13	431.45	42.97 %
Administrative Contact Costs	1	06	4190.19	5	13,621.64	17,687.68	4,066.04	22.99 %
CARES - ADMINISTRATIVE CONTRA	1	06	4190.19	CR	0.00	650.00	650.00	100.00 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	537.92	537.92	100.00 %
Total Administrative Expense					59,909.87	60,562.02	652.15	1.08 %
Utilities Expense								
WATER	1	06	4310	5	33.33	13.49	(19.84)	-147.07 %
ELECTRICITY	1	06	4320	5	1,473.25	1,518.23	44.98	2.96 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	60.72	16.98	(43.74)	-257.60 %
Total Utilities Expense					1,567.30	1,548.70	(18.60)	-1.20 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	887.06	1,084.43	197.37	18.20 %
MATERIALS	1	06	4420	5	0.00	88.86	88.86	100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	198.00	106.24	(91.76)	-86.37 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	129.66	49.90	(79.76)	-159.84 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	3,247.50	0.00	(3,247.50)	0.00 %
Contact Costs-Electrical Contr	1	06	4430.21	5	430.00	0.00	(430.00)	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	297.32	291.56	(5.76)	-1.98 %
Total Ordinary Maintenance and Operation					5,236.33	1,667.78	(3,568.55)	-213.97 %

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: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Protective Services								
Protective Services - Contract	1	06	4480	5	188.71	66.92	(121.79)	-181.99 %
CARES- PROTECTIVE SERVICES CC	1	06	4480	CR	0.00	15.00	15.00	100.00 %
Total Protective Services					<u>188.71</u>	<u>81.92</u>	<u>(106.79)</u>	<u>-130.36 %</u>
General Expense								
Insurance - Windstorm	1	06	4510.15	5	555.94	413.08	(142.86)	-34.58 %
Total General Expense					<u>555.94</u>	<u>413.08</u>	<u>(142.86)</u>	<u>-34.58 %</u>
Total Expenses					<u>(67,458.15)</u>	<u>(64,273.50)</u>	<u>(3,184.65)</u>	<u>4.95 %</u>
Net Income (Loss)					<u>11,489.32</u>	<u>10,737.57</u>	<u>751.75</u>	<u>8.33 %</u>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

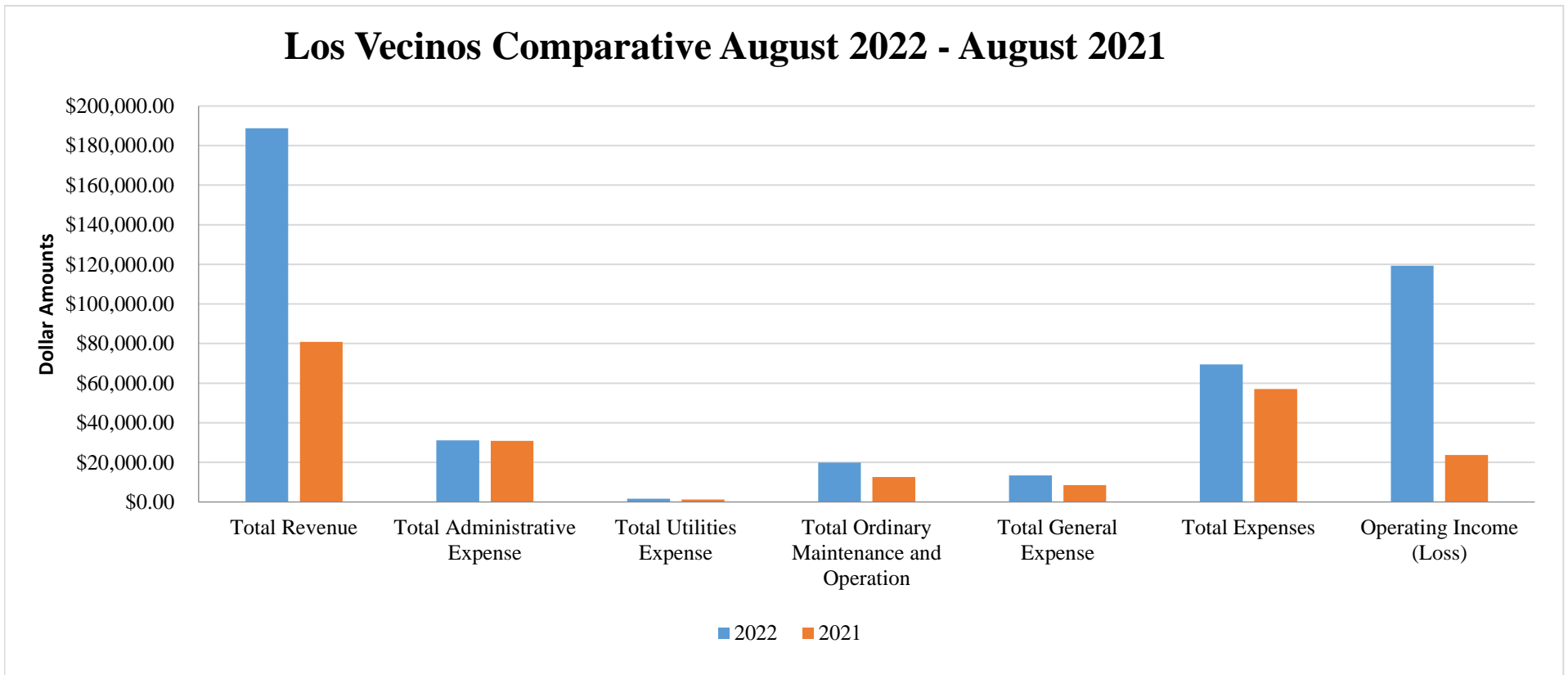
Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
--------------------------------------	--------------------------------------

Total Revenue	\$188,705.15	\$80,791.02
Total Administrative Expense	\$31,106.12	\$30,827.38
Total Utilities Expense	\$1,597.33	\$1,272.50
Total Ordinary Maintenance and Operation	\$19,897.55	\$12,616.74
Total General Expense	\$13,447.19	\$8,489.67
Total Expenses	\$69,427.35	\$57,031.79
Operating Income (Loss)	\$119,277.80	\$23,759.23

Note:
CFP operations funds were added this month (extra funds)



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

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	28,268.00	24,096.00	4,172.00	17.31 %
Total Rental Income					28,268.00	24,096.00	4,172.00	17.31 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	2,372.76	289.82	2,082.94	718.70 %
Other Income-Tenants	1	01	3690	5	2,658.00	1,041.00	1,617.00	155.33 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	288.20	(288.20)	-100.00 %
Other Income - OP Trans In Fro	1	01	3690.99P	5	95,700.00	0.00	95,700.00	0.00 %
Total Other Income					100,730.76	1,619.02	99,111.74	6121.71 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	59,706.39	55,076.00	4,630.39	8.41 %
Total Other Receipts					59,706.39	55,076.00	4,630.39	8.41 %
Total Revenue					188,705.15	80,791.02	107,914.13	133.57 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	(3,223.90)	6,494.05	9,717.95	149.64 %
Nontechnical Salaries - 1406	1	01	4110.OP	5	7,205.17	0.00	(7,205.17)	0.00 %
Accounting Fees	1	01	4170	5	7,252.00	0.00	(7,252.00)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	1,915.77	1,767.08	(148.69)	-8.41 %
Employee Ben Cont - Admin - 14	1	01	4182.OP	5	550.35	0.00	(550.35)	0.00 %
Postage/FedEx/UPS	1	01	4190.03	5	101.01	0.00	(101.01)	0.00 %
Advertising and Marketing	1	01	4190.08	5	532.50	627.50	95.00	15.14 %
Tenant Tracker	1	01	4190.10	5	7.50	324.20	316.70	97.69 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	563.17	606.94	43.77	7.21 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	0.00	1,729.69	1,729.69	100.00 %
Other Sundry Expense	1	01	4190.18	5	370.76	491.42	120.66	24.55 %
Administrative Contact Costs	1	01	4190.19	5	3,620.31	6,961.00	3,340.69	47.99 %
Management Fee Expense - AMP	1	01	4190.21	5	8,437.48	8,066.50	(370.98)	-4.60 %
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	1,110.00	1,095.00	(15.00)	-1.37 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					31,106.12	30,827.38	(278.74)	-0.90 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	928.33	1,517.79	589.46	38.84 %
Ten Services - Recreation, Pub	1	01	4220	5	248.25	0.00	(248.25)	0.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	386.17	402.53	16.36	4.06 %
Total Tenant Services					1,562.75	1,920.32	357.57	18.62 %
Utilities Expense								
Water	1	01	4310	5	148.32	88.92	(59.40)	-66.80 %
Electricity	1	01	4320	5	1,135.62	959.80	(175.82)	-18.32 %
Gas	1	01	4330	5	148.39	124.15	(24.24)	-19.52 %
Other Utility Expense - Sewer	1	01	4390	5	165.00	99.63	(65.37)	-65.61 %
Total Utilities Expense					1,597.33	1,272.50	(324.83)	-25.53 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	5,005.52	7,364.02	2,358.50	32.03 %
Materials	1	01	4420	5	313.40	1,056.30	742.90	70.33 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	575.00	1,275.00	700.00	54.90 %
Contract Costs-Other Repairs	1	01	4430.03	5	1,100.00	0.00	(1,100.00)	0.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	7.96	129.73	121.77	93.86 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	117.84	42.99	36.48 %
Contract Costs-Maintenance	1	01	4430.09	5	827.50	0.00	(827.50)	0.00 %

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: 08/01/2022	Start: 08/01/2021		
				End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Contract Costs - Maintenance -	1	01	4430.09P 5	4,083.36	0.00	(4,083.36)	0.00 %
Contract Costs-Heating & Coolin	1	01	4430.17 5	0.00	202.00	202.00	100.00 %
Contract Costs-Landscape & Gro	1	01	4430.19 5	1,500.00	0.00	(1,500.00)	0.00 %
Contract Costs-Electrical Contr	1	01	4430.21 5	220.00	0.00	(220.00)	0.00 %
Contract Costs - Janitorial -	1	01	4430.22P 5	3,250.00	0.00	(3,250.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4 5	30.00	105.00	75.00	71.43 %
Garbage and Trash Collection	1	01	4431 5	288.87	267.16	(21.71)	-8.13 %
Emp Benefit Cont - Maintenance	1	01	4433 5	2,621.09	2,099.69	(521.40)	-24.83 %
Total Ordinary Maintenance and Operation				19,897.55	12,616.74	(7,280.81)	-57.71 %
Protective Services							
Protective Services - Contract	1	01	4480 5	1,816.41	1,905.18	88.77	4.66 %
Total Protective Services				1,816.41	1,905.18	88.77	4.66 %
General Expense							
Insurance - Windstorm	1	01	4510.15 5	0.00	5,989.67	5,989.67	100.00 %
Insurance - Windstorm - 1406	1	01	4510.15P 5	10,947.19	0.00	(10,947.19)	0.00 %
Payments in Lieu of Taxes	1	01	4520 5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense				13,447.19	8,489.67	(4,957.52)	-58.39 %
Total Expenses				(69,427.35)	(57,031.79)	(12,395.56)	21.73 %
Net Income (Loss)				119,277.80	23,759.23	95,518.57	402.03 %

Report Criteria PHA: 1 Project: '01'

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

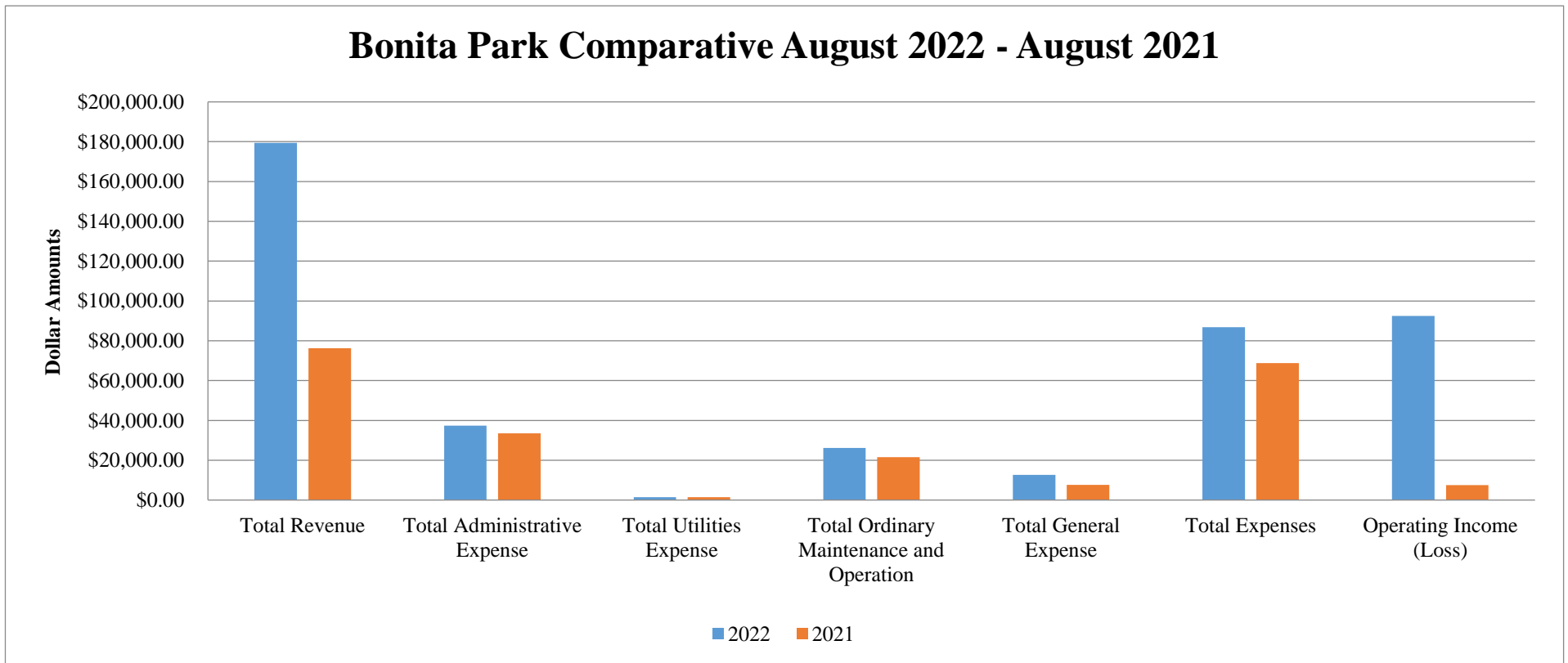
Custom 2: AMP1

Custom 3: PHA

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

	Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
Total Revenue	\$179,390.92	\$76,246.24
Total Administrative Expense	\$37,362.98	\$33,539.53
Total Utilities Expense	\$1,489.82	\$1,503.12
Total Ordinary Maintenance and Operation	\$26,211.89	\$21,530.28
Total General Expense	\$12,692.21	\$7,620.25
Total Expenses	\$86,864.85	\$68,790.29
Operating Income (Loss)	\$92,526.07	\$7,455.95

Note:
 CFP operations funds were added this month (extra funds)



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

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	23,078.00	24,690.00	(1,612.00)	-6.53 %
Nondwelling Rental	1	02	3190	5	2,428.00	0.00	2,428.00	0.00 %
Total Rental Income					25,506.00	24,690.00	816.00	3.30 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,282.20	183.24	1,098.96	599.74 %
Other Income - Tenants	1	02	3690	5	3,077.00	400.00	2,677.00	669.25 %
Other Income - OP Trans In Fro	1	02	3690.99P	5	95,700.00	0.00	95,700.00	0.00 %
Total Other Income					100,059.20	583.24	99,475.96	17055.75 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	53,825.72	50,973.00	2,852.72	5.60 %
Total Other Receipts					53,825.72	50,973.00	2,852.72	5.60 %
Total Revenue					179,390.92	76,246.24	103,144.68	135.28 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	(1,692.26)	6,164.25	7,856.51	127.45 %
Nontechnical Salaries - 1406	1	02	4110.OP	5	8,494.25	0.00	(8,494.25)	0.00 %
Accounting Fees	1	02	4170	5	7,986.05	0.00	(7,986.05)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,070.54	1,331.39	(739.15)	-55.52 %
Employee Ben Cont - Admin - 14	1	02	4182.OP	5	666.10	0.00	(666.10)	0.00 %
Postage/FedEx/UPS	1	02	4190.03	5	101.01	0.00	(101.01)	0.00 %
Advertising and Marketing	1	02	4190.08	5	525.40	621.80	96.40	15.50 %
Tenant Tracker	1	02	4190.10	5	7.50	319.87	312.37	97.66 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	762.93	2,722.02	1,959.09	71.97 %
Forms & Office Supplies	1	02	4190.17	5	0.00	1,204.64	1,204.64	100.00 %
Other Sundry Expense	1	02	4190.18	5	200.50	444.54	244.04	54.90 %
Administrative Contact Costs	1	02	4190.19	5	7,369.05	9,856.27	2,487.22	25.23 %
Management Fee Expense - AMP	1	02	4190.21	5	8,038.41	8,011.25	(27.16)	-0.34 %
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	1,057.50	1,087.50	30.00	2.76 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					37,362.98	33,539.53	(3,823.45)	-11.40 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	783.44	1,341.37	557.93	41.59 %
Ten Services - Recreation, Pub	1	02	4220	5	248.25	0.00	(248.25)	0.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	555.40	786.47	231.07	29.38 %
Total Tenant Services					1,587.09	2,127.84	540.75	25.41 %
Utilities Expense								
Water	1	02	4310	5	203.99	199.20	(4.79)	-2.40 %
Electricity	1	02	4320	5	1,110.32	962.46	(147.86)	-15.36 %
Gas	1	02	4330	5	142.93	262.60	119.67	45.57 %
Other Utility Expense - Sewer	1	02	4390	5	32.58	78.86	46.28	58.69 %
Total Utilities Expense					1,489.82	1,503.12	13.30	0.88 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	2,788.45	6,863.91	4,075.46	59.38 %
Materials	1	02	4420	5	240.63	2,259.95	2,019.32	89.35 %
Materials - 1406	1	02	4420.OP	5	5,785.50	0.00	(5,785.50)	0.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,050.00	1,596.96	546.96	34.25 %
Contract Costs-Other Repairs	1	02	4430.03	5	1,485.00	405.00	(1,080.00)	-266.67 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	7.96	129.73	121.77	93.86 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	74.85	2,358.93	2,284.08	96.83 %
Contract Costs-Maintenance	1	02	4430.09	5	516.36	0.00	(516.36)	0.00 %

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: 08/01/2022	Start: 08/01/2021		
				End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Contract Costs-Other	1	02	4430.13	5	0.00	1,995.00	1,995.00 100.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	3,252.09	0.00	(3,252.09) 0.00 %
Contract Costs - HVAC - 1406	1	02	4430.17P	5	52.41	0.00	(52.41) 0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	5,550.00	3,350.00	(2,200.00) -65.67 %
Contract Costs-Electrical Contr	1	02	4430.21	5	2,020.00	0.00	(2,020.00) 0.00 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	1,895.00	0.00	(1,895.00) 0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	0.00	210.00	210.00 100.00 %
Garbage and Trash Collection	1	02	4431	5	249.08	395.54	146.46 37.03 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,244.56	1,965.26	720.70 36.67 %
Total Ordinary Maintenance and Operation					26,211.89	21,530.28	(4,681.61) -21.74 %
Protective Services							
Protective Services - Contract	1	02	4480	5	1,870.86	2,469.27	598.41 24.23 %
Total Protective Services					1,870.86	2,469.27	598.41 24.23 %
General Expense							
Insurance - Windstorm	1	02	4510.15	5	0.00	5,576.59	5,576.59 100.00 %
Insurance - Windstorm	1	02	4510.15P	5	10,192.21	0.00	(10,192.21) 0.00 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34) -9.09 %
Collection Losses	1	02	4570	5	0.00	(248.00)	(248.00) 100.00 %
Total General Expense					12,692.21	7,620.25	(5,071.96) -66.56 %
Other Expenditures							
Replacement Non-Deprec Equip-1	1	02	7520.9OP	5	5,650.00	0.00	(5,650.00) 0.00 %
Prop Bett & Add-Contract Costs	1	02	7540.4OP	5	6,800.00	0.00	(6,800.00) 0.00 %
Operating Exp For Prop - Contr	1	02	7590.OP	5	(6,800.00)	0.00	6,800.00 0.00 %
Total Other Expenditures					5,650.00	0.00	(5,650.00) 0.00 %
Total Expenses					(86,864.85)	(68,790.29)	(18,074.56) 26.27 %
Net Income (Loss)					92,526.07	7,455.95	85,070.12 1049.77 %

Report Criteria PHA: 1 Project: '02'

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

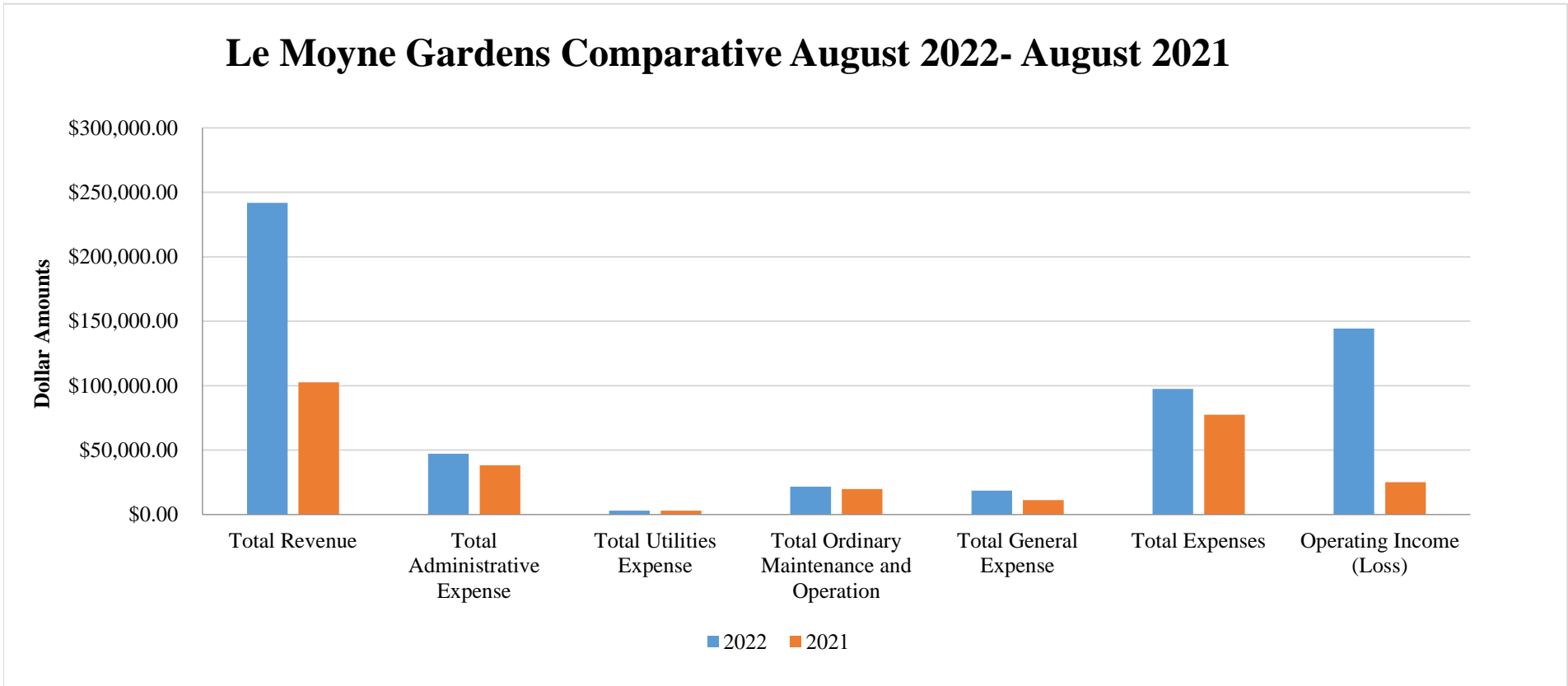
Custom 2: AMP2

Custom 3: PHA

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

	Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
Total Revenue	\$241,785.30	\$102,573.03
Total Administrative Expense	\$47,130.98	\$38,112.48
Total Utilities Expense	\$3,054.48	\$3,005.45
Total Ordinary Maintenance and Operation	\$21,644.77	\$19,828.61
Total General Expense	\$18,487.61	\$11,229.92
Total Expenses	\$97,493.40	\$77,385.48
Operating Income (Loss)	\$144,291.90	\$25,187.55

Note:
 CFP operations funds were added this month (extra funds)



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

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	28,913.00	28,149.24	763.76	2.71 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					28,913.00	28,849.24	63.76	0.22 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	2,434.41	328.79	2,105.62	640.41 %
Other Income-Tenants	1	03	3690	5	2,406.00	185.00	2,221.00	1200.54 %
Other Income - Misc Other Reve	1	03	3690.1	5	160.00	0.00	160.00	0.00 %
Other Income - OP Trans In Fro	1	03	3690.99P	5	127,600.00	0.00	127,600.00	0.00 %
Total Other Income					132,600.41	513.79	132,086.62	25708.29 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	80,271.89	73,210.00	7,061.89	9.65 %
Total Other Receipts					80,271.89	73,210.00	7,061.89	9.65 %
Total Revenue					241,785.30	102,573.03	139,212.27	135.72 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	(7,029.69)	7,729.21	14,758.90	190.95 %
Nontechnical Salaries - 1406	1	03	4110.OP	5	14,600.40	0.00	(14,600.40)	0.00 %
Accounting Fees	1	03	4170	5	10,915.69	0.00	(10,915.69)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	1,225.25	2,190.20	964.95	44.06 %
Employee Ben Cont - Admin - 14	1	03	4182.OP	5	1,116.92	0.00	(1,116.92)	0.00 %
Postage/FedEx/UPS	1	03	4190.03	5	101.01	0.00	(101.01)	0.00 %
Advertising and Marketing	1	03	4190.08	5	710.00	770.00	60.00	7.79 %
Tenant Tracker	1	03	4190.10	5	10.00	482.93	472.93	97.93 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,185.25	833.50	(351.75)	-42.20 %
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	652.15	1,206.40	554.25	45.94 %
Other Sundry Expense	1	03	4190.18	5	252.22	546.56	294.34	53.85 %
Administrative Contact Costs	1	03	4190.19	5	7,935.39	9,229.93	1,294.54	14.03 %
Management Fee Expense - AMP	1	03	4190.21	5	10,774.89	10,442.25	(332.64)	-3.19 %
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	1,417.50	1,417.50	0.00	0.00 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					47,130.98	38,112.48	(9,018.50)	-23.66 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	1,881.82	2,051.73	169.91	8.28 %
Ten Services - Recreation, Pub	1	03	4220	5	331.00	0.00	(331.00)	0.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	1,945.90	590.96	(1,354.94)	-229.28 %
Total Tenant Services					4,158.72	2,642.69	(1,516.03)	-57.37 %
Utilities Expense								
Water	1	03	4310	5	666.60	669.24	2.64	0.39 %
Electricity	1	03	4320	5	1,983.75	1,986.49	2.74	0.14 %
Gas	1	03	4330	5	148.39	125.07	(23.32)	-18.65 %
Other Utility Expense - Sewer	1	03	4390	5	255.74	224.65	(31.09)	-13.84 %
Total Utilities Expense					3,054.48	3,005.45	(49.03)	-1.63 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	8,155.72	7,091.22	(1,064.50)	-15.01 %
Materials	1	03	4420	5	3,299.46	4,031.21	731.75	18.15 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,748.00	1,774.98	26.98	1.52 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	10.60	204.44	193.84	94.82 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	104.85	30.00	28.61 %
Contract Costs-Maintenance	1	03	4430.09	5	834.12	0.00	(834.12)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

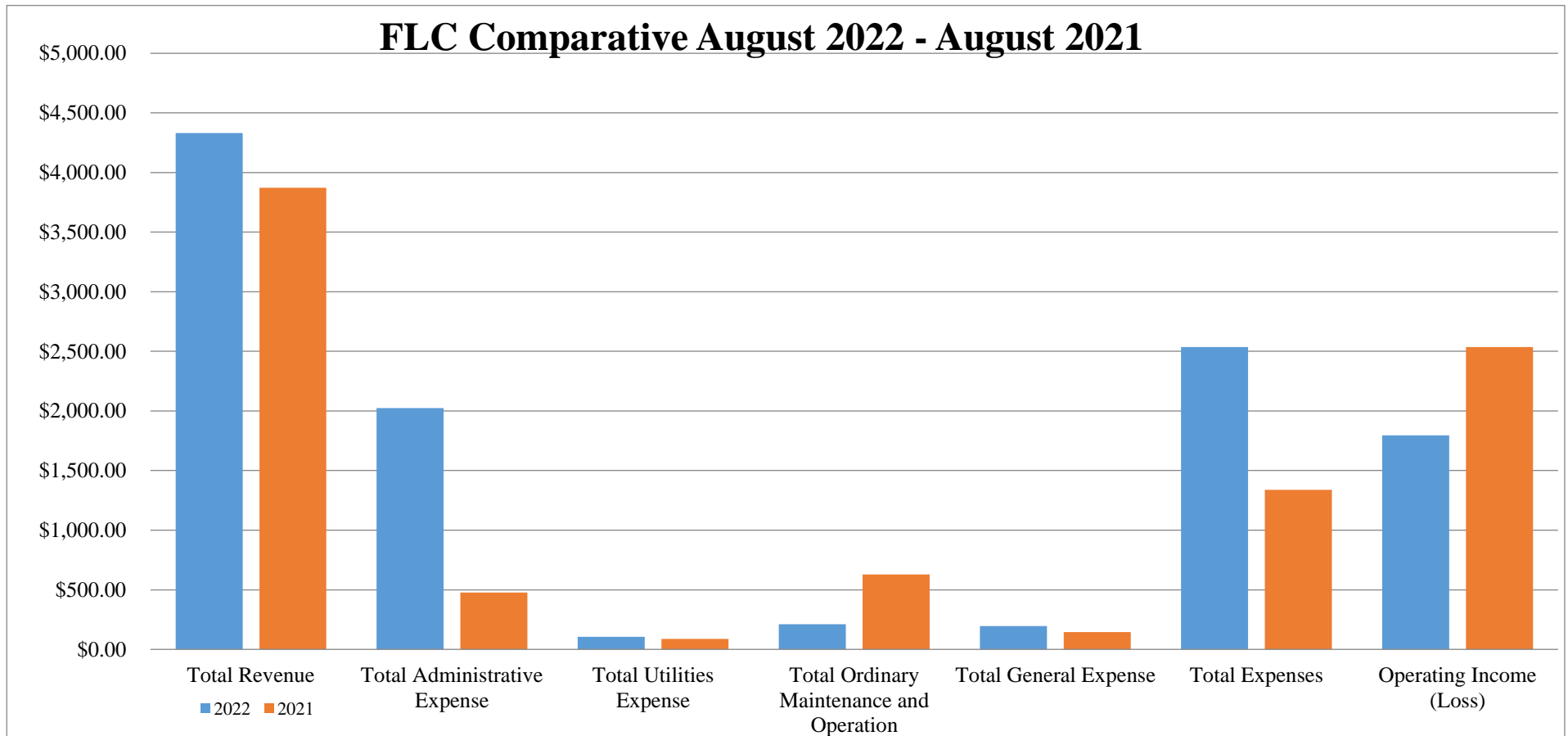
Custom 3: PHA

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

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Contract Costs-Other	1	03	4430.13	5	0.00	1,126.88	1,126.88	100.00 %
Contract Costs-Heating & Coolin	1	03	4430.17	5	0.00	1,950.00	1,950.00	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	0.00	(2,900.00)	0.00 %
Contract Costs-Electrical Contr	1	03	4430.21	5	0.00	650.00	650.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	75.00	330.00	255.00	77.27 %
Garbage and Trash Collection	1	03	4431	5	339.85	474.23	134.38	28.34 %
Emp Benefit Cont - Maintenance	1	03	4433	5	4,207.17	2,090.80	(2,116.37)	-101.22 %
Total Ordinary Maintenance and Operation					21,644.77	19,828.61	(1,816.16)	-9.16 %
Protective Services								
Protective Services - Contract	1	03	4480	5	3,016.84	2,566.33	(450.51)	-17.55 %
Total Protective Services					3,016.84	2,566.33	(450.51)	-17.55 %
General Expense								
Insurance - Windstorm	1	03	4510.15	5	0.00	8,313.26	8,313.26	100.00 %
Insurance - Windstorm	1	03	4510.15P	5	15,193.95	0.00	(15,193.95)	0.00 %
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	377.00	0.00	(377.00)	0.00 %
Total General Expense					18,487.61	11,229.92	(7,257.69)	-64.63 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	67,198.63	22,500.00	(44,698.63)	-198.66 %
Prop Bett & Add- Contracts -	1	03	7540.4OP	5	17,301.37	0.00	(17,301.37)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(67,198.63)	(22,500.00)	44,698.63	-198.66 %
Operating Exp Prop - Contra -	1	03	7590.OP	5	(17,301.37)	0.00	17,301.37	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(97,493.40)	(77,385.48)	(20,107.92)	25.98 %
Net Income (Loss)					144,291.90	25,187.55	119,104.35	404.18 %

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

	Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
Total Revenue	\$4,330.62	\$3,872.66
Total Administrative Expense	\$2,024.46	\$476.91
Total Utilities Expense	\$105.55	\$87.45
Total Ordinary Maintenance and Operation	\$210.67	\$628.54
Total General Expense	\$194.57	\$144.58
Total Expenses	\$2,535.25	\$1,337.48
Operating Income (Loss)	\$1,795.37	\$2,535.18



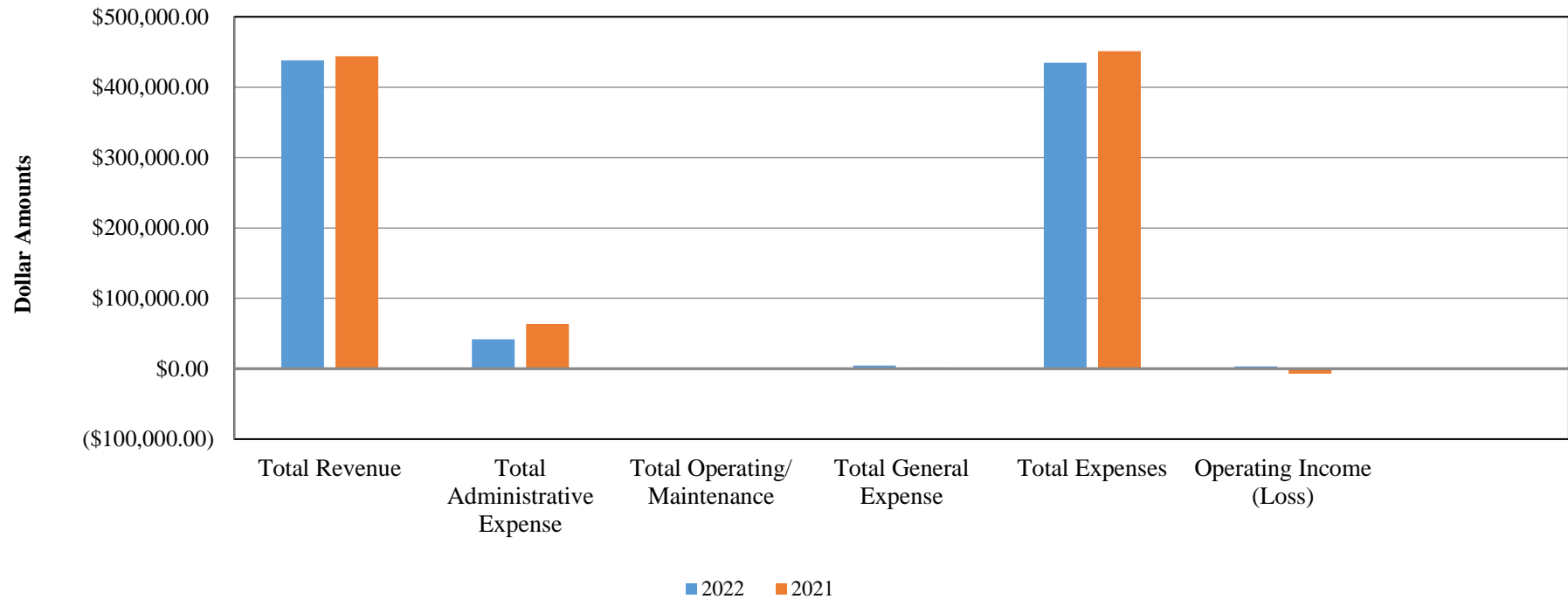
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,000.00	3,800.00	200.00	5.26 %
Total Rental Income					4,000.00	3,800.00	200.00	5.26 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	285.62	72.66	212.96	293.09 %
Other Income-Tenants	3	01	3690	5	45.00	0.00	45.00	0.00 %
Total Other Income					330.62	72.66	257.96	355.02 %
Total Revenue					4,330.62	3,872.66	457.96	11.83 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	162.60	240.30	77.70	32.33 %
Accounting Fees	3	01	4170	5	1,304.25	0.00	(1,304.25)	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	56.33	48.60	(7.73)	-15.91 %
Advertising and Marketing	3	01	4190.08	5	42.60	34.20	(8.40)	-24.56 %
Other Sundry Expense	3	01	4190.18	5	458.68	153.81	(304.87)	-198.21 %
Total Administrative Expense					2,024.46	476.91	(1,547.55)	-324.50 %
Utilities Expense								
Water	3	01	4310	5	36.92	31.27	(5.65)	-18.07 %
Other Utility Expense - Sewer	3	01	4390	5	68.63	56.18	(12.45)	-22.16 %
Total Utilities Expense					105.55	87.45	(18.10)	-20.70 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	90.00	0.00	(90.00)	0.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	245.60	245.60	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	287.00	287.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	24.73	0.00	(24.73)	0.00 %
Total Ordinary Maintenance and Operation					210.67	628.54	417.87	66.48 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	194.57	144.58	(49.99)	-34.58 %
Total General Expense					194.57	144.58	(49.99)	-34.58 %
Total Expenses					(2,535.25)	(1,337.48)	(1,197.77)	89.55 %
Net Income (Loss)					1,795.37	2,535.18	(739.81)	-27.21 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 08/01/2022 End: 08/31/2022	Start: 08/01/2021 End: 08/31/2021
Total Revenue	\$438,181.14	\$443,918.93
Total Administrative Expense	\$41,747.16	\$63,598.57
Total Operating/ Maintenance	\$1,180.71	\$1,251.82
Total General Expense	\$4,565.68	\$1,889.42
Total Expenses	\$434,713.51	\$450,940.29
Operating Income (Loss)	\$3,467.63	(\$7,021.36)

Section 8 Comparative August 2022- August 2021



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 08/01/2022	Start: 08/01/2021		
					End: 08/31/2022	End: 08/31/2021	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	50,337.00	43,281.00	7,056.00	16.30 %
Interest Income HA Portion	7	01	3300	5	510.01	97.23	412.78	424.54 %
Portable Admin Fees Earned	7	01	3300.P	5	1,083.13	42.14	1,040.99	2470.31 %
HAP Earned Income	7	01	4902	5	386,251.00	382,094.00	4,157.00	1.09 %
HAP Earned Income - VASH	7	03	4902	5	0.00	1,860.00	(1,860.00)	-100.00 %
Total Operating Income					438,181.14	427,374.37	10,806.77	2.53 %
Other Receipts								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	16,544.56	(16,544.56)	-100.00 %
Total Other Receipts					0.00	16,544.56	(16,544.56)	-100.00 %
Total Revenue					438,181.14	443,918.93	(5,737.79)	-1.29 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	8,250.29	5,565.13	(2,685.16)	-48.25 %
CARES - ADMIN SALARIES	7	01	4110	CR	0.00	5,615.34	5,615.34	100.00 %
Travel	7	01	4150	5	360.00	0.00	(360.00)	0.00 %
Accounting Fees	7	01	4170	5	1,015.87	0.00	(1,015.87)	0.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	0.00	(1,068.00)	0.00 %
Office Rent & Utilities CARES	7	01	4180	CR	0.00	1,068.00	1,068.00	100.00 %
Employee Benefits Cont - Admin	7	01	4182	5	3,556.52	2,802.41	(754.11)	-26.91 %
CARES - ADMIN EMP BENEFITS	7	01	4182	CR	0.00	398.37	398.37	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5	501.75	0.00	(501.75)	0.00 %
Advertising and Marketing	7	01	4190.08	5	1,185.70	951.90	(233.80)	-24.56 %
Tenant Tracker	7	01	4190.10	5	15.00	270.00	255.00	94.44 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	644.59	508.68	(135.91)	-26.72 %
CARES - Telephone/Cell Phones/	7	01	4190.13	CR	0.00	574.98	574.98	100.00 %
Other Sundry Expense	7	01	4190.18	5	95.04	176.03	80.99	46.01 %
CARES - OTHER SUNDRY EXPENSE	7	01	4190.18	CR	0.00	4,379.58	4,379.58	100.00 %
Administrative Contact Costs	7	01	4190.19	5	8,888.90	6,192.65	(2,696.25)	-43.54 %
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	0.00	2,745.00	2,745.00	100.00 %
Asset Management Fee - AMP	7	01	4190.22	5	9,036.00	18,024.00	8,988.00	49.87 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,647.50	11,265.00	5,617.50	49.87 %
Asset Management Fee - AMP	7	03	4190.22	5	912.00	1,884.00	972.00	51.59 %
AMP Bookkeeping Fees	7	03	4190.23	5	570.00	1,177.50	607.50	51.59 %
Total Administrative Expense					41,747.16	63,598.57	21,851.41	34.36 %
Protective Services								
CARES - PROTECTIVE SERVICES	7	01	4480	CR	0.00	632.48	632.48	100.00 %
Total Protective Services					0.00	632.48	632.48	100.00 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	71.11	(1,059.70)	-1490.23 %
Maintenance & Operating Sec 8	7	01	4400	CR	0.00	1,130.81	1,130.81	100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
Total Operating Expenses					1,180.71	1,251.82	71.11	5.68 %
General Expense								
Emp Benefit Cont-Unemployment	7	01	4540.8	5	2,455.00	0.00	(2,455.00)	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	91.31	(72.13)	(163.44)	226.59 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,777.00)	0.00	2,777.00	0.00 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,777.00	0.00	(2,777.00)	0.00 %
Portable Admin Fees Paid	7	03	4590.P	5	2,019.37	1,961.55	(57.82)	-2.95 %
Total General Expense					4,565.68	1,889.42	(2,676.26)	-141.64 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	347,041.00	345,720.00	(1,321.00)	-0.38 %
HAP Payments - Utilities	7	01	4715.4	5	5,553.00	4,983.00	(570.00)	-11.44 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 08/01/2022	Start: 08/01/2021		
				End: 08/31/2022	End: 08/31/2021	Variance	Variance %
HAP Payments - Port Out	7	01	4715.PO	5	1,760.00	(477.00)	468.97 %
HAP Payments - Rents	7	02	4715.1	5	3,251.00	3,729.00	12.82 %
HAP Payments - Rent - VASH	7	03	4715.1	5	10,319.00	8,134.00	-26.86 %
HAP Payments - Port Out	7	03	4715.PO	5	17,470.96	19,197.00	8.99 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	492.00	533.00	7.69 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,257.00	1,675.00	24.96 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	74.00	-2.70 %
Total Housing Assistance Payments					387,219.96	383,568.00	(3,651.96)
Total Expenses					(434,713.51)	(450,940.29)	16,226.78
Net Income (Loss)					3,467.63	(7,021.36)	-149.42 %

Accounting/Human Resources Report
for October 19, 2022
Highlights of Activities for September 2022

Ongoing Activities:

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:
Low Rent meetings on Mondays
Security meetings on 2nd and 4th Tuesdays
Administrative meetings on 1st and 3rd Wednesdays
HUD Training Meetings—every other Thursday & Maintenance every 2nd and 4th Thursday
Motivational staff meeting on Fridays
Other meetings with Rent Payment System, Board Reports review, Board meeting practices, and Annual Board meetings
Worked from home on Friday, September 16 and on Monday, September 26, 2022
- Prepared financials for the monthly Board Report
- Assisted Low Rent with processing payments for Utility Allowances and Security Deposits
- Held an EPIC training for staff and HUD Portfolio Manager
- Continued to train Mary Prieto and Public Housing Managers on Public Housing procedures and daily operations; assisted Mary with the CFP drawdowns and check submissions
- Entered journal entries, deposits, and online payment transfers
- Worked with fee accountant on the end of the month financials
- 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

Tenant Association Meetings:

Meetings are held twice a month.
Topics: HUD Strong Families Initiative and recruiting new
Tenant Association members

- **Los Vecinos** - Wednesdays, September 7th and 21st
- **Bonita Park** - Mondays, September 12th and 19th
- **Sunset Terrace** - Tuesdays, September 6th and 20th
- **Le Moyne Gardens** - Thursdays, September 8th and 22nd

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:

A meeting was held on Tuesday, September 20, 2022, at 2:00 p.m. via Microsoft Teams, topics discussed were:

- Point of Time Count Chair position opened
- Coordinated Entry Evaluations completed
- Meeting dates (every month or quarterly)
- Co-Chair and Secretary position opened
- Updates by Community Partners

Market Days:

Market Days was held on Saturday, September 3, 2022, we celebrated reading through the HUD BRE Initiative. A total of 250 books were distributed to children as a part of the HUD BRE Initiative. Information was also given to families on our programs.

Healthy Harlingen – Nutrition Workgroup - No meeting was held in September.

Quarterly Crime Prevention Meeting - No meeting was held in September.

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.

October 19, 2022
Monthly Board Meeting
September Activity

ConnectHomeUSA:

A meeting was held on September 12, 2022, at 11:00 a.m., via Microsoft Teams. Topics discussed:

- Next Deep Dive Webinar – Boardband 101: Connectivity Solutions with broadband experts from the Institute for Local Self Reliance
- National Telecommunications & Information Administrations (NTIA) Webinar on Local Coordination
- FY22 ConnectHome USA (CHUSA) Summit
- Community updates were given

Monthly Call Log:

Date	Tenant #	Apt.#	Purpose Call/Email	Time of Call/Email	Comments	Call Taken/ Made by
9/9/22	N/A	N/A	Potting Soil	9:51 a.m.	Potting soil is needed for the Boys and Girls Club Butterfly Garden	Angie
9/13/22	N/A	N/A	City of Harlingen Health Department	12:00 p.m.	The Health Department is now giving the Moderna & Pfizer Bivalent Vaccine	Angie
9/23/22	31304	ST#20	Visitor Parking Pass	9:58 a.m.	Tenant requested a Visitor Parking Pass	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 - No PHA Peer to Peer call/meeting was held this month.

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

- September 5, 2022: “Around the World We Go!” – read by Mr. Roy Yañez, In House Police Officer at Bonita Park Apartments
- September 12, 2022: “Lola Gets a Cat!” – read by Ms. Sandra Gonzalez, Counselor at Harlingen CISD
- September 19, 2022: “Festival of Colors!” – read by Ms. Diana Cheramie, Clerk with the Harlingen Housing Authority
- September 26, 2022: “Bizzy Bear Pirate Adventure” – read by Mr. Moises Villazaiz, Project Manager with Texas State Alarm

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

- September 6, 2022: “250,000 Caring Adults: Rolling Out a New National Effort”
- September 13, 2022: “Supporting Trauma – Informed Practices: A Community Approach”
- September 20, 2022: “Parent Teacher Home Visits and the Power of Trusting Relationships: 25 years of Impact”
- September 27, 2022: “We must bridge the early gaps in education, health, and social services to give every child a chance to thrive”

Harlingen Housing Authority Annual Resource Fair

The 7th Annual Resource Fair is scheduled for Thursday, October 20, 2022, from 4:00 p.m. to 7:00 p.m. at Le Moyne Gardens. I am working on assignments, planning setup areas and rounding up volunteers. We have 23 confirmed partners attending.

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.

Resident Events and Youth Activities Report
 October 19, 2022
 Monthly Board Meeting
 September Activity

Family learning Center Attendance and Activities:

- All Family Learning Centers are being disinfected twice a month, meeting COVID-19 safety measures
- 2022-2023 Family Learning Center dates: September 19, 2022, through May 12, 2023
- Student mentors began Monday, September 13, 2022.

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	Ms. Cano	1	3	1
Bonita Park	Mrs. Cavazos	3	18	6
Sunset Terrace	Mrs. Aguirre	1	11	5
Le Moyne Gardens	Mr. Leal	3	17	12

Site Name	Mentor Name	Grade Level	Comments
Los Vecinos	Frida Jimenez	11	
	Delisa Frias	12	*Student is pending TB Test.
	Anna Huerta	11	*Student is pending approval from HCISD.
	Liliana Robles	12	*Student is pending approval from HCISD.
Bonita Park	Ruby Salceda	11	
	Liliana Salazar	11	
	Marco Gonzalez	11	
	Ernesto Ramirez	10	*Student is pending approval from HCISD.
Sunset Terrace	Angelique Gonzalez	10	
	Anthony Guzman	11	*Student is pending approval from HCISD.
Le Moyne Gardens	Oliver Ramirez	12	
	Melany Leandro	12	
	Derick Aguilar	11	
	Veronica Silguero	12	*Pending paperwork from student.

Note: All mentors are Public Housing residents except for: Liliana Robles and Veronica Silguero.

Resident Events and Youth Activities Report
 October 19, 2022
 Monthly Board Meeting
 September Activity

Scholarship Updates:

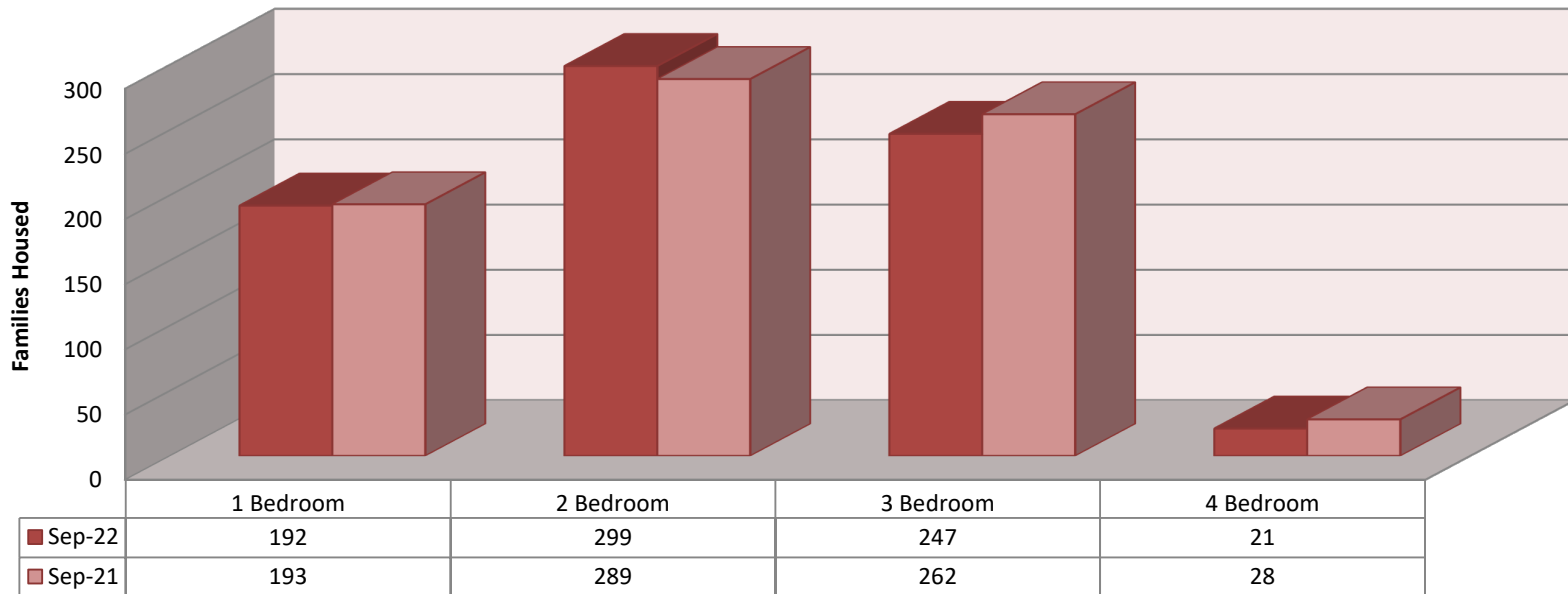
Upcoming 2023 Scholarships: Tentative Due Dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/27/2023	0	0	0
TX NAHRO	2/2023	0	0	0
HAHC	4/2023	0	0	0
HAVE-STR	4/2023	0	0	0
Los Vecinos Tenant Association	4/2023	0	0	0
Sunset Tenant Association	4/2023	0	0	0
Bonita Park Tenant Association	4/2023	0	0	0
Le Moyne Gardens Tenant Association	4/2023	0	0	0
NELROD	5/2023	0	0	0

Thank You

**Board Meeting Report
October 19, 2022**

**Total Alloted Vouchers: 743
Vouchers Leased: 759
Pending Vouchers: 0
Vouchers Issued: 53**

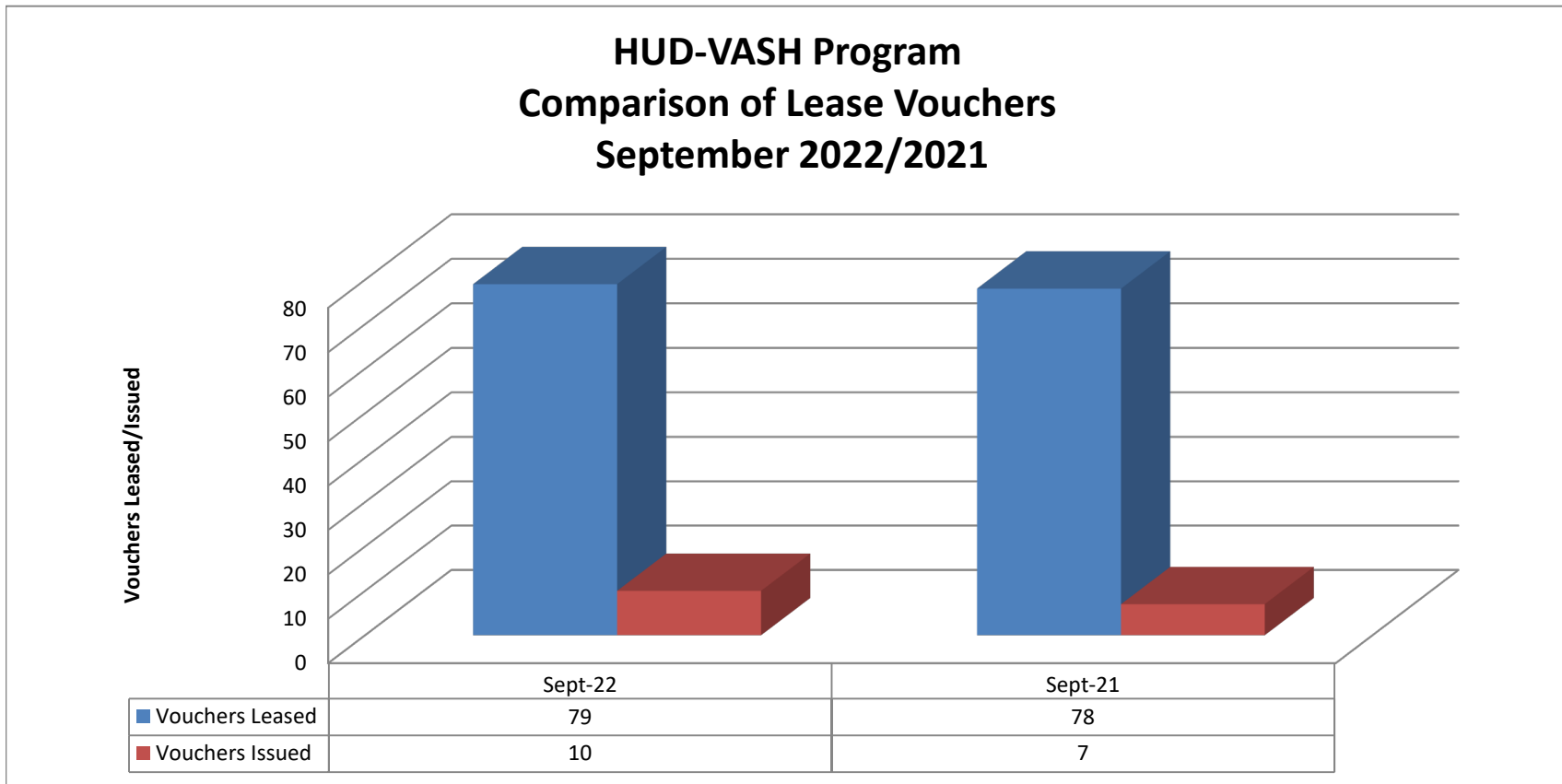
**HCV/Section 8 Program
Comparison of Leased Vouchers
September 2022/2021**



Total Families on Waiting List	514
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**Board Meeting Report
October 19, 2022**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 79
Port-outs: 49
Housed in Harlingen: 30**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report October 19, 2022

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

These scores are based on our 50058 submissions to HUD. 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
August 2022 Score is
98.00%

Quality Control

File audits were held on September 30, 2022

Activities for the month of September 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on September 8th (20 were received)
- Issued HAP Checks for October 2022
- Conducted VASH Appointments
- Submitted VMS and monthly reports to HUD and PIC
- Submitted Lease up report to Finance Dept.
- Attended Admin & Staff meetings via Webex
- Attended Security Meetings via Webex
- Attended bi-weekly HUD field office Meetings via Microsoft Teams
- Hosted Friday Staff Meetings via Webex
- Attended Two Year Meeting via Microsoft Teams HUD field office
- Attended the Market Days Event
- Prepared monthly board reports
- Prepared weekly reports
- Other duties as assigned

Housing Authority of the City of Harlingen, Texas

September 30, 2022

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	144	114	19	4	4	184	469
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	3	3
2 bed	1	3	0	0	0	7	11
3 bed	4	0	0	0	0	2	6
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	5	3	0	0	0	12	20
Total Vacancies →	5	3	0	0	0	12	20

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 9/30/2022

Prepared by: Nancy Garza - Admission Coordinator

* **OCCUPANCY RATE:** 96.67% 97.50% 100.00% 100.00% 100.00% 94.00% **95.98%**

* **VACANCY RATE:** 3.33% 2.50% 0.00% 0.00% 0.00% 6.00% **4.02%**

* does not include CFP units

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

Per unit Fee count 145 117 20 4 4 188 478

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 October 19, 2022

Activities for the month of September

WAITING LIST AS OF 09-30-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	70
2 Bedroom	07
3 Bedroom	08
4 Bedroom	02
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 87

Unit offers mailed: 32

Security Deposits received: 04

Applications ready for review as of 09-30-2022: 11

Applications pending: 70

Date: October 1, 2022

To: Harlingen Housing Authority
Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: October 19, 2022 Public Housing Board Report
September Activities

Report on Contracts:

Los Vecinos AMP #010:

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

Rudy De La Cruz installed new kitchen cabinets at apartment 220. This job is 100% complete.

Rudy De La Cruz replaced a security light fixture on exterior light pole. This job is 100% complete.

Park Place Recreation is replacing new playground turf. This job is 0% complete.

Park Place Recreation is installing a canopy at the Vegetable Garden. This job is 0% complete.

Bonita Park AMP #020:

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

Rudy De La Cruz remodeled the bathroom at apartment 120. This job is 100% complete.

Rudy De La Cruz remodeled the bathroom at apartment 119. This job is 100% complete.

Rudy De La Cruz remodeled the bathroom at apartment 70. This job is 100% complete.

Park Place Recreation replaced new playground turf. This job is 0% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

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

Quality Lawn Care is upgrading the landscape for the Le Moyne Gardens Office. This job is 0% complete.

Southern Construction is installing metal roofing for apartments 105 and 106. This job is 0% complete.

GS Electric and Remodeling is installing metal roofing for the Hea tart building. This job is 0% complete.

GS Electric and Remodeling is installing metal roofing for the Le Moyne Gardens Office. This job is 0% complete.

Family Living Center Apts., Washington Apts., Sonesta Duplex, Monte Cristo, and 209 / 209^{1/2} Jackson St.
Delta Temp A/C service is replacing the A/C unit at 209 ½ Jackson St. This job is 0% complete.

Big Fellas A/C Company is replacing the A/C unit at 802 Sonesta Drive. This job is 0% 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.

August 2022 Scores 100%

Monthly HUD reports:

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

Quality Control:

- I monitor the applicant denials monthly for the Public Housing Program. I had zero (0) tenant concerns. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, and I had zero (0) Denial Hearings for the Section 8 Program. Hearings are done via telephone.

Trainings and Other Updates:

- A Security Meeting was held on September 13, 2022 and September 27, 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:
The Family Learning Centers opened September 19, 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

On July 15, 2022, The Housing Authority received the Award of Merit for Empowering our residents with Broadband access – Spectrum High Speed Internet and Reading and sharing Books virtually as part of the Book Rich Environment Initiative. Nominated for the Award of Excellence is Empowering our residents with Broadband access- Spectrum High Speed Internet. Currently we are researching topics for the next NARHO Merit Awards submission.

- 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.

HARLINGEN**Housing Authority**

October 19, 2022

Maintenance Report

By: Mary Prieto, Senior Property Manager

September Activity

Units ready to rent for the Month of September 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	107	0	1
Bonita Park	0	0	67	0	1
Le Moyne Gardens	166	117;147	144	0	4
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	2	3	0	6

Work orders completed for the Month of September 2022

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2022 - 09/30/2022	104	60	80	22	266

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2021 – 09/30/2021	147	83	119	23	372

Accounting Assistant /MIS Coordinator Board Report

October 19, 2022

September Activities

- Attended weekly Staff and Administration meetings
- Attend the HUD Field office meetings
- Attended the Annual Board meeting and Annual Board of Directors meeting
- Worked from home on September 16th and 26th due to disinfecting of the COCC
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board Meeting
- Printed out all invoices that were emailed to me for payment
- Coded and Entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Closed Purchase orders once completed and approved by management
- Closed the End of Month
- Combined the End of Month reports and sent them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns and reconciled funds
- Submitted reports as needed (Weekly, Admin, Board, and Goals)
- Saved completed work orders from CNG on the S drive
- Worked on Audit gathering information and submitting
- Continued to monitor the website and recommended changes as needed
- CNG Update: The server at Le Moyne has successfully replicated, John will be testing the remote server and will report the results. We are at 90%.
- CNG Update: DVR to access AMP security cameras at COCC, John is working on reconfiguring the cameras, so they do not interfere with the local systems. We are at 15%.

Please let me know if you may have any questions.

Thank you,

Patty Vega

DATE: October 1, 2022

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the October 19, 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:

October 1, all HHA offices will open from 8:30 a.m. to 4:30 p.m. Schedule may change at any time due to pandemic and weather.

Planned Activities:

October 2022: Schedule may change at any time

- 01: Update Community letters with office hours 8:30 a.m. – 4:30 p.m.
- 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
- 03: Resource Fair updates at 3:00 p.m. staff meeting
- 04: Review Board Packet by Administration at 10:00 a.m. or 2:00 p.m.
- 05: HAVE-STR Mtg at 11:30 a.m. at 2303 W. Expressway 83 Weslaco, TX 2303
- 05: Wednesday Admin Mtg at 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m. (Cancelled)
- 06: Financial Budget Workshop at 9:00 a.m. FYE 2024 (main office & virtual)
- 07: Friday Staff Mtg at 3:00 p.m.
- 08: Financial Budget Workshop at 9:00 a.m. FYE 2024 (virtual only)
- 10: Construction start date for Los Vecinos Street & Parking by City of Harlingen
- 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 (PIC Reports)
- 10: Resource Fair updates at 3:00 p.m. staff meeting
- 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: Board Mtg Practice at 9:00 a.m. at LMG
- 12: Pest Control at Bonita Park
- 12: Board Mtg Practice at 9:00 a.m. at BP
- 12: Wednesday Admin Mtg at 2:00 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 13: City & HHA Mtg for Los Vecinos streets & parking at 9:00 a.m.
- 13: Board Mtg Practice at 9:30 a.m. at LV
- 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.
- 16: National Bosses Day
- 17: Board Mtg Practice at 9:00 a.m. at ST
- 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: Resource Fair updates at 3:00 p.m. staff meeting
- 18-19: Board Mtg Practice at 8:15 a.m. at COCC
- 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 Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 19-21: Texas NAHRO Fall Conference, Grapevine Texas
- 20: Board Mtg Overview Mtg at 8:15 a.m. Webex
- 20: Resource Fair at Le Moyne Gardens at 4:00 – 7:00 p.m.
- 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
- 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: Happy Halloween!
- 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: Wednesday Admin Mtg at 2:00 p.m.
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: HCV/S8 Homeownership & Landlord Conference at Le Moyne Gardens at 8:30 a.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: Board Mtg Practice at 9:00 a.m. LMG
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: Pest Control at Bonita Park
- 09: Board Mtg Practice at 9:00 a.m. at BP
- 09: **Wednesday Admin Mtg at 2:00 p.m.**
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 10: Board Mtg Practice at 9:00 a.m. at LV
- 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.
- 11-12: Rio Fest in Harlingen, Texas
- 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 **(PIC Reports)**
- 14: Board Mtg Practice at 9:00 a.m. at ST
- 15-16: Board Mtg Practice at 8:15 a.m. at COCC
- 16: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Mary Prieto
- 16: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Board Mtg Overview 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 (Day after 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
- 01-02: HAVE-STR Training San Antonio Field Office
- 02: Friday Staff Mtg at 3:00 p.m.
- 02: City of Harlingen Christmas Parade on Jackson Street
- 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 2:00 p.m.
- 07: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 08: HCV/S8 Application (20)
- 08: Thursday Maintenance Mtg at 3:00 p.m.
- 09: Newsletter Articles Due 12:00 (noon)
- 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 (PIC Reports)
- 12: Pest Control at Los Vecinos
- 13: Board Mtg Practice at 9:00 a.m. at LMG
- 13: Tuesday Security Mtg at 3:00 p.m.
- 14: Pest Control at Bonita Park
- 14: Board Mtg Practice at 9:00 a.m. at BP
- 14: Wednesday Admin Mtg at 2:00 p.m.
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 15: Board Mtg Practice at 9:00 a.m. at LV
- 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: Board Mtg Practice at 9:00 a.m. at ST
- 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
- 20-21: Board Mtg Practice at 8:15 a.m. at COCC
- 21: **Regular Board Meeting at 12:00 (noon)** Invocation by Nancy Garza
- 21: City of Harlingen Commissioners 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 at 8:15 a.m. Webex
- 22: Early Release at 3:00 p.m.
- 23: Holidays (Christmas Eve)
- 26: Holiday (Christmas Day)
- 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, 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, HBenavides
- 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: Review Board Packet by Administration at 10:00 a.m.
- 04: Wednesday Admin Mtg at 2:00 p.m.
- 04: City of Harlingen Commissioners 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 (PIC Reports)
- 10: Pest Control at Los Vecinos
- 10: Tuesday Security Mtg at 3:00 p.m.
- 10: Board Mtg Practice at 9:00 a.m. at LMG
- 11: Pest Control at Bonita Park
- 11: Board Mtg Practice at 9:00 a.m. at BP
- 11: Wednesday Admin Mtg at 2:00 p.m.
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 12: Board Mtg Practice at 9:00 a.m. at LV
- 12: HCV/S8 Application (20)
- 12: Thursday Maintenance Meeting at 3:00 p.m.
- 13: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 16: Board Mtg Practice at 9:00 a.m. at ST
- 16: Review of Low Rent Monthly Reports at 11:00 a.m.
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17-18: Board Mtg Practice at 8:15 a.m. at COCC
- 18: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Patty Vega
- 18: Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 19: Board Mtg Overview 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.
- 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: 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
- 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
- 31: Texas NAHRO Committee Mtgs, Grapevine, Texas
- February 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 01: Texas NAHRO Committee Mtgs, Grapevine, Texas
- 01: Review Board Packet by Administration at 10:00 a.m.
- 01: **Wednesday Admin Mtg at 2:00 p.m.**
- 01: City of Harlingen Commissioners 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: Board Mtg Practice at 9:00 a.m. at LMG
- 08: Pest Control at Bonita Park
- 08: Board Mtg Practice at 9:00 a.m. at BP
- 08: **Wednesday Admin Mtg at 2:00 p.m.**
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: Board Mtg Practice at 9:00 a.m. at LV
- 09: HCV/S8 Application (20)
- 09: Financial Workshop to Finalize FYE 2024 Budget
- 09: Thursday Maintenance Meeting at 3:00 p.m.
- 10: Newsletter Articles Due 12:00 (noon)
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 3:00 p.m.
- 11: Financial Workshop to Finalize FYE 2024 Budget
- 13: Board Mtg Practice at 9:00 a.m. at ST
- 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 **(PIC Reports)**
- 14-15: Board Mtg Practice at 8:15 a.m. at COCC
- 14: Happy Valentine's Day!
- 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 Diana Perez
- 15: City of Harlingen Commissioners 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
- 22: Ash Wednesday
- 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: 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.
- March 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: Wednesday Admin Mtg at 2:00 p.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
- 06-08: NAHRO Legislative Conference Washington DC
- 07: Board Mtg Practice at 9:00 a.m. at LMG
- 08: Pest Control at Bonita Park
- 08: Board Mtg Practice at 9:00 a.m. at BP
- 08: Wednesday Admin Mtg at 2:00 p.m.
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 09: Board Mtg Practice at 9:00 a.m. at LV
- 09: HCV/S8 Application (20)
- 09: Thursday Maintenance Meeting at 3:00 p.m.
- 10: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 10: Friday Staff Mtg at 3:00 p.m.
- 12: Time Change (Spring Forward)
- 13: Board Mtg Practice at 9:00 a.m. at ST
- 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 (PIC Reports)
- 14-15: Board Mtg Practice at 9:00 a.m. at COCC
- 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 Cynthia Lucio
- 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: Newsletter Articles Due at 12 noon
- 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: 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: April 19, 2023, Board Agendas & Minutes for March 15, Board Mtgs due 12 (Noon)
- 24: Board Reports Due
- 24: Tentative Board Agendas due for April, May & June 2023
- 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.
- 29: City of Harlingen Mtg at 5:30 p.m.
- 31: Fiscal Year End for 2023
- 31: Friday Staff Mtg at 3:00 p.m.

April 2023: 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: Wednesday Admin Mtg at 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 07: Holiday (Good Friday)
- 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 (PIC Reports)
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10-12: Texas NAHRO Annual Conference, Corpus Christi, Texas
- 11: Pest Control at Los Vecinos
- 11: Tuesday Security Mtg at 3:00 p.m.
- 11: Board Mtg Practice at 9:00 a.m. at LMG
- 12: Pest Control at Bonita Park
- 12: Board Mtg Practice at 9:00 a.m. at BP
- 12: Wednesday Admin Mtg at 2:00 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 13: Board Mtg Practice at 9:00 a.m. at LV
- 13: HCV/S8 Application (20)
- 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: Board Mtg Practice at 9:00 a.m. at ST
- 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
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 19-21: Nelrod Conference
- 20: Board Mtg Overview at 8:15 a.m. Webex
- 21: Friday Staff Mtg at 3:00 p.m.
- 24: 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
- 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: Board Mtg Practice at 8:15 a.m. at COCC
- 25: Tuesday Security Mtg & Crime Prevention at 3:00 p.m.
- 26: Board Mtg Practice at 8:15 a.m. at COCC
- 26: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Mary Prieto
- 26: Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.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: May 17, 2023 Board Agenda & Minutes for April 19, Board Mtgs due 12(Noon)
- 28: Board Reports Due
- 28: Tentative Board Agendas due for May, June & July 2023
- 28: Friday Staff Mtg at 3:00 p.m.
- May 2023: 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: Wednesday Admin Mtg at 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community (Back to School 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 (PIC Reports)
- 09: Pest Control at Los Vecinos
- 09: Board Mtg Practice at 9:00 a.m. at LMG
- 09: Tuesday Security Mtg at 3:00 p.m.
- 10: Pest Control at Bonita Park
- 10: Board Mtg Practice at 9:00 a.m. at BP
- 10: Wednesday Admin Mtg at 2:00 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: Board Mtg Practice at 9:00 a.m. at LV
- 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: Board Mtg Practice at 9:00 a.m. at ST
- 15: Low Rent Monthly Reports at 11:00 a.m.
- 15: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 15: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 16-17: Board Mtg Practice at 8:15 a.m. at COCC
- 17: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Nancy Garza
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control at Le Moyne Gardens
- 18: Board Mtg Overview at 8:15 a.m. Webex
- 19: Friday Staff Mtg at 3:00 p.m.
- 22: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 22: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 23: Tuesday Security Mtg at 3:00 p.m.
- 24: Wednesday Admin Mtg at 1:30 p.m.
- 25: HAP&UA Checks for September 2022
- 25: 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: June 21, 2023 Board Agenda & Minutes for May 17, Board Mtg due 12 (Noon)
- 26: Board Reports Due
- 26: Tentative Board Agendas due for June, July & September 2023
- 26: 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
- 29: Holiday (Memorial Day)
- 30: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 30: Tuesday (Monday) Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 31: Review Board Packet by Administration at 10:00 a.m.???
- June 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 02: Friday Staff Mtg at 3:00 p.m.
- 04: 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: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed all day)
- 07: Review Board Packet by Administration at 10:00 a.m.???
- 07: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 08: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed all day)
- 08: HCV/S8 Application (20)
- 08: Thursday Maintenance Meeting at 3:00 p.m.
- 09: Disinfect & Sanitize Main Office at 9am (Office closed all day)
- 09: Newsletter Articles Due 12:00 (noon)
- 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
- 12-16: HAVE-STR Conference
- 13: Pest Control at Los Vecinos
- 13: Tuesday Security Mtg at 3:00 p.m.

- 13: Board Mtg Practice at 9:00 a.m. at LMG
- 14: Pest Control at Bonita Park
- 14: Board Mtg Practice at 9:00 a.m. at BP
- 14: Wednesday Admin Mtg at 2:00 p.m.
- 15: Board Mtg Practice at 9:00 a.m. at LV
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Board Mtg Practice at 9:00 a.m. at ST
- 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
- 20-21: Board Mtg Practice at 8:15 a.m. at COCC
- 21: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Patty Vega
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Board Mtg Overview at 8:15 a.m. Webex
- 22: Thursday Maintenance Meeting at 3:00 p.m.
- 23: Friday Staff Mtg at 3:00 p.m.
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed all day) Employees will work from home
- 26: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 26: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 27: Tuesday Security Mtg at 3:00 p.m.
- 30: Vehicle Inspections at COCC
- 30: Audit & Review files at COCC by PH & S8 at 8:30 a.m.
- 30: July 19, 2023, Board Agendas & Minutes for June 21, Board Mtg due 12 (Noon)
- 30: Board Reports Due
- 30: Tentative Board Agendas due for July, September, & October 2023
- 30: Friday Staff Mtg at 3:00 p.m.

Summary of Ongoing Activities:

TRAINING / CONFERENCES: HUD San Antonio Field office video and conference calls are held every two weeks for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams. We are registered with Nelrod On-Demand training and each staff member can sign in to receive 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 100%. 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. The Administrative Team meets on the 1st and 2nd Wednesday of every month at 10:00 a.m. or 2:00 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 8:30 a.m. to 4:30 p.m. Monday – Friday. The safety and well-being of our Harlingen community is of the outmost importance. We continue to plant at our Vegetable Gardens, at Le Moyne Gardens and Los Vecinos fpr the fall season. We meet every Tuesday and Wednesday at Le Moyne Gardens at 4:00 p.m. and every Thursday at Los Vecinos at 4:00 p.m. Tenants are encouraged to join, and fees are waived for all residents. Staff and I are working on our 2023 calendar, scheduled activities and events. Administrative Staff reviewed the Minutes for the September 28, 2022, Annual Board Meeting and the Agenda for the October 19, 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 board quorum must be present in person. Next Board Meeting is scheduled Wednesday, November 16, 2022, at 12 noon at 219 E. Jackson Street. We are working on the 2023 Schedule of Board Meetings.

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

Thanks,
Hilda Benavides, CEO

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.
Thursday, May 5, 2022	HHA Special	219 E. Jackson Via Video and Telephone Conference	12:00 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 28, 2022	HHA Annual	701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		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.