

HARLINGEN

Housing Authority

REGULAR BOARD MEETING

Wednesday, November 16, 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, November 16, 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 802 8771, Password:hha16 or join the video conference by phone at 408-418-9388, Password:44216.

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 board 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 – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of October 19, 2022. (pg.3-7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of September 2022, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.8-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of October 2022.
Presenter: Mary Prieto (pg.27-30)
3. Consider and take action to adopt and approve Resolution authorizing filing of Declaration of Trust for AMP TX065000010, AMP TX065000020, and AMP TX065000030.
Presenter: Hilda Benavides (pg.31-43)

III. OLD BUSINESS- NON ACTION ITEMS

1. Chief Executive Officer's Reports by Program Administrators and Coordinators:
 - a) Chief Financial Officer and Human Resources Reports by Cynthia Lucio; *(pg.44-63)*
 - b) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.64-66)*
 - c) Low Rent Occupancy Report by Nancy Garza; *(pg.67-68)*
 - d) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.69-70)*
 - e) Maintenance Report by Mary Prieto: *(pg.71)*
 - f) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.72)*

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.73-85)*

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, November 11, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 11th day of November 2022.



Ariana Valle, Administrative Assistant



Minutes of the Regular Board Meeting
 Wednesday, October 19, 2022, at 12:00 p.m. (noon)
 At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, October 19, 2022, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone, and Video Conference.

CONFLICT OF INTEREST

“Under State Law, a conflict of interest exists if a board 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”. Attorney Alan Ozuna asked the board of commissioners are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present. Those in attendance were: Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñiz, Bettina Elliott, and Maria I. Borjas.

INVOCATION

Chief Financial Officer Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

Chief Financial Officer Cynthia Lucio led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant Valle introduced staff and visitors starting with Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 & 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, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Kelly Salinas, CNG Computer Network Group, and Becky McCune, APRIO Senior Assurance Associate.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE ANNUAL BOARD MEETING OF SEPTEMBER 28, 2022.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Annual Board Meeting of September 28, 2022. Commissioner Elliott made the motion to approve the Minutes of the Annual Board Meeting of September 28, 2022. Motion was seconded by Commissioner Sánchez Peña and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER 2022.

Chief Executive Officer Benavides read a letter congratulating Cynthia De La Fuente for being selected “Employee of the Quarter” for October, November, and December 2022. Mrs. De La Fuente's employment began October 12, 2015, as an Assistant Manager. She was promoted to Property Manager at the Los Vecinos Apartments in May of 2017 and currently Mrs. De La Fuente is the Property Manager for Bonita Park, Sunset Terrace, Arroyo Vista Court, and the Aragon Duplexes. Her organizational skills are exceptional, and she trains other team members on organizing files and office area. Mrs. De La Fuente takes great pride in her work and currently has taken the lead in purchasing and ordering materials for other team members. Mrs. De La Fuente's hard work and dedication shows in her daily tasks. It is a pleasure working and seeing her grow with the agency. Her positive attitude and willingness to assist where and when needed is a great asset to our agency. Mrs. De La Fuente will be recognized for her accomplishments by our Board and will receive a plaque, a gift card and a reserved parking space. She will get to compete with her colleagues for “Employee of the Year 2022-2023”. Mrs. De La Fuente thanked the Board of Commissioners and Ms. Benavides for the award recognition.

PRESENTATION OF THE NELROD SCHOLARSHIP AWARDS BY MARY PRIETO:

Senior Property Manager Prieto presented the recipients; Julian Hill, Mario Huerta, Alondra Juarez and Jadden A. Moore. Each student will receive a \$1,000 scholarship. No questions were asked.

II. NEW BUSINESS

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

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of August 2022 was included in their agenda packets. She reported as follows:

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

	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>Voucher Program</u>
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)

Commissioner Muñiz asked what is the future major project for the CFP program? Chief Financial Officer Lucio stated the future major project is the Los Vecinos street and parking repair project in partnership with the City of Harlingen. Chief Financial Officer Lucio added the City of Harlingen will cover the street repairs and we will cover the additional parking which also includes street plumbing at Los Vecinos. Commissioner Muñiz asked is the 1.9 million for the construction in progress for the CFP program? Chief Financial Officer Lucio stated yes that is

funding not spent and most of those funds are allocated for the Los Vecinos major project. Vice-Chair Sánchez Peña asked is there a time frame to spend those grants? Chief Financial Officer Lucio replied the time frame for each grant is 4 years. Chair Perez asked if the entire parking at Los Vecinos is going to be fixed? Chief Financial Officer Lucio stated all parking will be fixed at Los Vecinos. Chair Perez asked how is the drainage currently at Los Vecinos? Chief Financial Officer Lucio stated the City of Harlingen has improved the drainage. Commissioner Elliott asked does flooding occur at the property or it is mainly on the streets? Chief Financial Officer Lucio replied flooding mainly occurs on the streets. Chair Perez asked Chief Financial Officer to explain the AMPs funds. Chief Financial Officer Lucio stated AMP funds are received every year and we can only allocate 20 percent of the CFP budget for operations. After some discussion no other questions were asked. Chair Perez entertained a motion to approve 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. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of August 2022 as presented by Administration. Motion was seconded by Commissioner Elliott and passed unanimously.

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

Senior Property Manager Prieto noted that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of September 2022 in the total amount of \$96.00. The total amount consists of:

For the month of September 2022						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 96.00	\$ -	\$ -	\$ -	\$ -

Grand Total \$ 96.00

Commissioner Elliott asked if the tenants go into a registry when a balanced is owed? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2022 in the total amount of \$96.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2022 in the total amount of \$96.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE THE AUDIT CONDUCTED BY APRIO, LLP FOR THE FISCAL YEAR ENDING MARCH 31, 2022.

Becky McCune, Assurance Associate, with Aprio LLP started with pages 1-7 Auditor’s Opinion. Ms. McCune went over Independent Auditors Report last paragraph which states audit is accurately presented. Ms. McCune went over Independent Auditors Report on Internal Controls and no weaknesses or significant deficiencies were identified. Next was the Independent Auditors Report on Compliance for each Major program audit report, the major program audited for compliance for 2022 was the Public Housing/Low Rent Program. For the compliance audit, Aprio tested tenant receipts, tenant files, rent collections, waiting list, utilities, allowances, and a variety of other items. They found that the major programs are in compliance with the federal grant requirements. The Statement of Net Position on pages 16-17 of the audit is as follows: Total Current Assets are \$5,502,071; Total Current Liabilities are \$516,542.00 for a total of Unrestricted Net Position of \$5,043,367.00. The Statement of Revenues, Expenses and Changes in Net Position on page 18 shows the Housing Authority Operating Income (loss) of \$18,850.00. Operating revenues exceed operating expenses; the Housing Authority had \$761,024.00 in depreciation expenses; this is a noncash expense. Statement of Cash Flows on page 19: Cash flows from operating activities was \$460,830.00; Capital Outlay of (\$516,159.00).

This resulted in a Net Cash increase of \$22,275.00. The Blended Component Unit Condensed Financial Statement for the Harlingen Affordable Housing Corporation on page 26-27 of the audit is as follows: The Blended Component unit had a Net Income of \$8,989.00. On page 28 Schedule of Expenditures of Federal Awards is as follows: Total expenditures from federal grants were \$7,870,072.00. On page 34-35, no Schedule of Findings and Questioned Costs were found for the audit conducted by Aprio, LLP for fiscal year ending March 31, 2022.

Commissioner Muñiz asked is the FLC a business unit? Chief Executive Officer Benavides replied yes. Commissioner Muñiz asked is the FLC a part of the business activities? Chief Executive Officer Benavides replied yes, they are the 8 units at Le Moyne Gardens.

Commissioner Muñiz asked are the business activities the non-profits? Chief Financial Officer Lucio stated the nonprofit is the blended component. Commissioner Muñiz asked how many units does the Harlingen Affordable Housing Corporation have? Chief Executive Officer Benavides replied 16 units. Commissioner Muñiz asked if the audit is submitted to HUD? Chief Financial Officer Lucio stated yes. After some discussion, no questions were asked. Chair Perez entertained a motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2022. Commissioner Muñiz made the motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2022. Motion was seconded by Commissioner Elliott and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1490 ADOPTING THE HOUSING CHOICE VOUCHER/ SECTION 8 PROPOSED FAIR MARKET VALUE PAYMENT STANDARDS AT THE 110% LEVEL, EFFECTIVE JANUARY 1, 2023.

HCV/Section 8 & Admissions Administrator Perez told the Board that this is done annually, and it is mandated by HUD. Fair Market Rents (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 in neighborhoods and low enough to serve as many low-income families as possible. Chair Perez asked, what is the formula used for the FMRs? HCV/Section 8 & Admissions Administrator Perez stated HUD sets the FMR amounts annually, and we use the 110%. Commissioner Muñiz asked if payment standards are increased annually? HCV/Section 8 & Admissions Administrator Perez stated yes, they have increased between 8-10%. After some discussion Chair Perez entertained a motion to pass Resolution 1490 adopting the Housing Choice Voucher/Section 8 proposed fair market value payment standards at the 110% level, effective January 1, 2023. Commissioner Elliott made the motion to pass Resolution 1490 adopting the Housing Choice Voucher/Section 8 proposed fair market value payment standards at the 110% level, effective January 1, 2023. Motion was seconded by Commissioner Borjas and passed unanimously.

III. OLD BUSINESS- NON ACTION ITEMS

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

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. Chair Perez advised the board members about the Resource Fair event at Le Moyne Gardens on October 20, 2022. Chair Perez also advised the board members about the NAHRO awards recognition ad and the 5-year annual plan ad published in the Valley Morning Star this past Sunday. After some discussion no questions were asked.

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. She informed the Board that our next Regular Board Meeting will be November 16, 2022, at 12:00 p.m. and the following Board Meeting will be December 21, 2022, at 12:00 p.m. No questions were asked.

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 12:57 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

September 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 September 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	\$362,075.41	\$70,315.36	\$91,593.24	\$80,647.44	\$115,175.19	\$4,344.18	\$465,359.82
Total Expenditures	<u>\$258,837.39</u>	<u>\$62,378.87</u>	<u>\$57,504.98</u>	<u>\$56,727.92</u>	<u>\$81,336.39</u>	<u>\$889.23</u>	<u>\$457,706.29</u>
Revenues Over (Under) Expenditures	<u>\$103,238.02</u>	<u>\$7,936.49</u>	<u>\$34,088.26</u>	<u>\$23,919.52</u>	<u>\$33,838.80</u>	<u>\$3,454.95</u>	<u>\$7,653.53</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>

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended September 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	\$2,501,305.56	\$415,852.20	\$643,945.59	\$594,315.21	\$822,642.88	\$24,549.68	\$2,598,003.94
Total Expenditures	\$1,817,368.76	\$368,940.38	\$399,147.89	\$496,613.38	\$540,806.25	\$11,860.86	\$2,632,855.64
Revenues Over (Under) Expenditures	\$683,936.80	\$46,911.82	\$244,797.70	\$97,701.83	\$281,836.63	\$12,688.82	(\$34,851.70)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,851.70

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 September 30, 202	6 Month(s) Ended September 30, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22	5	0.00	0.00	6,000.00	(6,000.00) -100.00 %
CFP 50120 Admin	1	06 3690.27	5	0.00	0.00	21,412.50	(21,412.50) -100.00 %
CFP Admin 50121	1	06 3690.28	5	0.00	56,085.00	63,999.96	(7,914.96) -12.37 %
Other Income - CFP 22	1	06 3690.29	5	13,260.00	13,260.00	0.00	13,260.00 100.00 %
Total Operating Income				13,260.00	69,345.00	91,412.46	(22,067.46) -24.14 %
Rental Income							
NON-DWELLING RENT	1	06 3190	5	2,198.81	13,192.86	11,185.50	2,007.36 17.95 %
Total Rental Income				2,198.81	13,192.86	11,185.50	2,007.36 17.95 %
Other Income							
Investment Income - Unrestricted	1	06 3610	5	881.39	3,333.19	693.00	2,640.19 380.98 %
OTHER INCOME	1	06 3690	5	42.66	10,074.53	6,128.46	3,946.07 64.39 %
Other Income - Management Fee - CC	1	06 3690.2	5	42,853.50	190,261.62	163,501.62	26,760.00 16.37 %
Other Income - Asset Management Fe	1	06 3690.3	5	4,980.00	69,516.00	88,800.00	(19,284.00) -21.72 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4	5	5,103.00	54,153.00	58,635.00	(4,482.00) -7.64 %
IT Fees	1	06 3690.5	5	996.00	5,976.00	5,880.00	96.00 1.63 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88	5	0.00	0.00	249.96	(249.96) -100.00 %
Total Other Income				54,856.55	333,314.34	323,888.04	9,426.30 2.91 %
Total Revenue				70,315.36	415,852.20	426,486.00	(10,633.80) -2.49 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06 4110	5	27,143.59	155,310.59	220,690.62	65,380.03 29.63 %
LEGAL EXPENSE	1	06 4130	5	2,359.50	4,719.00	4,599.96	(119.04) -2.59 %
STAFF TRAINING	1	06 4140	5	0.00	3,477.00	4,999.98	1,522.98 30.46 %
TRAVEL	1	06 4150	5	242.32	13,246.18	6,000.00	(7,246.18) -120.77 %
Travel-Mileage Reimbursement	1	06 4150.2	5	0.00	660.02	249.96	(410.06) -164.05 %
Accounting Fees	1	06 4170	5	0.00	4,595.41	18,499.98	13,904.57 75.16 %
Audit Fees	1	06 4171	5	0.00	0.00	1,999.98	1,999.98 100.00 %
Employee Benefits Cont - Admin	1	06 4182	5	9,020.88	51,395.10	64,999.98	13,604.88 20.93 %
SUNDRY	1	06 4190	5	0.00	0.00	499.98	499.98 100.00 %
Postage/FedEx/UPS	1	06 4190.03	5	282.38	1,782.56	1,749.96	(32.60) -1.86 %
Advertising and Marketing	1	06 4190.08	5	0.00	2,931.80	2,499.96	(431.84) -17.27 %
PUBLICATIONS	1	06 4190.11	5	0.00	0.00	1,749.96	1,749.96 100.00 %
MEMBERSHIP DUES AND FEES	1	06 4190.12	5	245.00	245.00	499.98	254.98 51.00 %
Telephone/Cell Phone/Internet	1	06 4190.13	5	1,107.08	8,986.48	9,000.00	13.52 0.15 %
FORMS & OFFICE SUPPLIES	1	06 4190.17	5	2,362.27	15,713.56	5,499.96	(10,213.60) -185.70 %
Other Sundry Expense	1	06 4190.18	5	267.85	3,751.51	6,000.00	2,248.49 37.47 %
Administrative Contact Costs	1	06 4190.19	5	10,207.38	51,644.80	37,500.00	(14,144.80) -37.72 %
BOARD MEETING EXPENSE	1	06 4190.9	5	5,345.65	6,922.32	3,750.00	(3,172.32) -84.60 %
Total Administrative Expense				58,583.90	325,381.33	390,790.26	65,408.93 16.74 %
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	22.90	124.58	99.96	(24.62) -24.63 %
ELECTRICITY	1	06 4320	5	1,094.50	6,282.40	6,858.00	575.60 8.39 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390	5	37.72	210.83	150.00	(60.83) -40.55 %
Total Utilities Expense				1,155.12	6,617.81	7,107.96	490.15 6.90 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06 4410	5	810.73	5,575.17	7,155.96	1,580.79 22.09 %
MATERIALS	1	06 4420	5	317.02	3,599.19	2,501.46	(1,097.73) -43.88 %
Contract Cots-Extermination/Pest Con	1	06 4430.01	5	0.00	297.00	499.98	202.98 40.60 %
Contract Costs-Other Repairs	1	06 4430.03	5	0.00	0.00	2,499.96	2,499.96 100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06 4430.08	5	49.90	458.06	399.96	(58.10) -14.53 %
Contact Costs-Heating & Cooling Cont	1	06 4430.17	5	0.00	6,384.50	2,250.00	(4,134.50) -183.76 %
Contact Costs-Electrical Contracts	1		5	0.00	430.00	499.98	69.98 14.00 %

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	6 Month(s) Ended	Budget	Variance	Variance %
					September 30, 202	September 30, 2022			
		06 4430.21							
Garbage and Trash Removal	1 06	4431 5			46.79	233.95	375.00	141.05	37.61 %
Emp Benefit Cont - Maintenance	1 06	4433 5			403.21	2,630.48	2,902.50	272.02	9.37 %
Total Ordinary Maintenance and Operation					1,627.65	19,608.35	19,084.80	(523.55)	-2.74 %
Protective Services									
Protective Services - Contract Costs	1 06	4480 5			548.92	9,724.52	1,999.98	(7,724.54)	-386.23 %
Total Protective Services					548.92	9,724.52	1,999.98	(7,724.54)	-386.23 %
General Expense									
Insurance -Property (Fire & EC)	1 06	4510.01 5			0.00	956.20	999.96	43.76	4.38 %
Insurance - General Liability	1 06	4510.02 5			0.00	258.12	249.96	(8.16)	-3.26 %
Insurance - Automobile	1 06	4510.03 5			0.00	764.24	750.00	(14.24)	-1.90 %
Insurance - Workman's Comp	1 06	4510.04 5			0.00	2,203.86	2,262.48	58.62	2.59 %
Insurance - Fidelity Bond	1 06	4510.09 5			0.00	487.82	489.96	2.14	0.44 %
Insurance - Windstorm	1 06	4510.15 5			463.28	2,630.24	2,499.96	(130.28)	-5.21 %
MATLAND PROPERTY TAXES	1 06	4520.1 5			0.00	0.00	249.96	249.96	100.00 %
Total General Expense					463.28	7,300.48	7,502.28	201.80	2.69 %
Other Expenditures									
Property Better & Add-Contract Costs	1 06	7540.4 5			0.00	0.00	22,500.00	22,500.00	100.00 %
Operating Exp For Property - Contra	1 06	7590 5			0.00	0.00	(22,500.00)	(22,500.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(62,378.87)	(368,940.38)	(426,485.28)	57,544.90	13.49 %
Total Net Income (Loss)					7,936.49	46,911.82	0.72	46,911.10	9640430.56 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	27,192.00	181.28	161,710.00	179.68	145,622.58	16,087.42	11.05 %
Total Rental Income			27,192.00	181.28	161,710.00	179.68	145,622.58	16,087.42	11.05 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	2,763.36	18.42	8,984.71	9.98	1,710.00	7,274.71	425.42 %
Other Income-Tenants	1 01 3690	5	1,890.00	12.60	14,193.00	15.77	12,805.98	1,387.02	10.83 %
Other Income - Misc Other Revenue	1 01 3690.1	5	6.49	0.04	188.88	0.21	999.96	(811.08)	-81.11 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	150.00	(150.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	300.00	(300.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	45,000.00	(45,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	0.00	0.00	95,700.00	106.33	0.00	95,700.00	100.00 %
Total Other Income			4,659.85	31.07	119,066.59	132.30	60,965.94	58,100.65	95.30 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	59,741.39	398.28	363,169.00	403.52	341,139.00	22,030.00	6.46 %
Total Other Receipts			59,741.39	398.28	363,169.00	403.52	341,139.00	22,030.00	6.46 %
Total Revenue			91,593.24	610.62	643,945.59	715.50	547,727.52	96,218.07	17.57 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,030.20	26.87	30,008.96	33.34	57,402.18	27,393.22	47.72 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	0.00	0.00	7,205.17	8.01	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	210.60	1.40	532.35	0.59	1,500.00	967.65	64.51 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	600.00	600.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	8.91	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	3,775.38	3,775.38	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	2,342.94	15.62	18,933.62	21.04	26,799.96	7,866.34	29.35 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	0.00	0.00	550.35	0.61	0.00	(550.35)	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	274.98	274.98	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	97.30	0.65	488.24	0.54	499.98	11.74	2.35 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	1.12	1,749.96	744.96	42.57 %
Tenant Tracker	1 01 4190.10	5	7.50	0.05	168.00	0.19	1,749.96	1,581.96	90.40 %
Publications	1 01 4190.11	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	622.50	0.69	999.96	377.46	37.75 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	565.27	3.77	3,509.38	3.90	3,999.96	490.58	12.26 %

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

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	5,184.00	5.76	5,184.00	0.00	0.00 %	
Forms & Office Supplies	1 01	4190.17 5	13.77	0.09	1,222.98	1.36	4,999.98	3,777.00	75.54 %	
Other Sundry Expense	1 01	4190.18 5	377.95	2.52	1,849.82	2.06	3,999.96	2,150.14	53.75 %	
Administrative Contact Costs	1 01	4190.19 5	4,914.43	32.76	21,485.64	23.87	19,613.94	(1,871.70)	-9.54 %	
Management Fee Expense - AMP	1 01	4190.21 5	8,687.70	57.92	50,875.10	56.53	50,624.88	(250.22)	-0.49 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	9,000.00	10.00	9,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	6,652.50	7.39	6,660.00	7.50	0.11 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,800.00	2.00	1,800.00	0.00	0.00 %	
Total Administrative Expense			25,014.16	166.76	169,110.21	187.90	203,735.04	34,624.83	17.00 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	1,183.70	7.89	7,480.24	8.31	10,180.08	2,699.84	26.52 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	1,097.48	1.22	3,999.96	2,902.48	72.56 %	
Employee Benefits Cont -Ten Svc	1 01	4222 5	438.20	2.92	3,379.21	3.75	4,230.48	851.27	20.12 %	
Total Tenant Services			1,621.90	10.81	11,956.93	13.29	18,410.52	6,453.59	35.05 %	
Utilities Expense										
Water	1 01	4310 5	131.42	0.88	561.89	0.62	1,749.96	1,188.07	67.89 %	
Electricity	1 01	4320 5	1,074.81	7.17	5,132.18	5.70	6,499.98	1,367.80	21.04 %	
Gas	1 01	4330 5	149.79	1.00	746.88	0.83	649.98	(96.90)	-14.91 %	
4150.2 - MILEAGE REIMBURSEMENT	1 01	4330.2 5	3.75	0.03	3.75	0.00	0.00	(3.75)	-100.00 %	
Other Utility Expense - Sewer	1 01	4390 5	36.13	0.24	427.45	0.47	750.00	322.55	43.01 %	
Total Utilities Expense			1,395.90	9.31	6,872.15	7.64	9,649.92	2,777.77	28.79 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	5,388.89	35.93	30,405.60	33.78	54,765.00	24,359.40	44.48 %	
Materials	1 01	4420 5	743.02	4.95	22,940.26	25.49	38,688.60	15,748.34	40.71 %	
Contract Costs	1 01	4430 5	1,015.00	6.77	1,015.00	1.13	24,999.96	23,984.96	95.94 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	0.00	0.00	3,025.00	3.36	5,499.96	2,474.96	45.00 %	
Contract Costs-Other Repairs	1 01	4430.03 5	1,995.00	13.30	5,085.00	5.65	24,999.96	19,914.96	79.66 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	25.36	0.17	61.62	0.07	499.98	438.36	87.68 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	96.35	0.64	524.17	0.58	3,099.96	2,575.79	83.09 %	
Contract Costs-Maintenance	1 01	4430.09 5	1,794.24	11.96	2,621.74	2.91	1,249.98	(1,371.76)	-109.74 %	
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	4.54	0.00	(4,083.36)	-100.00 %	
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,267.50	1.41	2,499.96	1,232.46	49.30 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.18	2,499.96	2,339.96	93.60 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	8,596.00	9.55	9,999.96	1,403.96	14.04 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	15,000.00	15,000.00	100.00 %	
Contract Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	220.00	0.24	2,499.96	2,279.96	91.20 %	
Contract Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	1,995.00	2.22	15,000.00	13,005.00	86.70 %	

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

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	0.00	0.00	3,250.00	3.61	0.00	(3,250.00)	-100.00 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,099.98	1,099.98	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	195.00	0.22	999.96	804.96	80.50 %	
Garbage and Trash Collection	1 01	4431 5	366.92	2.45	1,175.55	1.31	1,749.96	574.41	32.82 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,366.38	15.78	13,998.44	15.55	21,912.48	7,914.04	36.12 %	
Total Ordinary Maintenance and Operation			15,306.16	102.04	100,619.24	111.80	227,065.62	126,446.38	55.69 %	
Protective Services										
Protective Services - Contract Costs	1 01	4480 5	1,198.87	7.99	12,057.09	13.40	27,765.42	15,708.33	56.58 %	
Total Protective Services			1,198.87	7.99	12,057.09	13.40	27,765.42	15,708.33	56.58 %	
General Expense										
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	6,296.98	7.00	4,999.98	(1,297.00)	-25.94 %	
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	227.16	0.25	249.96	22.80	9.12 %	
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	1,098.60	1.22	1,249.98	151.38	12.11 %	
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	1,628.94	1.81	1,500.00	(128.94)	-8.60 %	
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	360.58	0.40	549.96	189.38	34.44 %	
Insurance - Windstorm	1 01	4510.15 5	9,951.99	66.35	33,311.75	37.01	34,999.98	1,688.23	4.82 %	
Insurance - Windstorm - 1406	1 01	4510.15P 5	0.00	0.00	10,947.19	12.16	0.00	(10,947.19)	-100.00 %	
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	43,480.07	48.31	15,000.00	(28,480.07)	-189.87 %	
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %	
Collection Losses	1 01	4570 5	516.00	3.44	1,181.00	1.31	2,499.96	1,318.96	52.76 %	
Total General Expense			12,967.99	86.45	98,532.27	109.48	61,099.80	(37,432.47)	-61.26 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	6.33	115,162.68	109,462.68	95.05 %	
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(6.33)	(115,162.68)	(109,462.68)	-95.05 %	
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %	
Total Expenses			(57,504.98)	(383.37)	(399,147.89)	(443.50)	(547,726.32)	148,578.43	27.13 %	
Net Income (Loss)			34,088.26	227.23	244,797.70	272.00	1.20	244,796.50	29521598.33 %	

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	22,875.00	154.56	148,671.00	167.42	145,447.98	3,223.02	2.22 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	3,128.00	3.52	2,100.00	1,028.00	48.95 %
Total Rental Income			22,875.00	154.56	151,799.00	170.94	147,547.98	4,251.02	2.88 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	1,472.72	9.95	5,005.99	5.64	1,105.50	3,900.49	352.83 %
Other Income - Tenants	1 02 3690	5	2,443.00	16.51	16,790.00	18.91	12,790.98	3,999.02	31.26 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	346.22	0.39	0.00	346.22	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	156.96	(156.96)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	249.96	(249.96)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	45,000.00	(45,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	0.00	0.00	95,700.00	107.77	0.00	95,700.00	100.00 %
Total Other Income			3,915.72	26.46	117,842.21	132.71	59,303.40	58,538.81	98.71 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	53,856.72	363.90	324,674.00	365.62	312,894.00	11,780.00	3.76 %
Total Other Receipts			53,856.72	363.90	324,674.00	365.62	312,894.00	11,780.00	3.76 %
Total Revenue			80,647.44	544.92	594,315.21	669.27	519,745.38	74,569.83	14.35 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,532.66	44.14	37,355.92	42.07	75,690.48	38,334.56	50.65 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	0.00	0.00	8,494.25	9.57	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	639.60	4.32	1,205.10	1.36	1,249.98	44.88	3.59 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	249.96	249.96	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	399.96	399.96	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	9.85	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	3,273.96	3,273.96	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	2,558.57	17.29	14,592.49	16.43	28,155.96	13,563.47	48.17 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	0.00	0.00	666.10	0.75	0.00	(666.10)	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	97.30	0.66	488.24	0.55	399.96	(88.28)	-22.07 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	1.12	1,665.96	674.36	40.48 %
Tenant Tracker	1 02 4190.10	5	7.50	0.05	168.00	0.19	1,249.98	1,081.98	86.56 %
Publications	1 02 4190.11	5	0.00	0.00	0.00	0.00	1,749.96	1,749.96	100.00 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	622.50	0.70	499.98	(122.52)	-24.50 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Telephone/Cell Phone/Internet	1 02	4190.13 5	765.86	5.17	4,586.61	5.17	7,624.98	3,038.37	39.85 %	
Forms & Office Supplies	1 02	4190.17 5	677.29	4.58	1,758.73	1.98	3,499.98	1,741.25	49.75 %	
Other Sundry Expense	1 02	4190.18 5	319.16	2.16	1,343.85	1.51	3,099.96	1,756.11	56.65 %	
Administrative Contact Costs	1 02	4190.19 5	4,856.25	32.81	31,654.92	35.65	24,999.96	(6,654.96)	-26.62 %	
Management Fee Expense - AMP	1 02	4190.21 5	8,274.00	55.91	49,150.17	55.35	46,519.98	(2,630.19)	-5.65 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	8,880.00	10.00	8,400.00	(480.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,050.00	7.09	6,427.50	7.24	6,120.00	(307.50)	-5.02 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,776.00	2.00	1,680.00	(96.00)	-5.71 %	
Total Administrative Expense			27,554.19	186.18	178,912.63	201.48	217,080.96	38,168.33	17.58 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	968.49	6.54	6,665.25	7.51	10,177.98	3,512.73	34.51 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	(88.28)	(0.10)	2,499.96	2,588.24	103.53 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	367.58	2.48	5,074.30	5.71	6,124.98	1,050.68	17.15 %	
Total Tenant Services			1,336.07	9.03	11,651.27	13.12	18,802.92	7,151.65	38.03 %	
Utilities Expense										
Water	1 02	4310 5	269.45	1.82	987.88	1.11	1,399.98	412.10	29.44 %	
Electricity	1 02	4320 5	1,098.68	7.42	5,618.93	6.33	6,999.96	1,381.03	19.73 %	
Gas	1 02	4330 5	614.74	4.15	1,524.63	1.72	1,399.98	(124.65)	-8.90 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	55.11	0.37	221.80	0.25	499.98	278.18	55.64 %	
Total Utilities Expense			2,037.98	13.77	8,353.24	9.41	10,799.88	2,446.64	22.65 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	2,911.45	19.67	24,567.90	27.67	46,878.24	22,310.34	47.59 %	
Materials	1 02	4420 5	1,901.20	12.85	23,576.96	26.55	25,814.16	2,237.20	8.67 %	
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	6.52	0.00	(5,785.50)	-100.00 %	
Contract Costs	1 02	4430 5	350.00	2.36	16,720.00	18.83	19,999.98	3,279.98	16.40 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	150.00	1.01	5,547.00	6.25	6,000.00	453.00	7.55 %	
Contract Costs-Other Repairs	1 02	4430.03 5	1,995.00	13.48	31,000.00	34.91	17,499.96	(13,500.04)	-77.14 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	25.36	0.17	61.62	0.07	199.98	138.36	69.19 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	239.30	1.62	840.15	0.95	1,500.00	659.85	43.99 %	
Contract Costs-Maintenance	1 02	4430.09 5	847.36	5.73	3,127.83	3.52	0.00	(3,127.83)	-100.00 %	
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	9,580.50	10.79	7,500.00	(2,080.50)	-27.74 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	125.00	0.84	3,757.09	4.23	6,000.00	2,242.91	37.38 %	
Contract Costs - HVAC - 1406	1 02	4430.17P 5	0.00	0.00	52.41	0.06	0.00	(52.41)	-100.00 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	2,600.00	17.57	36,725.00	41.36	9,999.96	(26,725.04)	-267.25 %	
4430.01-EXTERMINATING/PEST CONTRO	1 02	4430.2 5	0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	0.00	0.00	15,999.96	15,999.96	100.00 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Contact Costs-Electrical Contracts	1 02 4430.21	5	0.00	0.00	5,170.00	5.82	0.00	(5,170.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22	5	0.00	0.00	6,235.00	7.02	7,500.00	1,265.00	16.87 %	
Contract Costs-Janitorial Contracts	1 02 4430.23	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Connect/Disconnect Fees	1 02 4430.4	5	90.00	0.61	240.00	0.27	750.00	510.00	68.00 %	
Garbage and Trash Collection	1 02 4431	5	310.64	2.10	1,052.41	1.19	2,373.72	1,321.31	55.66 %	
Emp Benefit Cont - Maintenance	1 02 4433	5	1,130.87	7.64	9,832.44	11.07	20,489.82	10,657.38	52.01 %	
Total Ordinary Maintenance and Operation			12,676.18	85.65	183,871.81	207.06	191,755.74	7,883.93	4.11 %	
Protective Services										
Protective Services - Contract Costs	1 02 4480	5	1,357.85	9.17	13,434.77	15.13	22,500.00	9,065.23	40.29 %	
Total Protective Services			1,357.85	9.17	13,434.77	15.13	22,500.00	9,065.23	40.29 %	
General Expense										
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	7,011.78	7.90	6,499.98	(511.80)	-7.87 %	
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	206.50	0.23	249.96	43.46	17.39 %	
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	1,098.60	1.24	999.96	(98.64)	-9.86 %	
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	1,533.12	1.73	1,500.00	(33.12)	-2.21 %	
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	339.36	0.38	517.50	178.14	34.42 %	
Insurance - Windstorm	1 02 4510.15	5	9,265.65	62.61	31,014.39	34.93	31,500.00	485.61	1.54 %	
Insurance - Windstorm	1 02 4510.15P	5	0.00	0.00	10,192.21	11.48	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	42,351.20	47.69	15,000.00	(27,351.20)	-182.34 %	
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	0.00	0.00	37.50	37.50	100.00 %	
Collection Losses	1 02 4570	5	0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %	
Other General Expense	1 02 4590	5	0.00	0.00	992.50	1.12	0.00	(992.50)	-100.00 %	
Total General Expense			11,765.65	79.50	94,739.66	106.69	58,804.86	(35,934.80)	-61.11 %	
Other Expenditures										
Replacement Non-Deprec Equip-1406	1 02 7520.9OP	5	0.00	0.00	5,650.00	6.36	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02 7540.4	5	13,600.00	91.89	44,550.00	50.17	106,999.98	62,449.98	58.36 %	
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	0.00	0.00	6,800.00	7.66	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02 7590	5	(13,600.00)	(91.89)	(44,550.00)	(50.17)	(106,999.98)	(62,449.98)	-58.36 %	
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	0.00	0.00	(6,800.00)	(7.66)	0.00	6,800.00	100.00 %	
Total Other Expenditures			0.00	0.00	5,650.00	6.36	0.00	(5,650.00)	-100.00 %	
Total Expenses			(56,727.92)	(383.30)	(496,613.38)	(559.25)	(519,744.36)	23,130.98	4.45 %	
Net Income (Loss)			23,919.52	161.64	97,701.83	110.02	1.02	97,700.81	8911844.12 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	1	03 3110	5	28,808.00	144.04	175,160.78	145.97	165,288.18	9,872.60	5.97 %
Nondwelling Rental	1	03 3190	5	0.00	0.00	1,400.00	1.17	2,100.00	(700.00)	-33.33 %
Total Rental Income				28,808.00	144.04	176,560.78	147.13	167,388.18	9,172.60	5.48 %
Other Income										
Interest Earned on Gen Fund Investments	1	03 3610	5	2,735.22	13.68	9,515.62	7.93	1,830.48	7,685.14	419.84 %
Other Income-Tenants	1	03 3690	5	2,736.00	13.68	15,145.00	12.62	16,309.98	(1,164.98)	-7.14 %
Other Income - Misc Other Revenue	1	03 3690.1	5	576.08	2.88	930.48	0.78	21,860.64	(20,930.16)	-95.74 %
Other Income - Gain/Loss on Sale of Equi	1	03 3690.88	5	0.00	0.00	0.00	0.00	274.98	(274.98)	-100.00 %
Other Income - OP Trans In From CFP	1	03 3690.99	5	0.00	0.00	0.00	0.00	49,500.00	(49,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1	03 3690.99P	5	0.00	0.00	127,600.00	106.33	0.00	127,600.00	100.00 %
Total Other Income				6,047.30	30.24	153,191.10	127.66	89,776.08	63,415.02	70.64 %
Other Receipts										
Operating Subsidy - Current Year	1	03 8020	0	80,319.89	401.60	492,891.00	410.74	449,610.00	43,281.00	9.63 %
Total Other Receipts				80,319.89	401.60	492,891.00	410.74	449,610.00	43,281.00	9.63 %
Total Revenue				115,175.19	575.88	822,642.88	685.54	706,774.26	115,868.62	16.39 %
Administrative Expense										
Nontechnical Salaries	1	03 4110	5	8,174.35	40.87	46,471.96	38.73	93,065.22	46,593.26	50.07 %
Nontechnical Salaries - 1406	1	03 4110.OP	5	0.00	0.00	14,600.40	12.17	0.00	(14,600.40)	-100.00 %
Legal Expense	1	03 4130	5	456.30	2.28	885.30	0.74	1,999.98	1,114.68	55.73 %
Staff Training	1	03 4140	5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Travel	1	03 4150	5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Travel-Mileage Reimbursement	1	03 4150.2	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Accounting Fees	1	03 4170	5	0.00	0.00	11,680.29	9.73	0.00	(11,680.29)	-100.00 %
Audit Fees	1	03 4171	5	0.00	0.00	0.00	0.00	3,999.96	3,999.96	100.00 %
Employee Benefits Cont - Admin	1	03 4182	5	2,374.35	11.87	15,821.15	13.18	38,779.98	22,958.83	59.20 %
Employee Ben Cont - Admin - 1406	1	03 4182.OP	5	0.00	0.00	1,116.92	0.93	0.00	(1,116.92)	-100.00 %
Sundry	1	03 4190	5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Postage/FedEx/UPS	1	03 4190.03	5	97.30	0.49	488.24	0.41	499.98	11.74	2.35 %
Advertising and Marketing	1	03 4190.08	5	0.00	0.00	1,340.00	1.12	999.96	(340.04)	-34.01 %
Tenant Tracker	1	03 4190.10	5	10.00	0.05	224.00	0.19	2,137.56	1,913.56	89.52 %
Publications	1	03 4190.11	5	0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %
Membership Dues and Fees	1	03 4190.12	5	0.00	0.00	830.00	0.69	999.96	169.96	17.00 %
Telephone/Cell Phone/Internet	1	03 4190.13	5	1,012.81	5.06	6,507.10	5.42	6,999.96	492.86	7.04 %

Report Criteria PHA: 1 Project: '03'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True Custom 1: Custom 2: AMP3 Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	5,184.00	4.32	5,184.00	0.00	0.00 %	
Forms & Office Supplies	1 03	4190.17 5	18.37	0.09	1,918.66	1.60	3,999.96	2,081.30	52.03 %	
Other Sundry Expense	1 03	4190.18 5	395.84	1.98	2,064.91	1.72	2,499.96	435.05	17.40 %	
Administrative Contact Costs	1 03	4190.19 5	7,662.47	38.31	33,895.54	28.25	18,921.54	(14,974.00)	-79.14 %	
Management Fee Expense - AMP	1 03	4190.21 5	11,110.80	55.55	65,555.35	54.63	66,359.64	804.29	1.21 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	12,000.00	10.00	12,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,410.00	7.05	8,572.50	7.14	8,730.00	157.50	1.80 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %	
Total Administrative Expense			35,986.59	179.93	231,556.32	192.96	275,577.48	44,021.16	15.97 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	1,491.45	7.46	12,253.75	10.21	11,734.56	(519.19)	-4.42 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	1,386.24	1.16	2,400.00	1,013.76	42.24 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	825.24	4.13	6,587.27	5.49	5,250.00	(1,337.27)	-25.47 %	
Total Tenant Services			2,316.69	11.58	20,227.26	16.86	19,384.56	(842.70)	-4.35 %	
Utilities Expense										
Water	1 03	4310 5	601.01	3.01	3,234.72	2.70	3,000.00	(234.72)	-7.82 %	
Electricity	1 03	4320 5	1,784.76	8.92	9,472.54	7.89	10,500.00	1,027.46	9.79 %	
Gas	1 03	4330 5	148.41	0.74	793.27	0.66	999.96	206.69	20.67 %	
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	3.75	0.02	3.75	0.00	0.00	(3.75)	-100.00 %	
Other Utility Expense - Sewer	1 03	4390 5	139.07	0.70	824.18	0.69	999.96	175.78	17.58 %	
Total Utilities Expense			2,677.00	13.38	14,328.46	11.94	15,499.92	1,171.46	7.56 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	7,102.94	35.51	50,454.96	42.05	70,094.46	19,639.50	28.02 %	
Materials	1 03	4420 5	2,262.48	11.31	20,513.18	17.09	39,999.96	19,486.78	48.72 %	
Contract Costs	1 03	4430 5	875.00	4.38	875.00	0.73	15,000.00	14,125.00	94.17 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	0.00	0.00	3,595.00	3.00	15,000.00	11,405.00	76.03 %	
Contract Costs-Other Repairs	1 03	4430.03 5	1,995.00	9.98	12,720.00	10.60	15,000.00	2,280.00	15.20 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	33.82	0.17	82.17	0.07	499.98	417.81	83.57 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	135.42	0.68	1,060.05	0.88	2,499.96	1,439.91	57.60 %	
Contract Costs-Maintenance	1 03	4430.09 5	97.20	0.49	931.32	0.78	7,500.00	6,568.68	87.58 %	
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	1,885.00	1.57	15,000.00	13,115.00	87.43 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	1,835.98	9.18	1,835.98	1.53	24,999.96	23,163.98	92.66 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	2,900.00	14.50	16,550.00	13.79	22,026.72	5,476.72	24.86 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	0.00	0.00	0.00	0.00	12,499.98	12,499.98	100.00 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	0.00	0.00	17,499.96	17,499.96	100.00 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(4.42)	4,999.98	10,299.98	206.00 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %	

Report Criteria PHA: 1 Project: '03'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True Custom 1: Custom 2: AMP3 Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Connect/Disconnect Fees	1 03	4430.4 5	60.00	0.30	450.00	0.38	999.96	549.96	55.00 %	
Garbage and Trash Collection	1 03	4431 5	360.80	1.80	1,724.98	1.44	1,500.00	(224.98)	-15.00 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	3,871.66	19.36	23,173.98	19.31	28,539.00	5,365.02	18.80 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	351.48	351.48	100.00 %	
Total Ordinary Maintenance and Operation			21,530.30	107.65	130,551.62	108.79	295,011.36	164,459.74	55.75 %	
Protective Services										
Protective Services - Contract Costs	1 03	4480 5	1,598.47	7.99	16,670.89	13.89	30,000.00	13,329.11	44.43 %	
Total Protective Services			1,598.47	7.99	16,670.89	13.89	30,000.00	13,329.11	44.43 %	
General Expense										
Insurance -Property (Fire & EC)	1 03	4510.01 5	0.00	0.00	8,207.10	6.84	7,500.00	(707.10)	-9.43 %	
Insurance - General Liability	1 03	4510.02 5	0.00	0.00	309.76	0.26	949.98	640.22	67.39 %	
Insurance - Automobile	1 03	4510.03 5	0.00	0.00	1,480.72	1.23	1,249.98	(230.74)	-18.46 %	
Insurance - Workman's Comp	1 03	4510.04 5	0.00	0.00	2,587.14	2.16	3,699.96	1,112.82	30.08 %	
Insurance - Fidelity Bond	1 03	4510.09 5	0.00	0.00	572.68	0.48	750.00	177.32	23.64 %	
Insurance - Windstorm	1 03	4510.15 5	13,812.68	69.06	46,234.33	38.53	36,000.00	(10,234.33)	-28.43 %	
Insurance - Windstorm	1 03	4510.15P 5	0.00	0.00	15,193.95	12.66	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03	4520 5	2,916.66	14.58	48,579.02	40.48	17,499.96	(31,079.06)	-177.60 %	
PROPERTY TAXES	1 03	4520.1 5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %	
Collection Losses	1 03	4570 5	498.00	2.49	4,307.00	3.59	3,600.00	(707.00)	-19.64 %	
Total General Expense			17,227.34	86.14	127,471.70	106.23	71,299.86	(56,171.84)	-78.78 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 03	7540.4 5	0.00	0.00	254,948.63	212.46	160,127.34	(94,821.29)	-59.22 %	
Prop Bett & Add- Contracts - 1406	1 03	7540.4OP 5	0.00	0.00	17,301.37	14.42	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03	7590 5	0.00	0.00	(254,948.63)	(212.46)	(160,127.34)	94,821.29	59.22 %	
Operating Exp Prop - Contra - 1406	1 03	7590.OP 5	0.00	0.00	(17,301.37)	(14.42)	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			(81,336.39)	(406.68)	(540,806.25)	(450.67)	(706,773.18)	165,966.93	23.48 %	
Net Income (Loss)			33,838.80	169.20	281,836.63	234.86	1.08	281,835.55	24493905.55 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		3 01 3110	5		4,000.00	500.00	23,158.00	482.46	24,000.00	(842.00)	-3.51 %
Total Rental Income					4,000.00	500.00	23,158.00	482.46	24,000.00	(842.00)	-3.51 %
Other Income											
Interest Earned on Gen Fund Investments		3 01 3610	5		299.18	37.40	1,136.68	23.68	426.00	710.68	166.83 %
Other Income-Tenants		3 01 3690	5		45.00	5.63	255.00	5.31	112.50	142.50	126.67 %
Total Other Income					344.18	43.02	1,391.68	28.99	538.50	853.18	158.44 %
Total Revenue					4,344.18	543.02	24,549.68	511.45	24,538.50	11.18	0.05 %
Administrative Expense											
Nontechnical Salaries		3 01 4110	5		208.98	26.12	972.72	20.27	4,176.00	3,203.28	76.71 %
Legal Expense		3 01 4130	5		0.00	0.00	0.00	0.00	99.96	99.96	100.00 %
Accounting Fees		3 01 4170	5		0.00	0.00	1,304.25	27.17	0.00	(1,304.25)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5		66.72	8.34	319.91	6.66	2,032.98	1,713.07	84.26 %
Sundry		3 01 4190	5		0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Advertising and Marketing		3 01 4190.08	5		0.00	0.00	80.40	1.68	124.98	44.58	35.67 %
Publications		3 01 4190.11	5		0.00	0.00	0.00	0.00	99.96	99.96	100.00 %
Other Sundry Expense		3 01 4190.18	5		193.76	24.22	1,675.74	34.91	2,747.52	1,071.78	39.01 %
Total Administrative Expense					469.46	58.68	4,353.02	90.69	9,781.38	5,428.36	55.50 %
Utilities Expense											
Water		3 01 4310	5		29.22	3.65	136.22	2.84	213.00	76.78	36.05 %
Other Utility Expense - Sewer		3 01 4390	5		51.66	6.46	236.47	4.93	390.00	153.53	39.37 %
Total Utilities Expense					80.88	10.11	372.69	7.76	603.00	230.31	38.19 %
Ordinary Maintenance and Operation											
Labor		3 01 4410	5		75.43	9.43	219.80	4.58	4,648.50	4,428.70	95.27 %
Materials		3 01 4420	5		0.00	0.00	19.80	0.41	999.96	980.16	98.02 %
Contract Cots-Extermination		3 01 4430.01	5		0.00	0.00	225.00	4.69	267.96	42.96	16.03 %
Contract Costs-Other Repairs		3 01 4430.03	5		0.00	0.00	3,645.00	75.94	1,362.00	(2,283.00)	-167.62 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5		0.00	0.00	350.00	7.29	1,147.98	797.98	69.51 %
Connect/Disconnect Fees		3 01 4430.4	5		0.00	0.00	0.00	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection		3 01 4431	5		95.94	11.99	479.70	9.99	649.98	170.28	26.20 %
Emp Benefit Cont - Maintenance		3 01 4433	5		5.37	0.67	48.99	1.02	2,797.98	2,748.99	98.25 %
Total Ordinary Maintenance and Operation					176.74	22.09	4,988.29	103.92	11,889.36	6,901.07	58.04 %
General Expense											
Insurance -Property (Fire & EC)		3 01 4510.01	5		0.00	0.00	1,195.32	24.90	1,145.40	(49.92)	-4.36 %

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

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Insurance - General Liability	3 01 4510.02 5		0.00	0.00	30.98	0.65	31.98	1.00	3.13 %
Insurance - Windstorm	3 01 4510.15 5		162.15	20.27	920.56	19.18	1,086.96	166.40	15.31 %
Total General Expense			162.15	20.27	2,146.86	44.73	2,264.34	117.48	5.19 %
Total Expenses			(889.23)	(111.15)	(11,860.86)	(247.10)	(24,538.08)	12,677.22	51.66 %
Net Income (Loss)			3,454.95	431.88	12,688.82	264.35	0.42	12,688.40	2981428.57 %

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Voucher
 U/M Month: 202 - U/M YTD: 1212 - U/M Year: 2424

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Operating Income									
Administrative Fees Earned	7 01 3112	5	59,917.00	868.36	340,983.00	823.63	261,075.00	79,908.00	30.61 %
Interest Income HA Portion	7 01 3300	5	608.27	8.82	2,025.44	4.89	607.98	1,417.46	233.14 %
Fraud Recovery PHA Section 8	7 01 3300.3	5	0.00	0.00	4,145.00	10.01	3,687.48	457.52	12.41 %
Gain or Loss on Sale of Equipment	7 01 3300.88	5	0.00	0.00	0.00	0.00	499.98	(499.98)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P	5	259.55	3.76	19,249.50	46.50	1,815.48	17,434.02	960.30 %
Other Income	7 01 3690	5	0.00	0.00	35.00	0.08	52.50	(17.50)	-33.33 %
HAP Earned Income	7 01 4902	5	404,575.00	5,863.41	2,231,566.00	5,390.26	2,192,841.96	38,724.04	1.77 %
Total Operating Income			465,359.82	6,744.35	2,598,003.94	6,275.37	2,460,580.38	137,423.56	5.59 %
Total Revenue			465,359.82	6,744.35	2,598,003.94	6,275.37	2,460,580.38	137,423.56	5.59 %
Administrative Expense									
Nontechnical Salaries	7 01 4110	5	9,504.29	137.74	51,688.76	124.85	71,371.50	19,682.74	27.58 %
Legal Expense	7 01 4130	5	0.00	0.00	5,918.25	14.30	999.96	(4,918.29)	-491.85 %
STAFF TRAINING	7 01 4140	5	0.00	0.00	1,470.00	3.55	1,249.98	(220.02)	-17.60 %
Travel	7 01 4150	5	0.00	0.00	861.50	2.08	1,249.98	388.48	31.08 %
Travel-Mileage Reimbursement	7 01 4150.2	5	0.00	0.00	168.42	0.41	249.96	81.54	32.62 %
Accounting Fees	7 01 4170	5	0.00	0.00	3,309.77	7.99	0.00	(3,309.77)	-100.00 %
Audit Fees	7 01 4171	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Office Rent & Utilities	7 01 4180	5	1,068.00	15.48	6,408.00	15.48	6,618.00	210.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182	5	3,634.56	52.67	23,878.30	57.68	24,756.00	877.70	3.55 %
Sundry	7 01 4190	5	0.00	0.00	0.00	0.00	351.48	351.48	100.00 %
Postage/FedEx/UPS	7 01 4190.03	5	483.34	7.00	2,425.31	5.86	1,800.00	(625.31)	-34.74 %
Advertising and Marketing	7 01 4190.08	5	0.00	0.00	2,237.80	5.41	999.96	(1,237.84)	-123.79 %
Tenant Tracker	7 01 4190.10	5	15.00	0.22	1,005.00	2.43	1,500.00	495.00	33.00 %
Publications	7 01 4190.11	5	0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %
Membership Dues and Fees	7 01 4190.12	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13	5	472.15	6.84	3,253.80	7.86	4,999.98	1,746.18	34.92 %
Forms & Office Supplies	7 01 4190.17	5	3,511.03	50.88	7,666.01	18.52	7,999.98	333.97	4.17 %
Other Sundry Expense	7 01 4190.18	5	63.49	0.92	460.40	1.11	2,981.46	2,521.06	84.56 %
Administrative Contact Costs	7 01 4190.19	5	5,865.61	85.01	34,115.54	82.40	19,999.98	(14,115.56)	-70.58 %
Asset Management Fee - AMP	7 01 4190.22	5	9,096.00	131.83	54,144.00	130.78	54,216.00	72.00	0.13 %
AMP Bookkeeping Fees	7 01 4190.23	5	5,685.00	82.39	33,840.00	81.74	33,885.00	45.00	0.13 %
Asset Management Fee - AMP	7 03 4190.22	5	948.00	948.00	5,436.00	5,436.00	5,184.00	(252.00)	-4.86 %
AMP Bookkeeping Fees	7 03 4190.23	5	592.50	592.50	3,397.50	3,397.50	3,240.00	(157.50)	-4.86 %
Total Administrative Expense			40,938.97	593.32	241,684.36	583.78	248,153.16	6,468.80	2.61 %
Operating Expenses									

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

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

U/M Month: 202 - U/M YTD: 1212 - U/M Year: 2424

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %	
Maintenance & Operating Sec 8	7 01 4400	5	1,130.81	16.39	6,784.86	16.39	999.96	(5,784.90)	-578.51 %	
4400 VEHICLE MAINTENANCE	7 01 4430.1	5	49.90	0.72	447.15	1.08	0.00	(447.15)	-100.00 %	
Total Operating Expenses			1,180.71	17.11	7,232.01	17.47	999.96	(6,232.05)	-623.23 %	
General Expense										
Insurance - Automobile	7 01 4510.03	5	0.00	0.00	334.36	0.81	750.00	415.64	55.42 %	
Insurance - Workman's Comp	7 01 4510.04	5	0.00	0.00	1,628.94	3.93	1,834.98	206.04	11.23 %	
Insurance - Fidelity Bond	7 01 4510.09	5	0.00	0.00	360.58	0.87	0.00	(360.58)	-100.00 %	
Insurance - Windstorm	7 01 4510.15	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %	
Emp Benefit Cont-Unemployment	7 01 4540.8	5	0.00	0.00	2,455.00	5.93	0.00	(2,455.00)	-100.00 %	
Admin Fee - Paid for Portability	7 01 4590.P	5	51.18	0.74	456.55	1.10	499.98	43.43	8.69 %	
Portability - Port In Deposits	7 01 4590.PID	5	(6,022.00)	(87.28)	(25,281.00)	(61.07)	0.00	25,281.00	100.00 %	
Portability - Port In Expenses	7 01 4590.PIE	5	6,022.00	87.28	25,281.00	61.07	0.00	(25,281.00)	-100.00 %	
Portable Admin Fees Paid	7 03 4590.P	5	1,821.43	1,821.43	11,532.88	11,532.88	15,000.00	3,467.12	23.11 %	
Total General Expense			1,872.61	27.14	16,768.31	40.50	18,584.94	1,816.63	9.77 %	
Other Expenditures										
Replacement Of Non-Expend Equipment	7 01 7520	5	0.00	0.00	0.00	0.00	24,999.96	24,999.96	100.00 %	
Operating Exp For Property - Contra	7 01 7590	5	0.00	0.00	0.00	0.00	(24,999.96)	(24,999.96)	-100.00 %	
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %	
Housing Assistance Payments										
HAP Payments - Rents	7 01 4715.1	5	373,384.00	5,411.36	2,131,570.00	5,148.72	2,046,563.46	(85,006.54)	-4.15 %	
HAP Payments - Utilities	7 01 4715.4	5	6,826.00	98.93	33,245.00	80.30	16,500.00	(16,745.00)	-101.48 %	
Fraud Recovery HUD	7 01 4715.8	5	0.00	0.00	(4,145.00)	(10.01)	1,999.98	6,144.98	307.25 %	
HAP Portability	7 01 4715.P	5	0.00	0.00	0.00	0.00	3,999.96	3,999.96	100.00 %	
HAP Payments - Port Out	7 01 4715.PO	5	1,311.00	19.00	9,075.00	21.92	19,999.98	10,924.98	54.62 %	
HAP Payments - Rents	7 02 4715.1	5	3,251.00	24.44	21,561.00	27.02	31,650.48	10,089.48	31.88 %	
HAP Payments - Utilities	7 02 4715.4	5	0.00	0.00	0.00	0.00	2,499.96	2,499.96	100.00 %	
HAP Payments - Rent - VASH	7 03 4715.1	5	11,692.00	11,692.00	67,028.00	67,028.00	24,999.96	(42,028.04)	-168.11 %	
HAP Payments - Utilities - VASH	7 03 4715.4	5	126.00	126.00	209.00	209.00	2,499.96	2,290.96	91.64 %	
HAP Payments - Portability	7 03 4715.P	5	0.00	0.00	0.00	0.00	2,523.96	2,523.96	100.00 %	
HAP Payments - Port Out	7 03 4715.PO	5	15,299.00	15,299.00	97,963.96	97,963.96	16,584.00	(81,379.96)	-490.71 %	
HAP Payments - Rent - Home Ownership	7 04 4715.1	5	492.00	492.00	2,944.00	2,944.00	0.00	(2,944.00)	-100.00 %	
HAP Payments - Home Ownership Program	7 04 4715.HO	5	0.00	0.00	0.00	0.00	10,395.96	10,395.96	100.00 %	
HAP Payments - Rent - Foster Youth	7 05 4715.1	5	1,257.00	1,257.00	7,164.00	7,164.00	10,395.96	3,231.96	31.09 %	
HAP Payments - Utilities - Foster Youth	7 05 4715.4	5	76.00	76.00	556.00	556.00	2,227.98	1,671.98	75.04 %	
Total Housing Assistance Payments			413,714.00	2,048.09	2,367,170.96	1,953.11	2,192,841.60	(174,329.36)	-7.95 %	

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

U/M Month: 202 - U/M YTD: 1212 - U/M Year: 2424

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended September 30, 2022	PUM	6 Month(s) Ended September 30, 2022	PUM	Budget	Variance	Variance %
Total Expenses			(457,706.29)	(2,265.87)	(2,632,855.64)	(2,172.32)	(2,460,579.66)	(172,275.98)	-7.00 %
Net Income (Loss)			7,653.53	(31,702.14)	(34,851.70)	(195,816.47)	0.72	(34,852.42)	-5072833.33 %

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, NOVEMBER 16, 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
220	12744	\$180.00
Los Vecinos Total		\$180.00
Bonita Park		
Apartment	Tenant Id.	Amounts
52	31544	\$1,269.00
24	28534	\$1,197.00
Bonita Park Total		\$2,466.00
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		\$2,646.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 11/01/22

FOR THE MONTH OF OCTOBER 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
220	12744	-\$200.00	\$0.00	\$225.00	\$75.00	\$80.00	\$0.00	\$180.00	Unit Abandoned - rents, late fees, and sales and services fees.

Rents due: July 2022 \$76.00 + August 2022 \$76.00 + September 2022 (pro-rated) \$73.00 + Late Fees: July 2022 \$25.00 + August 2022 \$25.00 + September 2022 \$25.00 + Water meter damage \$55.00 + Pest Control non compliance June 2022 \$25.00 = Amount due: \$380.00 - Security Deposit \$200.00 = \$180.00

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	TOTALS	-\$200.00	\$0.00	\$225.00	\$75.00	\$25.00	\$0.00	\$125.00	
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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: 11/01/22

FOR THE MONTH OF OCTOBER 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
52	31544	-\$200.00	\$582.00	\$0.00	\$0.00	\$887.00	\$0.00	\$1,269.00	Unit Abandoned - retro rent, late fees, and sales and services fees.

Retro rent due: Jan. 2022 through April 2022 \$582.00 + Sales and Service fees: Trash out of unit \$120.00 + Stove cleaning \$50.00 + Bathroom cleaning \$50.00 + Refrigerator replacement (damaged) \$567.00 + Pest control noncompliance May 2022 \$25.00 + Spectrum internet May 2022 \$15.00 + June 2022 \$15.00 + July 2022 \$15.00 + Aug. 2022 \$15.00 + Sept. 2022 \$15.00 = Amount due: \$1,469.00 - Security Deposit \$200.00 = \$1,269.00

24	28534	-\$200.00	\$0.00	\$1,072.00	\$50.00	\$275.00	\$0.00	\$1,197.00	Unit Abandoned - rents, late fees, and sales and services fees.
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Rents Due: Aug. 2022 \$536.00 + Sept. 2022 \$536.00 + Late fees: Aug. 2022 \$25.00 + Sept. 2022 \$25.00 + Sales and Service fees: Trash out of unit \$15.00 + Key and lock replacement \$55.00 + Refrigerator cleaning \$50.00 + Stove cleaning \$50.00 + Bathroamm cleaning \$50.00 + Pest control noncompliance fee Aug. 2022 \$25.00 + Spectrum internet Aug. 2022 \$15.00 + Sept. 2022 \$15.00 = Amount due: \$1,397.00 - Security Deposit \$200.00 = \$1,197.00

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	TOTALS	-\$400.00	\$582.00	\$1,072.00	\$50.00	\$1,162.00	\$0.00	\$2,466.00	
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HARLINGEN HOUSING AUTHORITY
 BOARD RESOLUTION NO: 1491
 RESOLUTION TO AUTHORIZE THE COMPLETION, EXECUTION AND
 FILING OF THE DECLARATION OF TRUST, HUD FORM 52190-B
 FOR LOS VECINOS, BONITA PARK/SUNSET TERRACE, AND
 LE MOYNE GARDENS

WHEREAS: Pursuant to the US Housing Act of 1937, the Harlingen Housing Authority is required to periodically file a Declaration of Trust to give notice to the public of HUD’S interest in the Authority’s public housing properties and

WHEREAS: the Harlingen Housing Authority must file a Declaration of Trust for its three (3) housing developments known as Los Vecinos (AMP#001), Bonita Park/Sunset Terrace (AMP#002) and Le Moyne Gardens (AMP#003); and

WHEREAS: The Harlingen Housing Authority Board of Commissioners hereby take the following actions.

NOW THEREFORE BE IT RESOLVED: that the Board of Commissioners of the Harlingen Housing Authority hereby authorizes the completion, execution by Chairperson Carlos “Charlie” Perez and Chief Executive Officer Hilda Benavides., and filing the Declaration of Trust for Los Vecinos (AMP #001), Bonita Park (AMP #002), and Le Moyne Gardens (AMP #003), and the Board of Commissioners adopts this Resolution at its Regular Board Meeting on November 16, 2022 which was duly and properly posted and held according to law, by a vote of _____. This Resolution will take effect immediately.

IN WITNESS WHEREOF, the undersigned have executed this Resolution as of November 16, 2022

 Carlos “Charlie” Perez Date
 Chairperson- Board of Commissioners

 Hilda Benavides Date
 Secretary to the Board
 and Chief Executive Officer

Bonta Park legal: Project Tex 65-2, Re-subdivision of Colonia Alta Subdivision and Eleven (11) acres in the Southeast corner of Block Twenty-three (23), Lon C. Hill Subdivision, Cameron County, Texas as shown by the map or plat thereof of record in Vol. 17, page 39 of the Map Records of Cameron County, Texas.

Los Vecinos legal: Fifteen (15) acres of land, together with the improvements thereon, being all of Block No. 6 (containing 10 acres, more or less) and the north Five (5) acres of Block No. 11 plat thereof recorded in Volume 4, Page 18, of the Map and Plat record of Cameron County, Texas, and except the North 16.31 feet of said Block Number Six (6), S.H. Bell Subdivision, being the part of said Block lying North of Filmore Street, Harlingen, Cameron County, Texas.

Sunset Terrace legal: Lot One (1) Block One (1), Expressway Subdivision, Section II, Cameron County, Texas, according to map or plat recorded in Volume 1, Page 962B, of the Map Records of Cameron County, Texas.

Le Moye Gardens legal: All those certain parcels, tracts or pieces of land situated in the County of Cameron, State of Texas, more particularly described as follows:

Parcel 1: All of Le Mayne Gardens, a Subdivision in Harlingen, Cameron County, Texas, as delineated and described upon the Map or Plat of said Subdivision of Record in Volume 15, Page 18 of Map Records of Cameron County, Texas, TOGETHER WITH all improvements thereon; SAVE AND EXCEPT a tract of land fifty (50) feet square out of the Northeast corner of said Parcel 1 heretofore conveyed to the City of Harlingen, Cameron County, Texas, by Deed recorded August 24, 1954, in Volume 580, Page 481, Deed Records of Cameron County, Texas.

Parcel 2: STARTING at the SE Corner of Block 121 Harlingen Land and Water Company Subdivision, Cameron County, Texas; THENCE S. 89° 48' W. 1032 feet to the POINT OF BEGINNING; said point being the SW Corner of Project, TEX 65-3, Housing Area; THENCE N. 0° 13' W. 1800 feet; THENCE S. 89° 48' W. 808 feet to the NW Corner of Block 121, H. L. & W. Co. Subdivision; THENCE S. 0° 12' E. 1800 feet to the SW Corner of Block 121, H. L. & W. Co. Subdivision; THENCE N. 59° 45' E. 808 feet to the place of beginning and containing 24.1138 acres, more or less, TOGETHER WITH all improvements thereon; SAVE AND EXCEPT that portion of said parcel 2 heretofore conveyed to the City of Harlingen by Deed recorded November 5, 1954, in Volume 584 at Page 507 of the Deed Records of Cameron County, Texas.

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16th day of November, 16 [1] by and between the Harlingen Housing Authority (the "Authority"), a public body corporate and politic, organized and existing under the laws of Texas, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), a N/A, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").

NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING – FILL IN PHA OR OWNER ENTITY

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: TX065000010, TX065000020, and TX065000030, dated 2/11/2012, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at [8], in the City of [9], County of [10] in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide [12] dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at _____ Bonita Park, 601 S. Rangerville Rd.; Los Vecinos, 702 South M. Street; Le Moyne Gardens, 3221 North 25th Street; and Sunset Terrace, 1401 North Sunset Drive _____, in the City of _____ Harlingen _____, County of _____ Cameron _____ in the State/Commonwealth of _____ Texas _____ (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the “Project”) which will provide _____ 498 _____ dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. _____ [13] _____ to the ACC (“Mixed Finance ACC Amendment”), adding the _____ [12] _____ public housing units and any necessary associated appurtenances to the ACC under project number _____ [15] _____ located at _____ [8] _____ in the City of _____ [9] _____, County of _____ [10] _____, in the State/Commonwealth of _____ [11] _____ (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the “Project”).

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. _____ [13] _____ to the ACC (“Mixed Finance ACC Amendment”), adding the _____ [14] _____ public housing units and any associated appurtenances to the ACC under project number _____ [14] _____ located at _____ [8] _____ in the City of _____ [9] _____, County of _____ [10] _____, in the State of _____ [11] _____ (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the “Project”).

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these paragraph two paragraphs):

WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the “Applicable Public Housing Requirements”);

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]
_____.

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at _____ [8] _____ situated in the City of _____ [9] _____, County of _____ [10] _____, in the State/Commonwealth of _____ [11] _____, as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. _____ [18] _____
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

Housing Authority

By: _____
Name: Hilda Benavides
Title: Executive Director

[4]
Owner

By: [20]
Name: [20]
Title: [20]

Exhibit A

Legal Description of Project

MUST INSERT METES AND BOUNDS DESCRIPTION

IF AVAILABLE, ALSO INCLUDE STREET NAME AND NUMBER AFTER THE METES AND BOUNDS DESCRIPTION

[21]

INSTRUCTIONS FOR COMPLETING THE REQUIRED FORM OF DECLARATION OF TRUST/RESTRICTIVE COVENANTS

This is a mandatory form document required by HUD. This document may not be changed except with prior written approval of HUD. Complete only applicable sections. Leave non-applicable sections blank. Enter the following information, as described below, for each of the corresponding spaces on the Required Form of Declaration of Trust/Restrictive Covenants:

1. The day, month and year, respectively, in which this Declaration is being executed.
2. The name of the Authority executing the Declaration.
3. The State or Commonwealth in which the Authority is organized and existing.
4. The name of the Owner (inserted in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) executing the Declaration.
5. The legal structure of the Owner (e.g., limited partnership) and the State or Commonwealth in which it is organized and existing.
6. The number of the ACC entered into between HUD and the Authority. [**NOTE:** All mixed finance transactions require execution of a 1995 or later ACC to permit proper amendment by the Mixed Finance ACC Amendment.]
7. The date on which the ACC between HUD and the Authority, as described in item 6, was executed.
8. The street address or plat number or parcel number where the Project is located.
9. The City where the Project is located.
10. The County where the Project is located.
11. The State/Commonwealth where the Project is located.
12. The number of dwelling units in the Project.
13. The ACC Amendment number designated by the HUD field office for the Mixed Finance ACC Amendment covering this Project.
14. The number of public housing units for this Project being added to the ACC via the Mixed Finance ACC Amendment.
15. The project number designated for this Project, as stated in Section 2 of the Mixed Finance ACC Amendment.
16. The ACC Amendment number designated by the HUD field office for the Mixed Finance Amendment to the ACC for Projects Receiving Only Public Housing Operating Fund Assistance covering this Project.
- 17A. The name of the entity (either the Authority or the Owner Entity) that holds title to the site on

which the Project is (or will be) located.

17B. If the Authority holds title to the Project, and is entering into a ground lease with the Owner, add the following sentence: “The Authority has entered into a ground lease with the Owner for the site on which the Project is to be developed, and on which the Owner will construct [or rehabilitate] and operate the Project.”

18.If the Authority holds title to the site on which the Project is to be developed and is entering into a ground lease with the Owner for the site, insert a paragraph to read as follows: “The Owner is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, a leasehold interest in the Project and all buildings and fixtures developed or to be developed thereon or appurtenant thereto, and including all personalty.” [NOTE: if this additional language is inserted, modify the numbering of the succeeding paragraphs accordingly.]

19. Signature, name and title of the Authority’s duly authorized representative.

20. Signature, name and title of the Owner’s duly authorized representative.

21. Must insert legal metes and bounds description of the Project. If street address is available (may not be available for vacant land), insert that address after the legal metes and bounds description of the Project.

INSTRUCTIONS FOR COMPLETING THE REQUIRED FORM OF DECLARATION OF TRUST/RESTRICTIVE COVENANTS

This is a mandatory form document required by HUD. This document may not be changed except with prior written approval of HUD. Complete only applicable sections. Leave non-applicable sections blank. Enter the following information, as described below, for each of the corresponding spaces on the Required Form of Declaration of Trust/Restrictive Covenants:

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2. The name of the Authority executing the Declaration.
3. The State or Commonwealth in which the Authority is organized and existing.
4. The name of the Owner (inserted in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) executing the Declaration.
5. The legal structure of the Owner (e.g., limited partnership) and the State or Commonwealth in which it is organized and existing.
6. The number of the ACC entered into between HUD and the Authority. [**NOTE:** All mixed finance transactions require execution of a 1995 or later ACC to permit proper amendment by the Mixed Finance ACC Amendment.]
7. The date on which the ACC between HUD and the Authority, as described in item 6, was executed.
8. The street address or plat number or parcel number where the Project is located.
9. The City where the Project is located.
10. The County where the Project is located.
11. The State/Commonwealth where the Project is located.
12. The number of dwelling units in the Project.
13. The ACC Amendment number designated by the HUD field office for the Mixed Finance ACC Amendment covering this Project.
14. The number of public housing units for this Project being added to the ACC via the Mixed Finance ACC Amendment.
15. The project number designated for this Project, as stated in Section 2 of the Mixed Finance ACC Amendment.
16. The ACC Amendment number designated by the HUD field office for the Mixed Finance Amendment to the ACC for Projects Receiving Only Public Housing Operating Fund Assistance covering this Project.
- 17A. The name of the entity (either the Authority or the Owner Entity) that holds title to the site on

which the Project is (or will be) located.

17B. If the Authority holds title to the Project, and is entering into a ground lease with the Owner, add the following sentence: “The Authority has entered into a ground lease with the Owner for the site on which the Project is to be developed, and on which the Owner will construct [or rehabilitate] and operate the Project.”

18.If the Authority holds title to the site on which the Project is to be developed and is entering into a ground lease with the Owner for the site, insert a paragraph to read as follows: “The Owner is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, a leasehold interest in the Project and all buildings and fixtures developed or to be developed thereon or appurtenant thereto, and including all personalty.” [NOTE: if this additional language is inserted, modify the numbering of the succeeding paragraphs accordingly.]

19. Signature, name and title of the Authority’s duly authorized representative.

20. Signature, name and title of the Owner’s duly authorized representative.

21. Must insert legal metes and bounds description of the Project. If street address is available (may not be available for vacant land), insert that address after the legal metes and bounds description of the Project.

City of Harlingen Housing Authority

September 2022

Bank Balances

Charts/Comparative Income Statements

Accounting Report

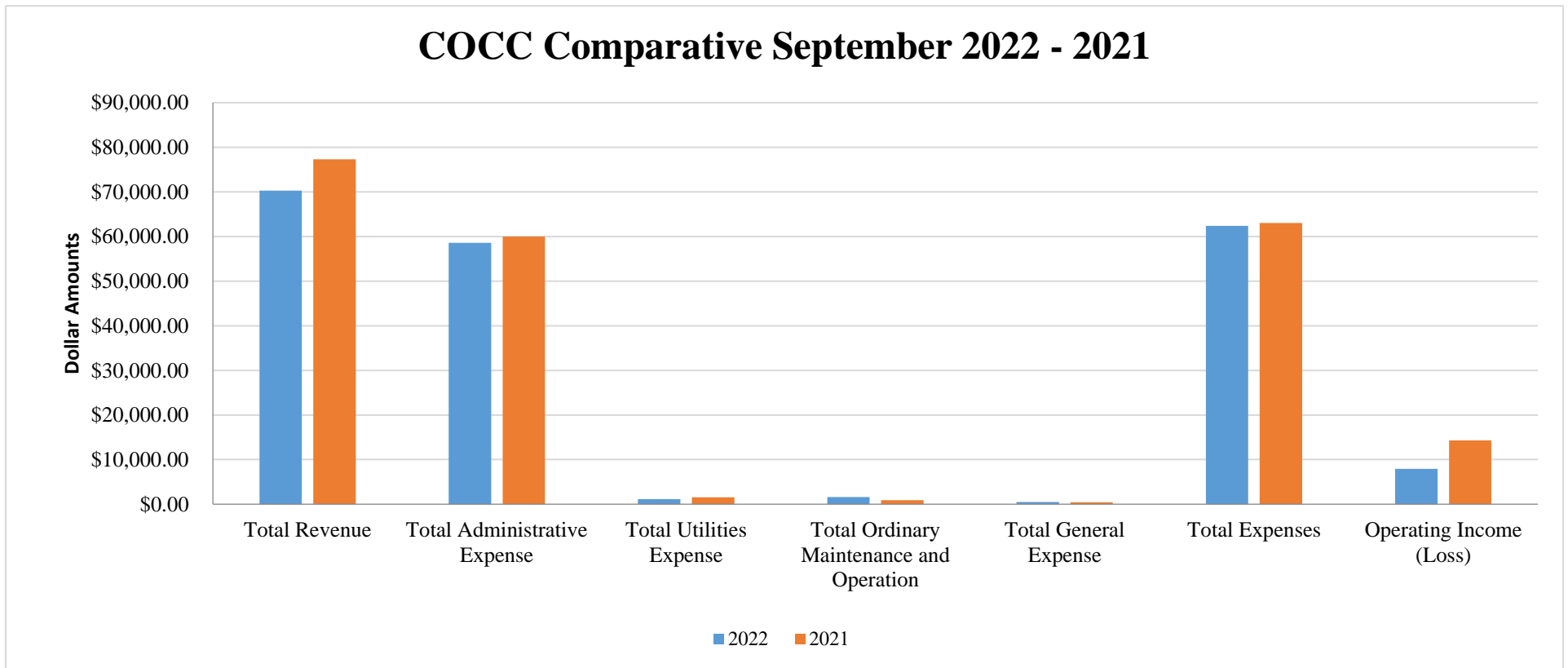


Bank Balances- Reserves as of 09/30/2022

	September 2022 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,708.22 COCC Investment Account		
\$417,638.28 COCC General Fund	\$62,378.87	7.62
Low Rent Reserves:		
\$1,687,911.42 Los Vecinos	\$57,504.98	29.35
\$901,109.76 Bonita Park	\$56,727.92	15.88
\$1,683,417.53 Le Moyne Gardens	\$81,336.39	20.70
Family Living Center Reserves:		
\$114,392.13 FLC bank cash account	\$889.23	128.64
Section 8 Reserves:		
\$274,974.57 Admin	\$43,992.29	6.25
\$24,547.04 HAP	\$413,714.00	0.06

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

	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021
Total Revenue	\$70,315.36	\$77,316.83
Total Administrative Expense	\$58,583.90	\$59,994.16
Total Utilities Expense	\$1,155.12	\$1,557.89
Total Ordinary Maintenance and Operation	\$1,627.65	\$874.31
Total General Expense	\$463.28	\$413.08
Total Expenses	\$62,378.87	\$63,042.27
Operating Income (Loss)	\$7,936.49	\$14,274.56



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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	0.00	21,410.00	(21,410.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	21,410.00	(8,150.00)	-38.07 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,796.00	(597.19)	-21.36 %
Total Rental Income					2,198.81	2,796.00	(597.19)	-21.36 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	881.39	113.92	767.47	673.69 %
OTHER INCOME	1	06	3690	5	42.66	42.66	0.00	0.00 %
Other Income - Management Fee	1	06	3690.2	5	42,853.50	26,906.75	15,946.75	59.27 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	15,084.00	(10,104.00)	-66.98 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	5,103.00	9,967.50	(4,864.50)	-48.80 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					54,856.55	53,110.83	1,745.72	3.29 %
Total Revenue					70,315.36	77,316.83	(7,001.47)	-9.06 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	27,143.59	28,521.03	1,377.44	4.83 %
LEGAL EXPENSE	1	06	4130	5	2,359.50	1,785.25	(574.25)	-32.17 %
STAFF TRAINING	1	06	4140	5	0.00	1,485.00	1,485.00	100.00 %
TRAVEL	1	06	4150	5	242.32	4,108.78	3,866.46	94.10 %
Employee Benefits Cont - Admin	1	06	4182	5	9,020.88	9,225.54	204.66	2.22 %
Postage/FedEx/UPS	1	06	4190.03	5	282.38	0.00	(282.38)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	245.00	195.00	(50.00)	-25.64 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,107.08	1,502.80	395.72	26.33 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	2,362.27	0.00	(2,362.27)	0.00 %
Other Sundry Expense	1	06	4190.18	5	267.85	3,178.25	2,910.40	91.57 %
Administrative Contact Costs	1	06	4190.19	5	10,207.38	9,907.93	(299.45)	-3.02 %
BOARD MEETING EXPENSE	1	06	4190.9	5	5,345.65	84.58	(5,261.07)	-6220.23 %
Total Administrative Expense					58,583.90	59,994.16	1,410.26	2.35 %
Utilities Expense								
WATER	1	06	4310	5	22.90	13.67	(9.23)	-67.52 %
ELECTRICITY	1	06	4320	5	1,094.50	1,525.21	430.71	28.24 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	37.72	19.01	(18.71)	-98.42 %
Total Utilities Expense					1,155.12	1,557.89	402.77	25.85 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	810.73	950.21	139.48	14.68 %
MATERIALS	1	06	4420	5	317.02	(713.52)	(1,030.54)	144.43 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	103.12	103.12	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	49.90	0.00	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	403.21	437.81	34.60	7.90 %
Total Ordinary Maintenance and Operation					1,627.65	874.31	(753.34)	-86.16 %
Protective Services								
Protective Services - Contract	1	06	4480	5	548.92	202.83	(346.09)	-170.63 %
Total Protective Services					548.92	202.83	(346.09)	-170.63 %
General Expense								
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20)	-12.15 %
Total General Expense					463.28	413.08	(50.20)	-12.15 %

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

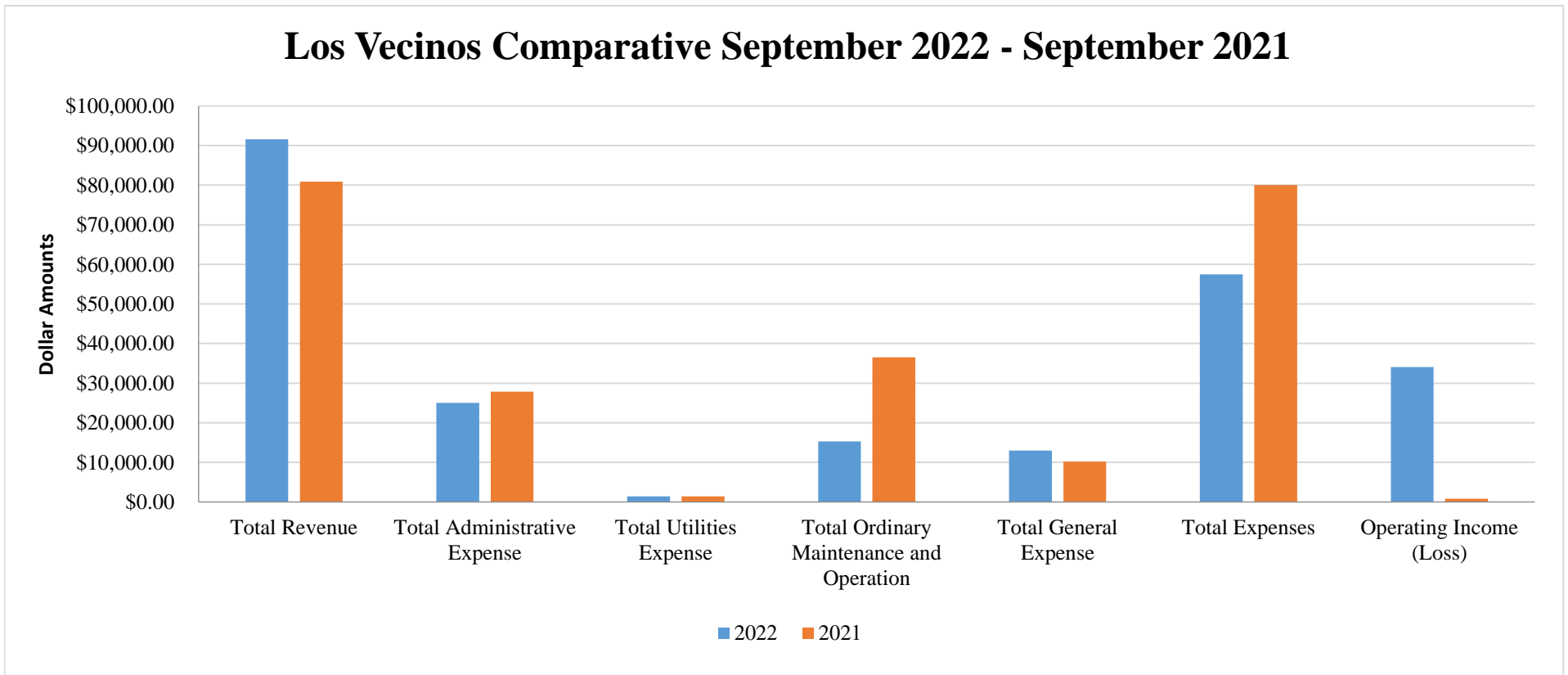
	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021	Variance	Variance %
Total Expenses	(62,378.87)	(63,042.27)	663.40	-1.05 %
Net Income (Loss)	7,936.49	14,274.56	(6,338.07)	-44.05 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

Start: 09/01/2022 Start: 09/01/2021
End: 09/30/2022 End: 09/30/2021

Total Revenue	\$91,593.24	\$80,885.71
Total Administrative Expense	\$25,014.16	\$27,871.43
Total Utilities Expense	\$1,395.90	\$1,384.98
Total Ordinary Maintenance and Operation	\$15,306.16	\$36,494.81
Total General Expense	\$12,967.99	\$10,184.67
Total Expenses	\$57,504.98	\$80,038.30
Operating Income (Loss)	\$34,088.26	\$847.41



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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	27,192.00	25,441.00	1,751.00	6.88 %
Total Rental Income					27,192.00	25,441.00	1,751.00	6.88 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	2,763.36	275.71	2,487.65	902.27 %
Other Income-Tenants	1	01	3690	5	1,890.00	185.00	1,705.00	921.62 %
Other Income - Misc Other Reve	1	01	3690.1	5	6.49	(93.00)	99.49	-106.98 %
Total Other Income					4,659.85	367.71	4,292.14	1167.26 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	59,741.39	55,077.00	4,664.39	8.47 %
Total Other Receipts					59,741.39	55,077.00	4,664.39	8.47 %
Total Revenue					91,593.24	80,885.71	10,707.53	13.24 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	4,030.20	6,782.89	2,752.69	40.58 %
Legal Expense	1	01	4130	5	210.60	1,891.50	1,680.90	88.87 %
Employee Benefits Cont - Admin	1	01	4182	5	2,342.94	3,299.05	956.11	28.98 %
Postage/FedEx/UPS	1	01	4190.03	5	97.30	0.00	(97.30)	0.00 %
Tenant Tracker	1	01	4190.10	5	7.50	116.00	108.50	93.53 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	565.27	507.70	(57.57)	-11.34 %
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	13.77	0.00	(13.77)	0.00 %
Other Sundry Expense	1	01	4190.18	5	377.95	186.26	(191.69)	-102.92 %
Administrative Contact Costs	1	01	4190.19	5	4,914.43	3,074.28	(1,840.15)	-59.86 %
Management Fee Expense - AMP	1	01	4190.21	5	8,687.70	8,232.25	(455.45)	-5.53 %
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	1,102.50	1,117.50	15.00	1.34 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					25,014.16	27,871.43	2,857.27	10.25 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	1,183.70	1,173.95	(9.75)	-0.83 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	438.20	520.71	82.51	15.85 %
Total Tenant Services					1,621.90	1,694.66	72.76	4.29 %
Utilities Expense								
Water	1	01	4310	5	131.42	87.28	(44.14)	-50.57 %
Electricity	1	01	4320	5	1,074.81	1,077.14	2.33	0.22 %
Gas	1	01	4330	5	149.79	124.86	(24.93)	-19.97 %
4150.2 - MILEAGE REIMBURSEMENT	1	01	4330.2	5	3.75	0.00	(3.75)	0.00 %
Other Utility Expense - Sewer	1	01	4390	5	36.13	95.70	59.57	62.25 %
Total Utilities Expense					1,395.90	1,384.98	(10.92)	-0.79 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	5,388.89	7,982.28	2,593.39	32.49 %
Materials	1	01	4420	5	743.02	21,990.08	21,247.06	96.62 %
Contract Costs	1	01	4430	5	1,015.00	0.00	(1,015.00)	0.00 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	0.00	950.00	950.00	100.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	1,995.00	1,995.00	0.00	0.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	25.36	0.00	(25.36)	0.00 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	96.35	144.85	48.50	33.48 %
Contract Costs-Maintenance	1	01	4430.09	5	1,794.24	0.00	(1,794.24)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,500.00	0.00	(1,500.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	15.00	45.00	30.00	66.67 %
Garbage and Trash Collection	1	01	4431	5	366.92	176.13	(190.79)	-108.32 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

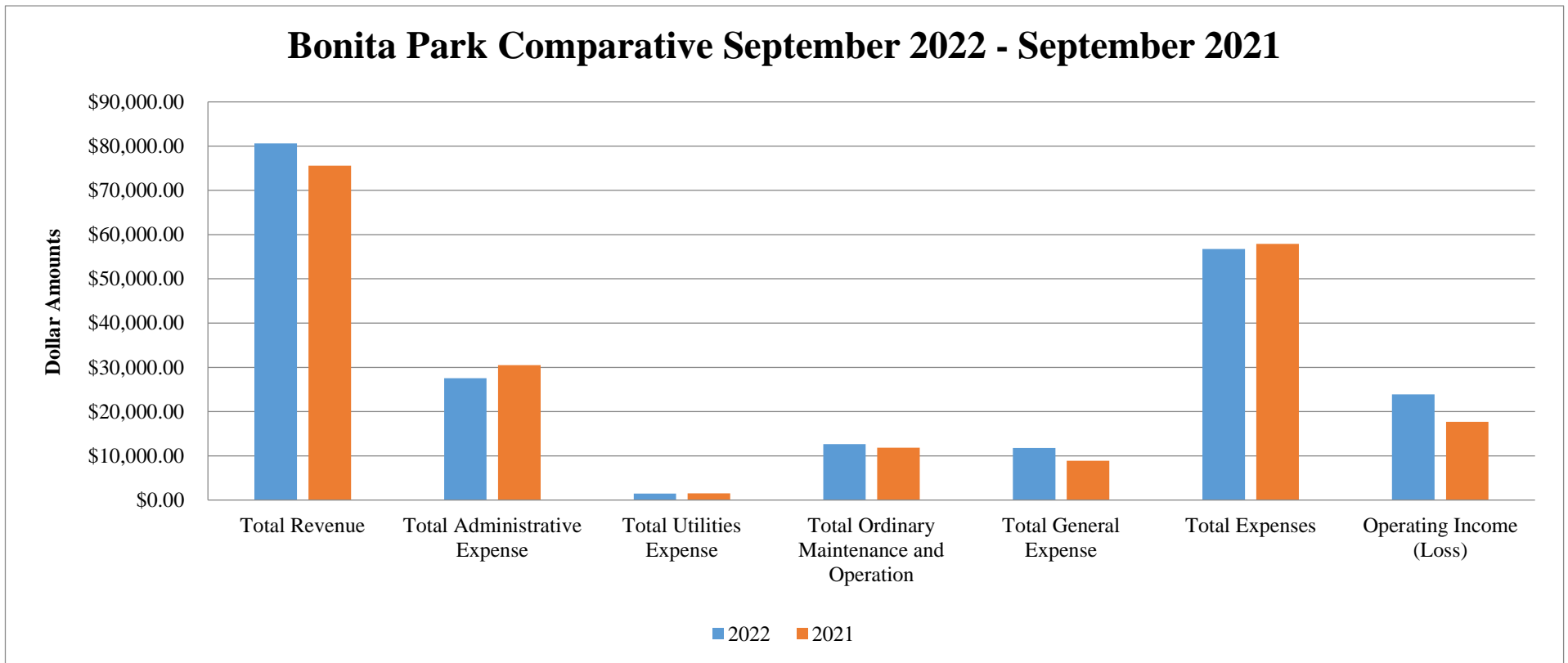
Custom 3: PHA

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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,366.38	3,211.47	845.09	26.31 %
Total Ordinary Maintenance and Operation					15,306.16	36,494.81	21,188.65	58.06 %
Protective Services								
Protective Services - Contract	1	01	4480	5	1,198.87	2,407.75	1,208.88	50.21 %
Total Protective Services					1,198.87	2,407.75	1,208.88	50.21 %
General Expense								
Insurance - Windstorm	1	01	4510.15	5	9,951.99	5,989.67	(3,962.32)	-66.15 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
Collection Losses	1	01	4570	5	516.00	1,695.00	1,179.00	69.56 %
Total General Expense					12,967.99	10,184.67	(2,783.32)	-27.33 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	01	7520	5	0.00	30,692.00	30,692.00	100.00 %
Property Better & Add-Contract	1	01	7540.4	5	0.00	14,895.00	14,895.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(45,587.00)	(45,587.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(57,504.98)	(80,038.30)	22,533.32	-28.15 %
Net Income (Loss)					34,088.26	847.41	33,240.85	9302.21 %

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

	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021
Total Revenue	\$80,647.44	\$75,599.69
Total Administrative Expense	\$27,554.19	\$30,517.26
Total Utilities Expense	\$2,037.98	\$1,523.61
Total Ordinary Maintenance and Operation	\$12,676.18	\$11,822.22
Total General Expense	\$11,765.65	\$8,906.25
Total Expenses	\$56,727.92	\$57,935.65
Operating Income (Loss)	\$23,919.52	\$17,664.04



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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	22,875.00	24,045.00	(1,170.00)	-4.87 %
Total Rental Income					22,875.00	24,045.00	(1,170.00)	-4.87 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,472.72	173.29	1,299.43	749.86 %
Other Income - Tenants	1	02	3690	5	2,443.00	18.00	2,425.00	13472.22 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	389.40	(389.40)	-100.00 %
Total Other Income					3,915.72	580.69	3,335.03	574.32 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	53,856.72	50,974.00	2,882.72	5.66 %
Total Other Receipts					53,856.72	50,974.00	2,882.72	5.66 %
Total Revenue					80,647.44	75,599.69	5,047.75	6.68 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	6,532.66	6,283.05	(249.61)	-3.97 %
Legal Expense	1	02	4130	5	639.60	0.00	(639.60)	0.00 %
Staff Training	1	02	4140	5	0.00	495.00	495.00	100.00 %
Travel	1	02	4150	5	0.00	951.78	951.78	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,558.57	2,075.32	(483.25)	-23.29 %
Postage/FedEx/UPS	1	02	4190.03	5	97.30	0.00	(97.30)	0.00 %
Tenant Tracker	1	02	4190.10	5	7.50	114.00	106.50	93.42 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	765.86	682.28	(83.58)	-12.25 %
Forms & Office Supplies	1	02	4190.17	5	677.29	0.00	(677.29)	0.00 %
Other Sundry Expense	1	02	4190.18	5	319.16	651.66	332.50	51.02 %
Administrative Contact Costs	1	02	4190.19	5	4,856.25	8,326.67	3,470.42	41.68 %
Management Fee Expense - AMP	1	02	4190.21	5	8,274.00	8,066.50	(207.50)	-2.57 %
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	1,050.00	1,095.00	45.00	4.11 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					27,554.19	30,517.26	2,963.07	9.71 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	968.49	1,084.32	115.83	10.68 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	367.58	961.21	593.63	61.76 %
Total Tenant Services					1,336.07	2,045.53	709.46	34.68 %
Utilities Expense								
Water	1	02	4310	5	269.45	173.60	(95.85)	-55.21 %
Electricity	1	02	4320	5	1,098.68	1,063.77	(34.91)	-3.28 %
Gas	1	02	4330	5	614.74	262.60	(352.14)	-134.10 %
Other Utility Expense - Sewer	1	02	4390	5	55.11	23.64	(31.47)	-133.12 %
Total Utilities Expense					2,037.98	1,523.61	(514.37)	-33.76 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	2,911.45	6,839.92	3,928.47	57.43 %
Materials	1	02	4420	5	1,901.20	17,827.51	15,926.31	89.34 %
Contract Costs	1	02	4430	5	350.00	0.00	(350.00)	0.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	150.00	1,449.00	1,299.00	89.65 %
Contract Costs-Other Repairs	1	02	4430.03	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	25.36	0.00	(25.36)	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	239.30	352.77	113.47	32.17 %
Contract Costs-Maintenance	1	02	4430.09	5	847.36	0.00	(847.36)	0.00 %
Contract Costs-Other	1	02	4430.13	5	0.00	(19,500.00)	(19,500.00)	100.00 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	125.00	167.50	42.50	25.37 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	0.00	(2,600.00)	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

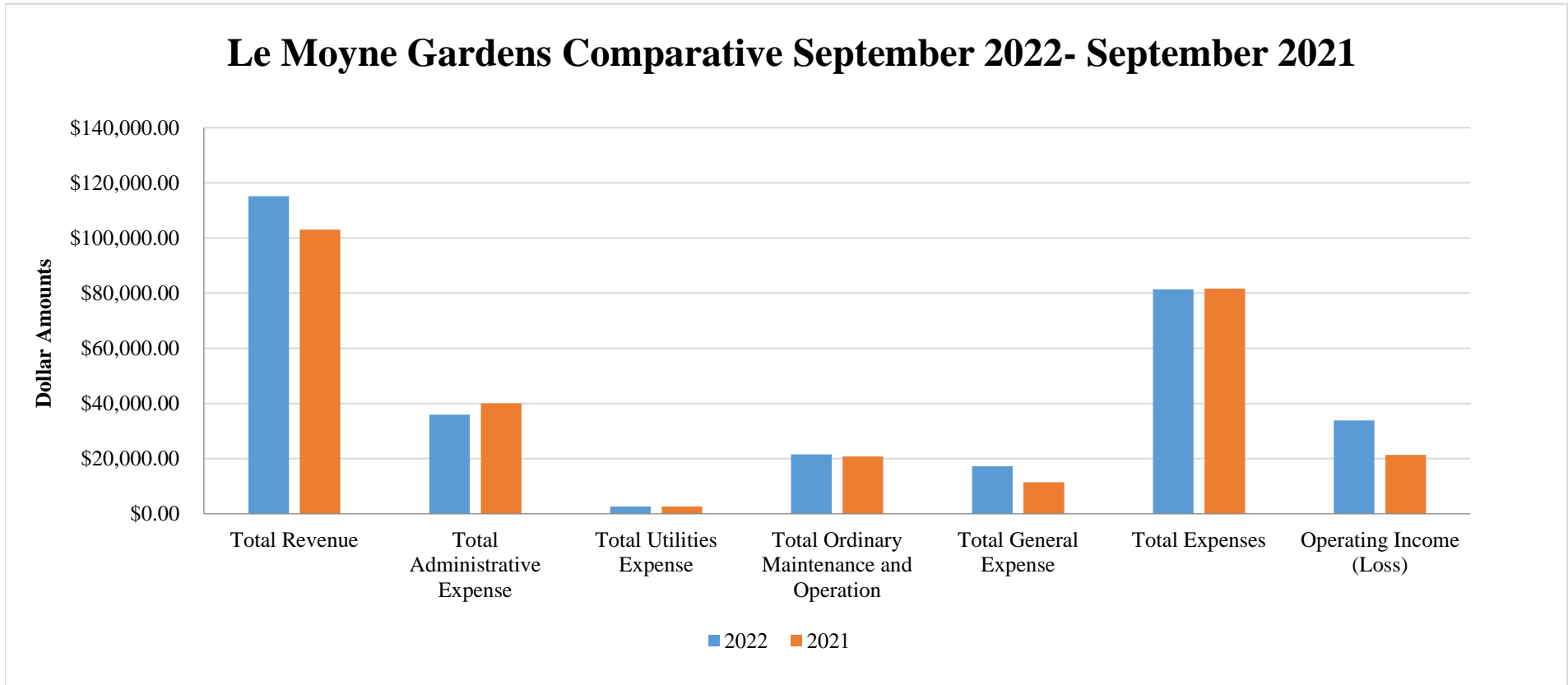
Custom 3: PHA

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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Contact Costs-Electrical Contr	1	02	4430.21	5	0.00	850.00	850.00	100.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	0.00	495.00	495.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	90.00	15.00	(75.00)	-500.00 %
Garbage and Trash Collection	1	02	4431	5	310.64	199.66	(110.98)	-55.58 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,130.87	3,125.86	1,994.99	63.82 %
Total Ordinary Maintenance and Operation					12,676.18	11,822.22	(853.96)	-7.22 %
Protective Services								
Protective Services - Contract	1	02	4480	5	1,357.85	3,120.78	1,762.93	56.49 %
Total Protective Services					1,357.85	3,120.78	1,762.93	56.49 %
General Expense								
Insurance - Windstorm	1	02	4510.15	5	9,265.65	5,576.59	(3,689.06)	-66.15 %
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	1,038.00	1,038.00	100.00 %
Total General Expense					11,765.65	8,906.25	(2,859.40)	-32.11 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	13,600.00	31,300.00	17,700.00	56.55 %
Operating Exp For Property - C	1	02	7590	5	(13,600.00)	(31,300.00)	(17,700.00)	56.55 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(56,727.92)	(57,935.65)	1,207.73	-2.08 %
Net Income (Loss)					23,919.52	17,664.04	6,255.48	135.62 %

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

	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021
Total Revenue	\$115,175.19	\$103,052.11
Total Administrative Expense	\$35,986.59	\$40,019.36
Total Utilities Expense	\$2,677.00	\$2,647.79
Total Ordinary Maintenance and Operation	\$21,530.30	\$20,759.29
Total General Expense	\$17,227.34	\$11,415.92
Total Expenses	\$81,336.39	\$81,665.87
Operating Income (Loss)	\$33,838.80	\$21,386.24



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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	28,808.00	29,623.00	(815.00)	-2.75 %
Total Rental Income					28,808.00	29,623.00	(815.00)	-2.75 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	2,735.22	309.11	2,426.11	784.87 %
Other Income-Tenants	1	03	3690	5	2,736.00	(104.00)	2,840.00	-2730.77 %
Other Income - Misc Other Reve	1	03	3690.1	5	576.08	13.00	563.08	4331.38 %
Total Other Income					6,047.30	218.11	5,829.19	2672.59 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	80,319.89	73,211.00	7,108.89	9.71 %
Total Other Receipts					80,319.89	73,211.00	7,108.89	9.71 %
Total Revenue					115,175.19	103,052.11	12,123.08	11.76 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	8,174.35	7,522.73	(651.62)	-8.66 %
Legal Expense	1	03	4130	5	456.30	(906.75)	(1,363.05)	150.32 %
Staff Training	1	03	4140	5	0.00	495.00	495.00	100.00 %
Travel	1	03	4150	5	0.00	936.78	936.78	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	2,374.35	3,149.29	774.94	24.61 %
Postage/FedEx/UPS	1	03	4190.03	5	97.30	0.00	(97.30)	0.00 %
Tenant Tracker	1	03	4190.10	5	10.00	207.00	197.00	95.17 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,012.81	694.24	(318.57)	-45.89 %
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	18.37	0.00	(18.37)	0.00 %
Other Sundry Expense	1	03	4190.18	5	395.84	281.16	(114.68)	-40.79 %
Administrative Contact Costs	1	03	4190.19	5	7,662.47	12,327.91	4,665.44	37.84 %
Management Fee Expense - AMP	1	03	4190.21	5	11,110.80	10,608.00	(502.80)	-4.74 %
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	1,410.00	1,440.00	30.00	2.08 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					35,986.59	40,019.36	4,032.77	10.08 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	1,491.45	2,250.77	759.32	33.74 %
Employee Benefits Cont - Ten Sv	1	03	4222	5	825.24	752.84	(72.40)	-9.62 %
Total Tenant Services					2,316.69	3,003.61	686.92	22.87 %
Utilities Expense								
Water	1	03	4310	5	601.01	541.58	(59.43)	-10.97 %
Electricity	1	03	4320	5	1,784.76	1,912.79	128.03	6.69 %
Gas	1	03	4330	5	148.41	124.86	(23.55)	-18.86 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	3.75	0.00	(3.75)	0.00 %
Other Utility Expense - Sewer	1	03	4390	5	139.07	68.56	(70.51)	-102.84 %
Total Utilities Expense					2,677.00	2,647.79	(29.21)	-1.10 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	7,102.94	8,026.39	923.45	11.51 %
Materials	1	03	4420	5	2,262.48	1,331.49	(930.99)	-69.92 %
Contract Costs	1	03	4430	5	875.00	0.00	(875.00)	0.00 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	0.00	1,398.00	1,398.00	100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,995.00	3,200.00	1,205.00	37.66 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	33.82	0.00	(33.82)	0.00 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	135.42	150.73	15.31	10.16 %
Contract Costs-Maintenance	1	03	4430.09	5	97.20	0.00	(97.20)	0.00 %
Contract Costs-Heating & Coolin	1	03	4430.17	5	1,835.98	0.00	(1,835.98)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

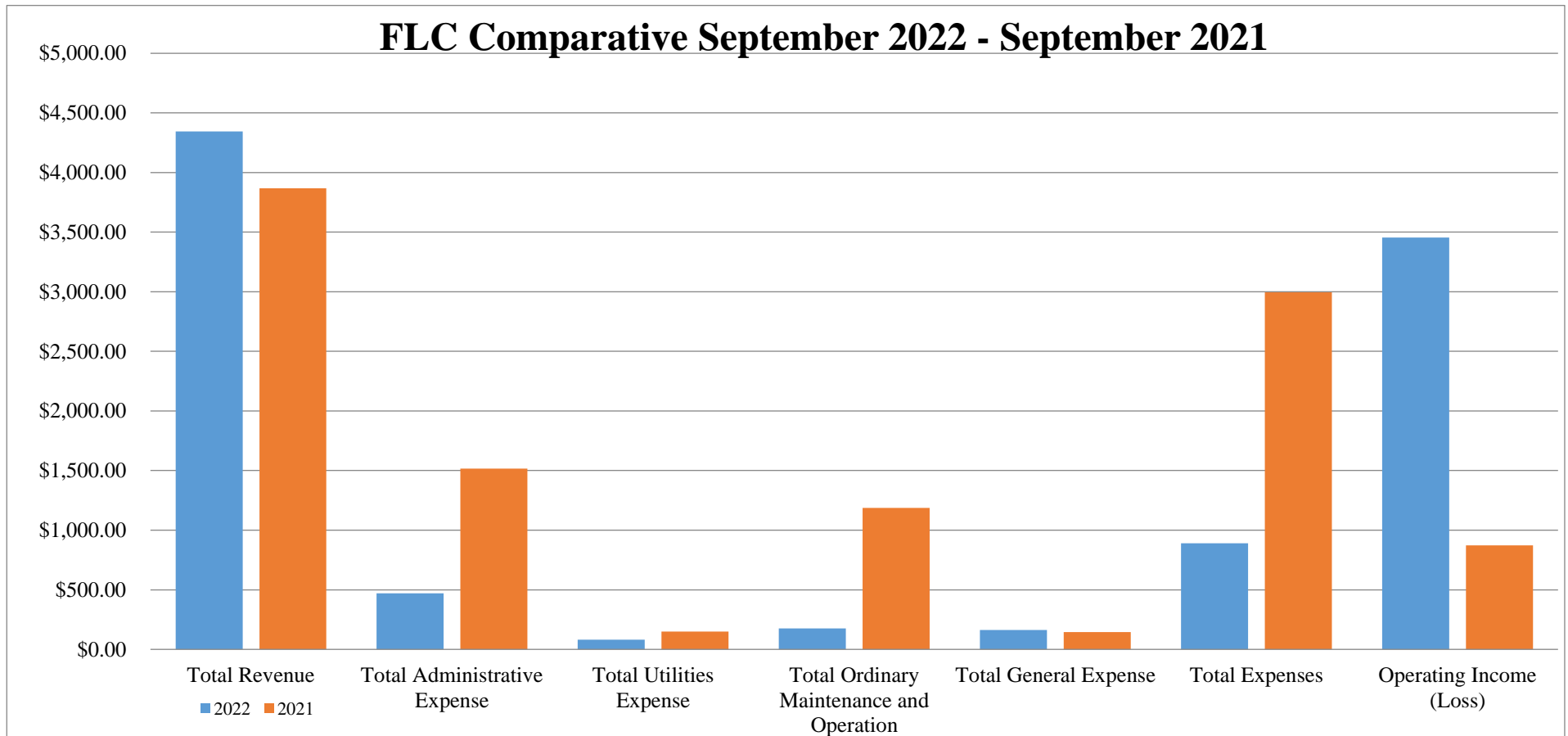
Custom 3: PHA

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

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	3,200.00	300.00	9.38 %
Connect/Disconnect Fees	1	03	4430.4	5	60.00	180.00	120.00	66.67 %
Garbage and Trash Collection	1	03	4431	5	360.80	323.57	(37.23)	-11.51 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,871.66	2,949.11	(922.55)	-31.28 %
Total Ordinary Maintenance and Operation					21,530.30	20,759.29	(771.01)	-3.71 %
Protective Services								
Protective Services - Contract	1	03	4480	5	1,598.47	3,819.90	2,221.43	58.15 %
Total Protective Services					1,598.47	3,819.90	2,221.43	58.15 %
General Expense								
Insurance - Windstorm	1	03	4510.15	5	13,812.68	8,313.26	(5,499.42)	-66.15 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Emp Benefit Cont-Unemployment	1	03	4540.8	5	0.00	284.00	284.00	100.00 %
Collection Losses	1	03	4570	5	498.00	(98.00)	(596.00)	608.16 %
Total General Expense					17,227.34	11,415.92	(5,811.42)	-50.91 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	0.00	65,500.00	65,500.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(65,500.00)	(65,500.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(81,336.39)	(81,665.87)	329.48	-0.40 %
Net Income (Loss)					33,838.80	21,386.24	12,452.56	364.50 %

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

	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021
Total Revenue	\$4,344.18	\$3,868.52
Total Administrative Expense	\$469.46	\$1,515.37
Total Utilities Expense	\$80.88	\$148.85
Total Ordinary Maintenance and Operation	\$176.74	\$1,186.69
Total General Expense	\$162.15	\$144.58
Total Expenses	\$889.23	\$2,995.49
Operating Income (Loss)	\$3,454.95	\$873.03



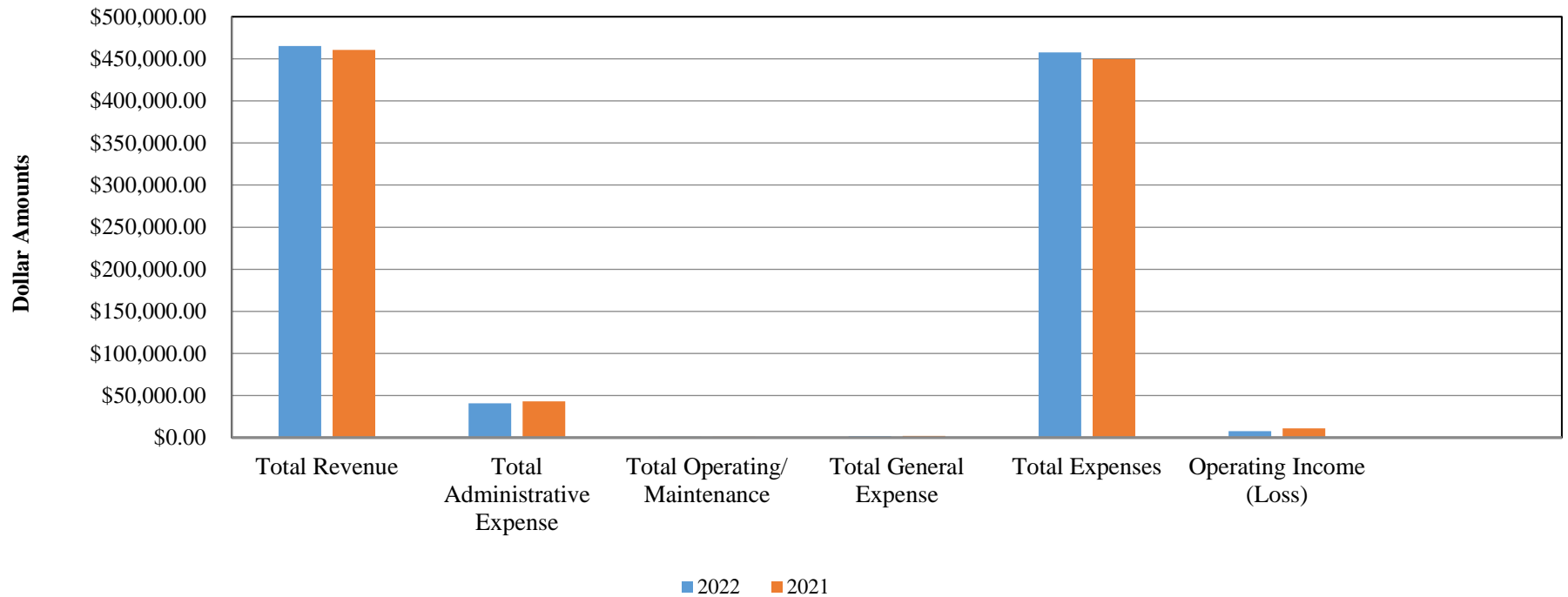
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	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	299.18	68.52	230.66	336.63 %
Other Income-Tenants	3	01	3690	5	45.00	0.00	45.00	0.00 %
Total Other Income					344.18	68.52	275.66	402.31 %
Total Revenue					4,344.18	3,868.52	475.66	12.30 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	208.98	208.00	(0.98)	-0.47 %
Employee Benefits Cont - Admin	3	01	4182	5	66.72	77.89	11.17	14.34 %
Other Sundry Expense	3	01	4190.18	5	193.76	1,229.48	1,035.72	84.24 %
Total Administrative Expense					469.46	1,515.37	1,045.91	69.02 %
Utilities Expense								
Water	3	01	4310	5	29.22	50.43	21.21	42.06 %
Other Utility Expense - Sewer	3	01	4390	5	51.66	98.42	46.76	47.51 %
Total Utilities Expense					80.88	148.85	67.97	45.66 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	75.43	0.00	(75.43)	0.00 %
Materials	3	01	4420	5	0.00	736.00	736.00	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	0.00	45.00	45.00	100.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	309.75	309.75	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	5.37	0.00	(5.37)	0.00 %
Total Ordinary Maintenance and Operation					176.74	1,186.69	1,009.95	85.11 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					162.15	144.58	(17.57)	-12.15 %
Total Expenses					(889.23)	(2,995.49)	2,106.26	-70.31 %
Net Income (Loss)					3,454.95	873.03	2,581.92	297.75 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 09/01/2022 End: 09/30/2022	Start: 09/01/2021 End: 09/30/2021
Total Revenue	\$465,359.82	\$460,608.38
Total Administrative Expense	\$40,938.97	\$43,247.22
Total Operating/ Maintenance	\$1,180.71	\$1,180.71
Total General Expense	\$1,872.61	\$2,073.94
Total Expenses	\$457,706.29	\$449,628.95
Operating Income (Loss)	\$7,653.53	\$10,979.43

Section 8 Comparative September 2022- September 2021



10/26/2022 01:38 PM

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 09/01/2022	Start: 09/01/2021		
					End: 09/30/2022	End: 09/30/2021	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	59,917.00	43,438.00	16,479.00	37.94 %
Interest Income HA Portion	7	01	3300	5	608.27	98.42	509.85	518.03 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	2,117.75	(2,117.75)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	259.55	126.06	133.49	105.89 %
HAP Earned Income	7	01	4902	5	404,575.00	403,584.00	991.00	0.25 %
CARES ACT REVENUE HAP/UA	7	01	8029.3	CH	0.00	617.00	(617.00)	-100.00 %
HAP Earned Income - VASH	7	03	4902	5	0.00	930.00	(930.00)	-100.00 %
HAP Earned Income - Foster You	7	05	4902	5	0.00	482.00	(482.00)	-100.00 %
Total Operating Income					465,359.82	451,393.23	13,966.59	3.09 %
Other Receipts								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	9,215.15	(9,215.15)	-100.00 %
Total Other Receipts					0.00	9,215.15	(9,215.15)	-100.00 %
Total Revenue					465,359.82	460,608.38	4,751.44	1.03 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	9,504.29	11,843.30	2,339.01	19.75 %
STAFF TRAINING	7	01	4140	5	0.00	495.00	495.00	100.00 %
Travel	7	01	4150	5	0.00	951.78	951.78	100.00 %
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	3,634.56	4,492.69	858.13	19.10 %
Postage/FedEx/UPS	7	01	4190.03	5	483.34	0.00	(483.34)	0.00 %
Tenant Tracker	7	01	4190.10	5	15.00	120.00	105.00	87.50 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	472.15	468.68	(3.47)	-0.74 %
Forms & Office Supplies	7	01	4190.17	5	3,511.03	0.00	(3,511.03)	0.00 %
Other Sundry Expense	7	01	4190.18	5	63.49	71.68	8.19	11.43 %
CARES - OTHER SUNDRY EXPENSE	7	01	4190.18	CR	0.00	1,438.04	1,438.04	100.00 %
Administrative Contact Costs	7	01	4190.19	5	5,865.61	1,002.58	(4,863.03)	-485.05 %
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	0.00	4,876.47	4,876.47	100.00 %
Asset Management Fee - AMP	7	01	4190.22	5	9,096.00	10,104.00	1,008.00	9.98 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,685.00	6,315.00	630.00	9.98 %
Asset Management Fee - AMP	7	03	4190.22	5	948.00	0.00	(948.00)	0.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	592.50	0.00	(592.50)	0.00 %
Total Administrative Expense					40,938.97	43,247.22	2,308.25	5.34 %
Protective Services								
CARES - PROTECTIVE SERVICES	7	01	4480	CR	0.00	701.83	701.83	100.00 %
Total Protective Services					0.00	701.83	701.83	100.00 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	0.00	(1,130.81)	0.00 %
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	1,180.71	0.00	0.00 %
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	51.18	40.13	(11.05)	-27.54 %
Portability - Port In Deposits	7	01	4590.PID	5	(6,022.00)	0.00	6,022.00	0.00 %
Portability - Port In Expenses	7	01	4590.PIE	5	6,022.00	0.00	(6,022.00)	0.00 %
Portable Admin Fees Paid	7	03	4590.P	5	1,821.43	2,033.81	212.38	10.44 %
Total General Expense					1,872.61	2,073.94	201.33	9.71 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	373,384.00	364,514.00	(8,870.00)	-2.43 %
HAP Payments - Utilities	7	01	4715.4	5	6,826.00	5,001.00	(1,825.00)	-36.49 %
CARES ACT HAP Utilities Paymen	7	01	4715.4	CR	0.00	617.00	617.00	100.00 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 09/01/2022	Start: 09/01/2021			Variance	Variance %
				End: 09/30/2022	End: 09/30/2021				
Fraud Recovery HUD	7	01	4715.8	5	0.00	(2,117.75)	(2,117.75)	100.00 %	
HAP Payments - Port Out	7	01	4715.PO	5	1,311.00	734.00	(577.00)	-78.61 %	
HAP Payments - Rents	7	02	4715.1	5	3,251.00	3,716.00	465.00	12.51 %	
HAP Payments - Rent - VASH	7	03	4715.1	5	11,692.00	8,347.00	(3,345.00)	-40.07 %	
HAP Payments - Utilities - VAS	7	03	4715.4	5	126.00	0.00	(126.00)	0.00 %	
HAP Payments - Port Out	7	03	4715.PO	5	15,299.00	19,907.00	4,608.00	23.15 %	
HAP Payments - Rent - Home Own	7	04	4715.1	5	492.00	533.00	41.00	7.69 %	
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,257.00	1,125.00	(132.00)	-11.73 %	
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	49.00	(27.00)	-55.10 %	
Total Housing Assistance Payments					413,714.00	402,425.25	(11,288.75)	-2.81 %	
Total Expenses					(457,706.29)	(449,628.95)	(8,077.34)	1.80 %	
Net Income (Loss)					7,653.53	10,979.43	(3,325.90)	-30.05 %	

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

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

Custom 2: VOUCH

Custom 3:

Accounting/Human Resources Report
for November 16, 2022
Highlights of Activities for October 2022

Ongoing Activities:

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:
Low Rent meetings on Mondays; held Webex meetings to prepare for Resource Fair
Security/Crime Prevention meetings on 2nd and 4th Tuesdays
Administrative meetings on 1st and 2nd Wednesdays
HUD Training Meetings—every other Thursday & Maintenance every 2nd and 4th Thursday
Motivational staff meeting on Fridays
Other meetings: Board Reports review, Board meeting practices, Board meeting, HUD
Two -Year tool meeting, and meetings with APRIO on audit
Attended the Resource Fair on Oct. 20th at Le Moyne Gardens
Worked at Le Moyne Gardens on Friday, October 14th half day; and from home on
Monday, October 31st half day
- Prepared financials for the monthly Board Report
- Submitted other info. to auditor
- Assisted Low Rent with payments for Utility Allowances and Security Deposits
- Submitted IRS 941 Quarterly Tax return
- Reported the Texas Workforce quarterly wages
- Continued to train Mary Prieto and Public Housing Managers on Public Housing procedures and daily operations and 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.

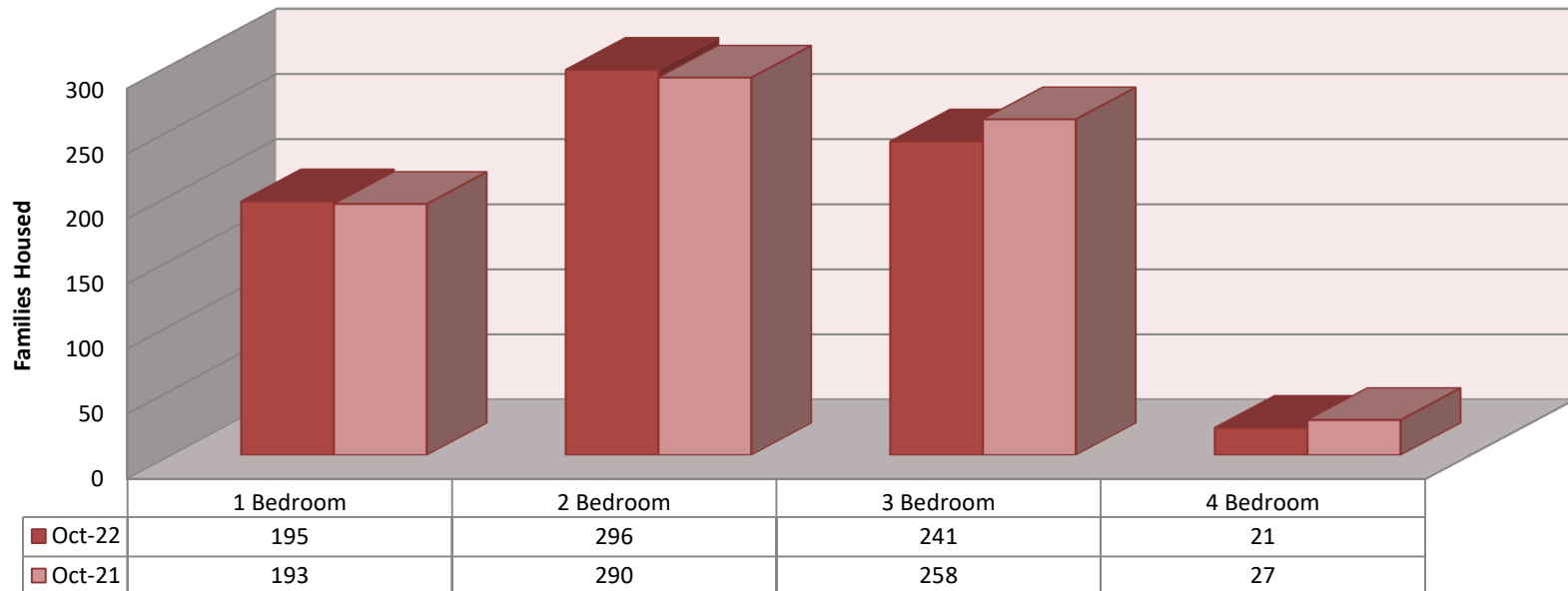
Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

**Board Meeting Report
November 16, 2022**

**Total Alloted Vouchers: 743
Vouchers Leased: 753
Pending Vouchers: 0
Vouchers Issued: 34**

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

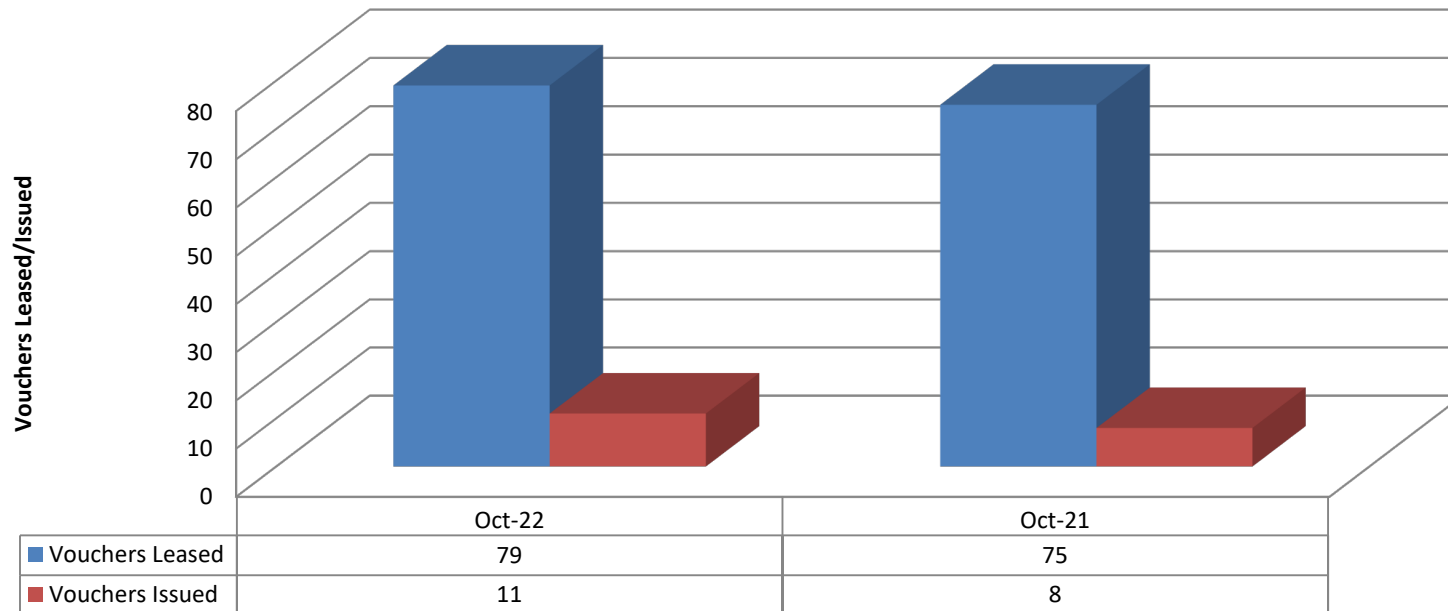


Total Families on Waiting List	528
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**Board Meeting Report
November 16, 2022**

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

**HUD-VASH Program
Comparison of Leased Vouchers
October 2022/2021**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report November 16, 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
September 2022 Score is
98.00%

Quality Control

File audits were held on October 28, 2022

Activities for the month of October 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on October 13th (20 were received)
- Issued HAP Checks for November 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 Tool 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

October 31, 2022

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHH Totals
Units Leased →	146	116	19	4	4	190	479
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	1	1
2 bed	2	0	0	0	0	5	7
3 bed	1	1	0	0	0	0	2
4 bed		0	0	0	0	0	0
Regular Vacancies →	3	1	0	0	0	6	10
Total Vacancies →	3	1	0	0	0	6	10

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 10.31.2022

Prepared by: Nancy Garza - Admission Coordinator

* **OCCUPANCY RATE:** 98.00% 99.17% 100.00% 100.00% 100.00% 97.00% **97.99%**

* **VACANCY RATE:** 2.00% 0.83% 0.00% 0.00% 0.00% 3.00% **2.01%**

* does not include CFP units

Total Points per AMP 16 16 16 16 16 12 **12**

Per unit Fee count 147 119 20 4 4 194 488

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 November 16, 2022

Activities for the month of October

WAITING LIST AS OF 10-31-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	66
2 Bedroom	15
3 Bedroom	09
4 Bedroom	02
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 92

Unit offers mailed: 64

Security Deposits received: 16

Applications ready for review as of 10-31-2022: 34

Applications pending: 67

Date: November 1, 2022

To: Harlingen Housing Authority
Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: November 16, 2022 Public Housing Board Report
October Activities

Report on Contracts:

Los Vecinos AMP #010:

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

Park Place Recreation is replacing new playground turf. This job is 40% complete.

Park Place Recreation is installing a canopy at 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.

Park Place Recreation replaced new playground turf. This job is 100% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

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

Quality Lawn Care upgraded the landscape for the Le Moyne Gardens Office. This job is 100% complete.

Southern Construction installed metal roofing for apartments 105 and 106. This job is 100% complete.

GS Electric and Remodeling installed metal roofing for the Headstart building. This job is 100% complete.

GS Electric and Remodeling installed metal roofing for the Le Moyne Gardens Office. This job is 100% complete.

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

Delta Temp A/C service replaced the A/C unit at 209 ½ Jackson St. This job is 100% complete.

Big Fellas A/C Company replaced the A/C unit at 802 Sonesta Drive. This job is 100% complete.

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

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

September 2022 Score is 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 one (1) tenant concern. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, and I had zero (0) Denial Hearings for the Section 8 Program. Hearings are done via telephone.

Trainings and Other Updates:

- A crime prevention meeting was held on October 25, 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: 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.
- 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.

Upcoming topics are:

- Annual Back to School Event at Market Days
- Covid-19 Vaccines in Public Housing
- 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.

November 16, 2022
 Maintenance Report
 By: Mary Prieto, Senior Property Manager
 October Activity

Units ready to rent for the Month of October 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	264;241	114;220	0	4
Bonita Park	0	0	24;52	0	2
Le Moyne Gardens	151	146;147;97;113; 05;69	114	0	8
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	8	5	0	14

Work orders completed for the Month of October 2022

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2022 - 10/31/2022	151	63	242	30	486

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

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2021 – 10/31/2021	143	73	115	21	352

Accounting Assistant /MIS Coordinator Board Report

November 16, 2022

October Activities

- Attended weekly Staff and Administration meetings
- Attended the Budget Workshops
- Attended the HUD Field office meetings
- Attended the HCV 2- year tool meeting
- Attended the Board meeting practices at the AMPs and COCC
- Attended the monthly Board meeting at the COCC
- Attended the Resource Fair at Le Moyne Gardens
- 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
- Submitted reports as needed (Weekly, Admin, Board, and Goals)
- Saved completed work orders from CNG on the S drive
- 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, Kelly will be installing the router for the VPN it will be separately, so they do not interfere with the network, pending to add Sunset Terrace. We are at 75%.

Please let me know if you have any questions.


Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator Board Report

DATE: October 28, 2022

TO: Carlos Perez, Chair & HHA Board of Commissioners

FROM: Hilda Benavides, Chief Executive Officer 

SUBJECT: Weekly Planned Activities for the Harlingen Housing Authority & the Harlingen Affordable Housing Corporation (6+ months) Schedule may change at anytime

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 & COVID-19 Updates:

Office hours are from 8:30 a.m.–4:30 p.m. Schedule may change at any time due to weather or pandemic.

Planned Activities:

October 2022: Schedule may change at any time

- 17: Board Mtg Practice at 9:00 a.m. at ST
- 17: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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
- 20-21: Annual Leave (HB)
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 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: Lone Star Shredding (Bins on Monday)
- 25: HCV/S8 Two Year Tool Mtg with David Boudreau 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: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m. (cancelled)
- 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)
- 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 8:30 a.m. – 4:30 p.m.
- 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.
- 03: Los Vecinos & City Mtg at 9:00 a.m. for streets and parking
- 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
- 08: Board Mtg Practice at 1:30 p.m. at BP
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices open at 1pm)
- 09: Resident Mtgs: Five-Year & Annual Plan: ST:9am; BP:10am; LV:1:30pm; LMG:3pm
- 09: Pest Control at Bonita Park
- 09: **Wednesday Admin Mtg at 2:00 p.m.**
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 10: Board Mtg Practice at 9:00 a.m. at LV
- 10: San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.m.
- 10: HCV/S8 Application (20)
- 10: Mtg with Family Learning Center Counselors at 11:30 a.m. at Main Office
- 10: Thursday Maintenance Meeting at 3:00 p.m.
- 11: Disinfect & Sanitize Main Office at 9am (Office closed)
- 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
- 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
Thanksgiving Lunch will be provided
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 21: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 21: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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 David Boudreau, 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: NO San Antonio HUD field office Microsoft Teams Mtg at 10:00 a.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)
- 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: 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
- 06: Lone Star Shredding (Bins on Monday)
- 07: Public Hearing of Five-Year & Annual Plan at Le Moyne at 9:00 a.m.
- 07: Review of Board Packet/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
- 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)
- 15: Board Mtg Practice at 9:00 a.m. at LV
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 15: Mtg with Family Learning Center Counselors at 11:30 a.m. at Main Office
- 16: Disinfect & Sanitize Main Office at 9am (Office closed)
- 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: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 22: Overview of Board Meeting
- 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)
- 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
- 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)
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 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)
- 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: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 16: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 17: Lone Star Shredding (Bins on Monday)
- 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
- 20: Calendars due (AMPs will add Resident services and FLC activities)
- 20: Friday Staff Mtg at 3:00 p.m.
- 23: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 23: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 24: HCV/S8 Two Year Tool Mtg with David Boudreau, HUD San Antonio at 10:00 a.m.
- 24: Tuesday Security & Crime Prevention 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)
- 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)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 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)
- 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
- 13-14: Inventory Los Vecinos (year-end)
- 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: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 20: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 20: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: Inventory COCC (year-end)
- 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 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)
- 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: Lone Star Shredding (Bins on Monday)
- 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
- 06-07: Bonita Park & Sunset Terrace (year-end)
- 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)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 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: Newsletter Articles Due 12:00 (noon)
- 10: Disinfect & Sanitize Main Office at 9am (Office closed)
- 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
- 13-14: Inventory LMG (year-end)
- 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: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 20: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 20: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 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)
- 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
- 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: Lone Star Shredding (Bins on Monday)
- 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)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 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)
- 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. (PIC Reports LR & S8)
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 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: Administrative Assistant Day!
- 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
- 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)
- 11: HCV/S8 Application (20)
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 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)
- 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. **(PIC Reports LR & S8)**
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 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: Lone Star Shredding (Bins on Monday)
- 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) 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)
- 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)
- 08: HCV/S8 Application (20)
- 08: Thursday Maintenance Meeting at 3:00 p.m.
- 09: Disinfect & Sanitize Main Office at 9am (Office closed)
- 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: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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: Calendars due (AMPs will add Resident services and FLC activities)
- 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)
- 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.
- July 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
- 04: Holiday (Independence Day)
- 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.
- 10: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 10: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Pest Control at Los Vecinos
- 11: Tuesday Security Mtg at 3:00 p.m.
- 11: 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)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)

- 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)
- 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. (PIC Reports LR & S8)
- 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: Regular Board Meeting 12:00 p.m. (Noon) Invocation by Diana Perez
- 19: Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.
- 20: Board Mtg Overview at 8:15 a.m. Webex
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 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)
- 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
- 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: September 27, Annual Board Agendas & Minutes for July Board Mtgs due 12(Noon)
- 28: Board Reports Due
- 28: Tentative Board Agendas due for September, October & November 2023
- 28: Friday Staff Mtg at 3:00 p.m.
- 31: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 31: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360

2023 Schedule of Board Meetings
for
The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 15, 2023	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 15, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 26, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 17, 2023	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 28, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 19, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 2023 No Board Meeting Scheduled			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. 25 th Street Harlingen, TX 78550	12:00 P.M.