

HARLINGEN

Housing Authority

REGULAR BOARD MEETING

Wednesday, December 21, 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, December 21, 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 lha.my.webex.com, Meeting #:2551 524 5095, Password:hha21; or join the video conference by phone at 408-418-9388, Password 44221.

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. Board 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 – Nancy Garza
5. Pledge of Allegiance – Nancy Garza
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 November 16, 2022. (pg.3-5)
9. Presentation of “Employee of the Quarter” Award for the months of January, February, and March 2023. (pg.6)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month October 2022, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.7-24)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of November 2022 as presented.
Presenter: Mary Prieto (pg.25-28)

3. Consider and take action to approve Resolution 1491 authorizing the filing of the Declaration of Trust for AMP TX065000010, AMP TX065000020, and AMP TX065000030.
Presenter: Hilda Benavides *(pg.29-38)*
4. Consider and take action to approve Resolution 1492 adopting the Harlingen Housing Authority Five Year and Annual Plan as presented.
Presenter: Mary Prieto *(pg.39-40)*
5. Consider and take action to approve Resolution 1493 adopting the Harlingen Housing Authority's Schedule of Flat Rents for rental units in the Low Rent Program to become effective January 1, 2023, as presented.
Presenter: Mary Prieto *(pg.41-44)*
6. Executive Session:
 - a) Executive Session under Texas Government Code Section 551.074. Personnel Matters: to evaluate the job performance of the employees who were selected as "Employee of the Quarter" and to deliberate the evaluation of these employees for "Employee of the Year" for 2022 – 2023.
7. Consider and take action to approve the selection for "Employee of the Year" for 2022-2023.

III. OLD BUSINESS- NON ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial and Human Resources Report by Cynthia Lucio; *(pg.45-64)*
 - b) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.64-67)*
 - c) Low Rent Occupancy Report by Nancy Garza; *(pg.68-69)*
 - d) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.70-73)*
 - e) Maintenance Report by Mary Prieto; *(pg.74)*
 - f) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.75)*
2. Chief Executive Officer Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.76-89)*

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., Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, Bonita Park Apartments, 601 South Rangerville Road, Sunset Terra 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, December 16, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of December 2022.



Ariana Valle, Administrative Assistant

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

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, November 16, 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, Carlos Muñiz, Maria Ines Borjas, Bettina Elliott. Irma Sánchez Peña was not present.

INVOCATION

Senior Property Manager Mary Prieto gave the invocation.

PLEDGE OF ALLEGIANCE

Senior Property Manager Mary Prieto led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant 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, Evelyn Castillo, Assistant Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Samuel Valdez, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 19, 2022.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of October 19, 2022. Commissioner Muñiz made the motion to approve the Minutes of the Regular Board Meeting of October 19, 2022. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

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

**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended September 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	\$362,075.41	\$70,315.36	\$91,593.24	\$80,647.44	\$115,175.19	\$4,344.18	\$465,359.82
Total Expenditures	\$258,837.39	\$62,378.87	\$57,504.98	\$56,727.92	\$81,336.39	\$889.23	\$457,706.29
Revenues Over (Under) Expenditures	\$103,238.02	\$7,936.49	\$34,088.26	\$23,919.52	\$33,838.80	\$3,454.95	\$7,653.53
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of September 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 September 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 OCTOBER 2022.

Senior Property Manager Prieto informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of October 2022 in the total amount of \$2,646.00. The total amount consists of:

For the month of October 2022

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 180.00	\$ 2,466.00	\$ -	\$ -	\$ -	\$ -

Grand Total \$ 2,646.00

Chair Perez asked Why is there a high amount for Bonita Park? Senior Property Manager Prieto stated it was due to unreported income. 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 October 2022 in the total amount of \$2,646.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of October 2022 in the total amount of \$2,646.00. Motion was seconded by Commissioner Muñiz and passed unanimously.

III. OLD BUSINESS-NON ACTION ITEMS

1. CHIEF EXECUTIVE OFFICER REPORTS BY PROGRAM ADMINSTRATORS AND COORDINATORS:

- a) Chief Financial Officer and Human Resources Report by Cynthia Lucio
- b) Housing Choice Voucher/Section 8 Report by Diana Perez
- c) Low Rent Occupancy Report by Nancy Garza
- d) Senior Property Manager Report with Resident Activities by Mary Prieto
- e) Maintenance Report by Mary Prieto
- f) Accounting Assistant/MIS Coordinator Report by Patty Vega

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

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. Chief Executive Officer Benavides expressed her condolences to Chair Perez for the loss of his mother. Chief Executive Officer Benavides advised the board of our next Regular Board Meeting on Wednesday, December 21, 2022, at 12:00 pm. Chief Executive Officer Benavides informed the board regarding the upcoming conferences for NAHRO and Nelrod. After some discussion no questions were asked.

IV. ADJOURNMENT

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

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

HUD Recognized “High Performer”

Established 1949

Commissioners:

Carlos “Charlie” Perez, Chair
 Irma Sánchez Peña, Vice-Chair
 Carlos Muñiz
 Bettina Elliott
 Maria Ines Borjas

December 1, 2022

Counselor:

Law Office of
 Alan T. Ozuna

Patricia “Patty” Vega, Accounting Assistant & MIS Coordinator
 Harlingen Housing Authority

Chief Executive Officer:
 Hilda Benavides

219 E. Jackson St.
 Harlingen, TX 78550

Dear Ms. Patty Vega,

Congratulations on being selected the “Employee of the Quarter”, for the months of January, February & March 2023.

On August 10, 2015, you were hired as an Admissions Specialist for the Low Rent and HCV/S8 Program. Through the years you have worked for the HCV/S8 Program as Intake Coordinator/Inspector and Assistant Manager at the Apartments. Currently, you are working in the Accounting Department as the Accounting Assistant & MIS Coordinator.

Your positive attitude and willingness to assist where and when needed shows great determination and leadership. Your hard work and dedication is displayed in your daily tasks. It is a pleasure working with you and seeing you grow to an outstanding employee.

You will be recognized for your accomplishments by our Board and you will receive a plaque, a gift card and a reserved parking space. You will get to compete with your colleagues for “Employee of the Year 2023-2024”.

Sincerely Yours,



Hilda Benavides,
 Chief Executive Officer

Charlie Perez,
 Chair

Irma Sánchez Peña
 Vice-Chair

Carlos Muñiz,
 Commissioner

Bettina Elliott,
 Commissioner

Maria Ines Borjas,
 Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

October 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 October 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	<u>\$362,916.07</u>	<u>\$70,399.01</u>	<u>\$90,594.58</u>	<u>\$81,478.62</u>	<u>\$116,114.29</u>	<u>\$4,329.57</u>	<u>\$464,575.90</u>
Total Expenditures	<u>\$236,946.14</u>	<u>\$60,022.82</u>	<u>\$48,778.25</u>	<u>\$49,077.24</u>	<u>\$76,234.72</u>	<u>\$2,833.11</u>	<u>\$461,866.07</u>
Revenues Over (Under) Expenditures	<u>\$125,969.93</u>	<u>\$10,376.19</u>	<u>\$41,816.33</u>	<u>\$32,401.38</u>	<u>\$39,879.57</u>	<u>\$1,496.46</u>	<u>\$2,709.83</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 October 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	<u>\$2,864,221.63</u>	<u>\$486,251.21</u>	<u>\$734,540.17</u>	<u>\$675,793.83</u>	<u>\$938,757.17</u>	<u>\$28,879.25</u>	<u>\$3,062,579.84</u>
Total Expenditures	<u>\$2,054,314.90</u>	<u>\$428,963.20</u>	<u>\$447,926.14</u>	<u>\$545,690.62</u>	<u>\$617,040.97</u>	<u>\$14,693.97</u>	<u>\$3,094,721.71</u>
Revenues Over (Under) Expenditures	<u>\$809,906.73</u>	<u>\$57,288.01</u>	<u>\$286,614.03</u>	<u>\$130,103.21</u>	<u>\$321,716.20</u>	<u>\$14,185.28</u>	<u>(\$32,141.87)</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>\$32,141.87</u>

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 October 31, 2022	7 Month(s) Ended October 31, 2022	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1 06	3690.22 5	0.00	0.00	7,000.00	(7,000.00)	-100.00 %
CFP 50120 Admin	1 06	3690.27 5	0.00	0.00	24,981.25	(24,981.25)	-100.00 %
CFP Admin 50121	1 06	3690.28 5	0.00	56,085.00	74,666.62	(18,581.62)	-24.89 %
Other Income - CFP 22	1 06	3690.29 5	13,260.00	26,520.00	0.00	26,520.00	100.00 %
Total Operating Income			13,260.00	82,605.00	106,647.87	(24,042.87)	-22.54 %
Rental Income							
NON-DWELLING RENT	1 06	3190 5	(62.81)	13,130.05	13,049.75	80.30	0.62 %
Total Rental Income			(62.81)	13,130.05	13,049.75	80.30	0.62 %
Other Income							
Investment Income - Unrestricted	1 06	3610 5	995.00	4,328.19	808.50	3,519.69	435.34 %
OTHER INCOME	1 06	3690 5	2,321.42	12,395.95	7,149.87	5,246.08	73.37 %
Other Income - Management Fee - CC	1 06	3690.2 5	38,069.40	228,331.02	190,751.89	37,579.13	19.70 %
Other Income - Asset Management Fe	1 06	3690.3 5	4,980.00	74,496.00	103,600.00	(29,104.00)	-28.09 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	9,840.00	63,993.00	68,407.50	(4,414.50)	-6.45 %
IT Fees	1 06	3690.5 5	996.00	6,972.00	6,860.00	112.00	1.63 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	0.00	291.62	(291.62)	-100.00 %
Total Other Income			57,201.82	390,516.16	377,869.38	12,646.78	3.35 %
Total Revenue			70,399.01	486,251.21	497,567.00	(11,315.79)	-2.27 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06	4110 5	26,931.75	182,242.34	257,472.39	75,230.05	29.22 %
LEGAL EXPENSE	1 06	4130 5	507.00	5,226.00	5,366.62	140.62	2.62 %
STAFF TRAINING	1 06	4140 5	0.00	3,477.00	5,833.31	2,356.31	40.39 %
TRAVEL	1 06	4150 5	1,113.80	14,359.98	7,000.00	(7,359.98)	-105.14 %
Travel-Mileage Reimbursement	1 06	4150.2 5	0.00	660.02	291.62	(368.40)	-126.33 %
Accounting Fees	1 06	4170 5	0.00	4,595.41	21,583.31	16,987.90	78.71 %
Audit Fees	1 06	4171 5	2,991.47	2,991.47	2,333.31	(658.16)	-28.21 %
Employee Benefits Cont - Admin	1 06	4182 5	14,338.06	65,733.16	75,833.31	10,100.15	13.32 %
SUNDRY	1 06	4190 5	0.00	0.00	583.31	583.31	100.00 %
Postage/FedEx/UPS	1 06	4190.03 5	279.22	2,061.78	2,041.62	(20.16)	-0.99 %
Advertising and Marketing	1 06	4190.08 5	0.00	2,931.80	2,916.62	(15.18)	-0.52 %
PUBLICATIONS	1 06	4190.11 5	0.00	0.00	2,041.62	2,041.62	100.00 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	100.00	345.00	583.31	238.31	40.85 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	1,651.29	10,637.77	10,500.00	(137.77)	-1.31 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	543.36	16,256.92	6,416.62	(9,840.30)	-153.36 %
Other Sundry Expense	1 06	4190.18 5	691.06	4,442.57	7,000.00	2,557.43	36.53 %
Administrative Contact Costs	1 06	4190.19 5	2,052.69	53,697.49	43,750.00	(9,947.49)	-22.74 %
BOARD MEETING EXPENSE	1 06	4190.9 5	2,350.73	9,273.05	4,375.00	(4,898.05)	-111.96 %
Total Administrative Expense			53,550.43	378,931.76	455,921.97	76,990.21	16.89 %
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	16.23	140.81	116.62	(24.19)	-20.74 %
ELECTRICITY	1 06	4320 5	1,111.11	7,393.51	8,001.00	607.49	7.59 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	23.02	233.85	175.00	(58.85)	-33.63 %
Total Utilities Expense			1,150.36	7,768.17	8,292.62	524.45	6.32 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06	4410 5	837.45	6,412.62	8,348.62	1,936.00	23.19 %
MATERIALS	1 06	4420 5	20.20	3,619.39	2,918.37	(701.02)	-24.02 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	198.00	495.00	583.31	88.31	15.14 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	0.00	2,916.62	2,916.62	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06	4430.08 5	49.90	507.96	466.62	(41.34)	-8.86 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17 5	0.00	6,384.50	2,625.00	(3,759.50)	-143.22 %
Contact Costs-Electrical Contracts	1 06	4430.18 5	0.00	430.00	583.31	153.31	26.28 %

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	7 Month(s) Ended	Budget	Variance	Variance %
					October 31, 2022	October 31, 2022			
		06 4430.21							
Garbage and Trash Removal	1	06 4431	5		46.79	280.74	437.50	156.76	35.83 %
Emp Benefit Cont - Maintenance	1	06 4433	5		596.66	3,227.14	3,386.25	159.11	4.70 %
Total Ordinary Maintenance and Operation					1,749.00	21,357.35	22,265.60	908.25	4.08 %
Protective Services									
Protective Services - Contract Costs	1	06 4480	5		165.25	9,889.77	2,333.31	(7,556.46)	-323.85 %
Total Protective Services					165.25	9,889.77	2,333.31	(7,556.46)	-323.85 %
General Expense									
Insurance -Property (Fire & EC)	1	06 4510.01	5		659.33	1,615.53	1,166.62	(448.91)	-38.48 %
Insurance - General Liability	1	06 4510.02	5		129.06	387.18	291.62	(95.56)	-32.77 %
Insurance - Automobile	1	06 4510.03	5		435.28	1,199.52	875.00	(324.52)	-37.09 %
Insurance - Workman's Comp	1	06 4510.04	5		1,120.50	3,324.36	2,639.56	(684.80)	-25.94 %
Insurance - Fidelity Bond	1	06 4510.09	5		243.92	731.74	571.62	(160.12)	-28.01 %
Insurance - Windstorm	1	06 4510.15	5		463.28	3,093.52	2,916.62	(176.90)	-6.07 %
MATLAND PROPERTY TAXES	1	06 4520.1	5		356.41	356.41	291.62	(64.79)	-22.22 %
Total General Expense					3,407.78	10,708.26	8,752.66	(1,955.60)	-22.34 %
Other Expenditures									
Property Better & Add-Contract Costs	1	06 7540.4	5		0.00	0.00	26,250.00	26,250.00	100.00 %
Operating Exp For Property - Contra	1	06 7590	5		0.00	0.00	(26,250.00)	(26,250.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(60,022.82)	(428,963.20)	(497,566.16)	68,602.96	13.79 %
Total Net Income (Loss)					10,376.19	57,288.01	0.84	57,287.17	9944901.19 %

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1050 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	26,828.00	178.85	188,538.00	179.56	169,893.01	18,644.99	10.97 %
Total Rental Income			26,828.00	178.85	188,538.00	179.56	169,893.01	18,644.99	10.97 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	2,961.08	19.74	11,945.79	11.38	1,995.00	9,950.79	498.79 %
Other Income-Tenants	1 01 3690	5	1,625.00	10.83	15,818.00	15.06	14,940.31	877.69	5.87 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	188.88	0.18	1,166.62	(977.74)	-83.81 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	175.00	(175.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	350.00	(350.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	52,500.00	(52,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	0.00	0.00	95,700.00	91.14	0.00	95,700.00	100.00 %
Total Other Income			4,586.08	30.57	123,652.67	117.76	71,126.93	52,525.74	73.85 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	59,180.50	394.54	422,349.50	402.24	397,995.50	24,354.00	6.12 %
Total Other Receipts			59,180.50	394.54	422,349.50	402.24	397,995.50	24,354.00	6.12 %
Total Revenue			90,594.58	603.96	734,540.17	699.56	639,015.44	95,524.73	14.95 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,648.02	30.99	34,656.98	33.01	66,969.21	32,312.23	48.25 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	0.00	0.00	7,205.17	6.86	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	198.90	1.33	731.25	0.70	1,750.00	1,018.75	58.21 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	700.00	700.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	7.63	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	5,663.07	37.75	5,663.07	5.39	4,404.61	(1,258.46)	-28.57 %
Employee Benefits Cont - Admin	1 01 4182	5	4,042.45	26.95	22,976.07	21.88	31,266.62	8,290.55	26.52 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	0.00	0.00	550.35	0.52	0.00	(550.35)	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	320.81	320.81	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	96.21	0.64	584.45	0.56	583.31	(1.14)	-0.20 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	0.96	2,041.62	1,036.62	50.77 %
Tenant Tracker	1 01 4190.10	5	7.50	0.05	175.50	0.17	2,041.62	1,866.12	91.40 %
Publications	1 01 4190.11	5	0.00	0.00	0.00	0.00	1,750.00	1,750.00	100.00 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	622.50	0.59	1,166.62	544.12	46.64 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	565.27	3.77	4,074.65	3.88	4,666.62	591.97	12.69 %

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: 1050 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	6,048.00	5.76	6,048.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	0.00	0.00	1,222.98	1.16	5,833.31	4,610.33	79.03 %
Other Sundry Expense	1 01	4190.18 5	278.42	1.86	2,128.24	2.03	4,666.62	2,538.38	54.39 %
Administrative Contact Costs	1 01	4190.19 5	4,431.69	29.54	25,917.33	24.68	22,882.93	(3,034.40)	-13.26 %
Management Fee Expense - AMP	1 01	4190.21 5	8,569.50	57.13	59,444.60	56.61	59,062.36	(382.24)	-0.65 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	10,500.00	10.00	10,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,087.50	7.25	7,740.00	7.37	7,770.00	30.00	0.39 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	2,100.00	2.00	2,100.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	108.96	0.73	108.96	0.10	0.00	(108.96)	-100.00 %
Total Administrative Expense			32,361.49	215.74	201,471.70	191.88	237,690.88	36,219.18	15.24 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	1,800.96	12.01	9,281.20	8.84	11,876.76	2,595.56	21.85 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	589.55	3.93	1,687.03	1.61	4,666.62	2,979.59	63.85 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	773.93	5.16	4,153.14	3.96	4,935.56	782.42	15.85 %
Total Tenant Services			3,164.44	21.10	15,121.37	14.40	21,478.94	6,357.57	29.60 %
Utilities Expense									
Water	1 01	4310 5	66.24	0.44	628.13	0.60	2,041.62	1,413.49	69.23 %
Electricity	1 01	4320 5	1,114.38	7.43	6,246.56	5.95	7,583.31	1,336.75	17.63 %
Gas	1 01	4330 5	148.77	0.99	895.65	0.85	758.31	(137.34)	-18.11 %
4150.2 - MILEAGE REIMBURSEMENT	1 01	4330.2 5	21.88	0.15	25.63	0.02	0.00	(25.63)	-100.00 %
Other Utility Expense - Sewer	1 01	4390 5	24.40	0.16	451.85	0.43	875.00	423.15	48.36 %
Total Utilities Expense			1,375.67	9.17	8,247.82	7.86	11,258.24	3,010.42	26.74 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	5,055.94	33.71	35,461.54	33.77	63,892.50	28,430.96	44.50 %
Materials	1 01	4420 5	350.02	2.33	23,290.28	22.18	45,136.70	21,846.42	48.40 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.97	29,166.62	28,151.62	96.52 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,150.00	7.67	4,175.00	3.98	6,416.62	2,241.62	34.93 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	5,085.00	4.84	29,166.62	24,081.62	82.57 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.81	0.11	78.43	0.07	583.31	504.88	86.55 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	599.02	0.57	3,616.62	3,017.60	83.44 %
Contract Costs-Maintenance	1 01	4430.09 5	648.00	4.32	3,269.74	3.11	1,458.31	(1,811.43)	-124.21 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	3.89	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,267.50	1.21	2,916.62	1,649.12	56.54 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.15	2,916.62	2,756.62	94.51 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,250.00	15.00	10,846.00	10.33	11,666.62	820.62	7.03 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	17,500.00	17,500.00	100.00 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	1,995.00	13.30	2,215.00	2.11	2,916.62	701.62	24.06 %

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: 1050 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended	PUM	7 Month(s) Ended	PUM	Budget	Variance	Variance %	
			October 31, 2022		October 31, 2022					
Contact Costs-Plumbing Contracts	1 01	4430.22 5	3,950.00	26.33	5,945.00	5.66	17,500.00	11,555.00	66.03 %	
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	0.00	0.00	3,250.00	3.10	0.00	(3,250.00)	-100.00 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,283.31	1,283.31	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	210.00	0.20	1,166.62	956.62	82.00 %	
Garbage and Trash Collection	1 01	4431 5	230.63	1.54	1,406.18	1.34	2,041.62	635.44	31.12 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	3,863.57	25.76	17,862.01	17.01	25,564.56	7,702.55	30.13 %	
Total Ordinary Maintenance and Operation			19,599.82	130.67	120,219.06	114.49	264,909.89	144,690.83	54.62 %	
Protective Services										
Protective Services - Contract Costs	1 01	4480 5	1,184.79	7.90	13,241.88	12.61	32,392.99	19,151.11	59.12 %	
Total Protective Services			1,184.79	7.90	13,241.88	12.61	32,392.99	19,151.11	59.12 %	
General Expense										
Insurance -Property (Fire & EC)	1 01	4510.01 5	4,341.69	28.94	10,638.67	10.13	5,833.31	(4,805.36)	-82.38 %	
Insurance - General Liability	1 01	4510.02 5	113.58	0.76	340.74	0.32	291.62	(49.12)	-16.84 %	
Insurance - Automobile	1 01	4510.03 5	625.72	4.17	1,724.32	1.64	1,458.31	(266.01)	-18.24 %	
Insurance - Workman's Comp	1 01	4510.04 5	828.20	5.52	2,457.14	2.34	1,750.00	(707.14)	-40.41 %	
Insurance - Fidelity Bond	1 01	4510.09 5	180.28	1.20	540.86	0.52	641.62	100.76	15.70 %	
Insurance - Windstorm	1 01	4510.15 5	9,951.99	66.35	43,263.74	41.20	40,833.31	(2,430.43)	-5.95 %	
Insurance - Windstorm - 1406	1 01	4510.15P 5	0.00	0.00	10,947.19	10.43	0.00	(10,947.19)	-100.00 %	
Payments in Lieu of Taxes	1 01	4520 5	(25,000.00)	(166.67)	18,480.07	17.60	17,500.00	(980.07)	-5.60 %	
PROPERTY TAXES	1 01	4520.1 5	50.58	0.34	50.58	0.05	58.31	7.73	13.26 %	
Collection Losses	1 01	4570 5	0.00	0.00	1,181.00	1.12	2,916.62	1,735.62	59.51 %	
Total General Expense			(8,907.96)	(59.39)	89,624.31	85.36	71,283.10	(18,341.21)	-25.73 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	5.43	134,356.46	128,656.46	95.76 %	
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(5.43)	(134,356.46)	(128,656.46)	-95.76 %	
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %	
Total Expenses			(48,778.25)	(325.19)	(447,926.14)	(426.60)	(639,014.04)	191,087.90	29.90 %	
Net Income (Loss)			41,816.33	278.76	286,614.03	272.97	1.40	286,612.63	29662077.86 %	

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1036 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	23,729.00	160.33	172,400.00	166.41	169,689.31	2,710.69	1.60 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	3,128.00	3.02	2,450.00	678.00	27.67 %
Total Rental Income			23,729.00	160.33	175,528.00	169.43	172,139.31	3,388.69	1.97 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	1,551.42	10.48	6,557.41	6.33	1,289.75	5,267.66	408.42 %
Other Income - Tenants	1 02 3690	5	2,817.00	19.03	19,607.00	18.93	14,922.81	4,684.19	31.39 %
Other Income - Misc Other Revenue	1 02 3690.1	5	29.70	0.20	375.92	0.36	0.00	375.92	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	183.12	(183.12)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	291.62	(291.62)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	52,500.00	(52,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	0.00	0.00	95,700.00	92.37	0.00	95,700.00	100.00 %
Total Other Income			4,398.12	29.72	122,240.33	117.99	69,187.30	53,053.03	76.68 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	53,351.50	360.48	378,025.50	364.89	365,043.00	12,982.50	3.56 %
Total Other Receipts			53,351.50	360.48	378,025.50	364.89	365,043.00	12,982.50	3.56 %
Total Revenue			81,478.62	550.53	675,793.83	652.31	606,369.61	69,424.22	11.45 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,517.18	44.04	43,873.10	42.35	88,305.56	44,432.46	50.32 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	0.00	0.00	8,494.25	8.20	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	198.90	1.34	1,404.00	1.36	1,458.31	54.31	3.72 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	291.62	291.62	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	466.62	466.62	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	8.45	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	6,236.28	42.14	6,236.28	6.02	3,819.62	(2,416.66)	-63.27 %
Employee Benefits Cont - Admin	1 02 4182	5	4,754.74	32.13	19,347.23	18.67	32,848.62	13,501.39	41.10 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	0.00	0.00	666.10	0.64	0.00	(666.10)	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	58.31	58.31	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	96.21	0.65	584.45	0.56	466.62	(117.83)	-25.25 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	0.96	1,943.62	952.02	48.98 %
Tenant Tracker	1 02 4190.10	5	7.50	0.05	175.50	0.17	1,458.31	1,282.81	87.97 %
Publications	1 02 4190.11	5	0.00	0.00	0.00	0.00	2,041.62	2,041.62	100.00 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	622.50	0.60	583.31	(39.19)	-6.72 %

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: 1036 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %	
Telephone/Cell Phone/Internet	1 02	4190.13 5	765.86	5.17	5,352.47	5.17	8,895.81	3,543.34	39.83 %	
Forms & Office Supplies	1 02	4190.17 5	0.00	0.00	1,758.73	1.70	4,083.31	2,324.58	56.93 %	
Other Sundry Expense	1 02	4190.18 5	215.68	1.46	1,559.53	1.51	3,616.62	2,057.09	56.88 %	
Administrative Contact Costs	1 02	4190.19 5	3,762.94	25.43	35,417.86	34.19	29,166.62	(6,251.24)	-21.43 %	
Management Fee Expense - AMP	1 02	4190.21 5	8,451.30	57.10	57,601.47	55.60	54,273.31	(3,328.16)	-6.13 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	10,360.00	10.00	9,800.00	(560.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	7,500.00	7.24	7,140.00	(360.00)	-5.04 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,072.00	2.00	1,960.00	(112.00)	-5.71 %	
Board Meeting Expense	1 02	4190.9 5	73.64	0.50	73.64	0.07	0.00	(73.64)	-100.00 %	
Total Administrative Expense			33,928.73	229.25	212,841.36	205.45	253,261.12	40,419.76	15.96 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	1,800.87	12.17	8,466.12	8.17	11,874.31	3,408.19	28.70 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	(88.28)	(0.09)	2,916.62	3,004.90	103.03 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	663.09	4.48	5,737.39	5.54	7,145.81	1,408.42	19.71 %	
Total Tenant Services			2,463.96	16.65	14,115.23	13.62	21,936.74	7,821.51	35.65 %	
Utilities Expense										
Water	1 02	4310 5	183.42	1.24	1,171.30	1.13	1,633.31	462.01	28.29 %	
Electricity	1 02	4320 5	1,905.68	12.88	7,524.61	7.26	8,166.62	642.01	7.86 %	
Gas	1 02	4330 5	307.77	2.08	1,832.40	1.77	1,633.31	(199.09)	-12.19 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	58.87	0.40	280.67	0.27	583.31	302.64	51.88 %	
Total Utilities Expense			2,455.74	16.59	10,808.98	10.43	12,599.86	1,790.88	14.21 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	3,353.05	22.66	27,920.95	26.95	54,691.28	26,770.33	48.95 %	
Materials	1 02	4420 5	373.14	2.52	23,950.10	23.12	30,116.52	6,166.42	20.48 %	
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	5.58	0.00	(5,785.50)	-100.00 %	
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	16.14	23,333.31	6,613.31	28.34 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	900.00	6.08	6,447.00	6.22	7,000.00	553.00	7.90 %	
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	31,000.00	29.92	20,416.62	(10,583.38)	-51.84 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.81	0.11	78.43	0.08	233.31	154.88	66.38 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	89.35	0.60	929.50	0.90	1,750.00	820.50	46.89 %	
Contract Costs-Maintenance	1 02	4430.09 5	2,110.46	14.26	5,238.29	5.06	0.00	(5,238.29)	-100.00 %	
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	9,580.50	9.25	8,750.00	(830.50)	-9.49 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	3,757.09	3.63	7,000.00	3,242.91	46.33 %	
Contract Costs - HVAC - 1406	1 02	4430.17P 5	0.00	0.00	52.41	0.05	0.00	(52.41)	-100.00 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,900.00	26.35	40,625.00	39.21	11,666.62	(28,958.38)	-248.22 %	
4430.01-EXTERMINATING/PEST CONTRO	1 02	4430.2 5	0.00	0.00	0.00	0.00	2,916.62	2,916.62	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: 1036 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %	
Contract Costs-Unit Turnaround	1 02 4430.20	5	0.00	0.00	0.00	0.00	18,666.62	18,666.62	100.00 %	
Contact Costs-Electrical Contracts	1 02 4430.21	5	125.00	0.84	5,295.00	5.11	0.00	(5,295.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22	5	1,295.00	8.75	7,530.00	7.27	8,750.00	1,220.00	13.94 %	
Contract Costs-Janitorial Contracts	1 02 4430.23	5	0.00	0.00	0.00	0.00	875.00	875.00	100.00 %	
Connect/Disconnect Fees	1 02 4430.4	5	45.00	0.30	285.00	0.28	875.00	590.00	67.43 %	
Garbage and Trash Collection	1 02 4431	5	200.00	1.35	1,252.41	1.21	2,769.34	1,516.93	54.78 %	
Emp Benefit Cont - Maintenance	1 02 4433	5	1,956.15	13.22	11,788.59	11.38	23,904.79	12,116.20	50.69 %	
Total Ordinary Maintenance and Operation			14,363.96	97.05	198,235.77	191.35	223,715.03	25,479.26	11.39 %	
Protective Services										
Protective Services - Contract Costs	1 02 4480	5	1,323.22	8.94	14,757.99	14.25	26,250.00	11,492.01	43.78 %	
Total Protective Services			1,323.22	8.94	14,757.99	14.25	26,250.00	11,492.01	43.78 %	
General Expense										
Insurance -Property (Fire & EC)	1 02 4510.01	5	4,834.54	32.67	11,846.32	11.43	7,583.31	(4,263.01)	-56.22 %	
Insurance - General Liability	1 02 4510.02	5	103.25	0.70	309.75	0.30	291.62	(18.13)	-6.22 %	
Insurance - Automobile	1 02 4510.03	5	625.72	4.23	1,724.32	1.66	1,166.62	(557.70)	-47.80 %	
Insurance - Workman's Comp	1 02 4510.04	5	779.48	5.27	2,312.60	2.23	1,750.00	(562.60)	-32.15 %	
Insurance - Fidelity Bond	1 02 4510.09	5	169.67	1.15	509.03	0.49	603.75	94.72	15.69 %	
Insurance - Windstorm	1 02 4510.15	5	9,265.65	62.61	40,280.04	38.88	36,750.00	(3,530.04)	-9.61 %	
Insurance - Windstorm	1 02 4510.15P	5	0.00	0.00	10,192.21	9.84	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02 4520	5	(22,708.26)	(153.43)	19,642.94	18.96	17,500.00	(2,142.94)	-12.25 %	
PROPERTY TAXES	1 02 4520.1	5	50.58	0.34	50.58	0.05	43.75	(6.83)	-15.61 %	
Collection Losses	1 02 4570	5	1,421.00	9.60	1,421.00	1.37	2,916.62	1,495.62	51.28 %	
Other General Expense	1 02 4590	5	0.00	0.00	992.50	0.96	0.00	(992.50)	-100.00 %	
Total General Expense			(5,458.37)	(36.88)	89,281.29	86.18	68,605.67	(20,675.62)	-30.14 %	
Other Expenditures										
Replacement Non-Deprec Equip-1406	1 02 7520.90P	5	0.00	0.00	5,650.00	5.45	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02 7540.4	5	23,500.00	158.78	68,050.00	65.69	124,833.31	56,783.31	45.49 %	
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	0.00	0.00	6,800.00	6.56	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02 7590	5	(23,500.00)	(158.78)	(68,050.00)	(65.69)	(124,833.31)	(56,783.31)	-45.49 %	
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	0.00	0.00	(6,800.00)	(6.56)	0.00	6,800.00	100.00 %	
Total Other Expenditures			0.00	0.00	5,650.00	5.45	0.00	(5,650.00)	-100.00 %	
Total Expenses			(49,077.24)	(331.60)	(545,690.62)	(526.73)	(606,368.42)	60,677.80	10.01 %	
Net Income (Loss)			32,401.38	218.89	130,103.21	125.58	1.19	130,102.02	10361514.28 %	

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: 1400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	30,283.00	151.42	205,443.78	146.75	192,836.21	12,607.57	6.54 %
Nondwelling Rental	1 03 3190	5	1,400.00	7.00	2,800.00	2.00	2,450.00	350.00	14.29 %
Total Rental Income			31,683.00	158.41	208,243.78	148.75	195,286.21	12,957.57	6.64 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	2,902.29	14.51	12,417.91	8.87	2,135.56	10,282.35	481.48 %
Other Income-Tenants	1 03 3690	5	1,965.00	9.83	17,110.00	12.22	19,028.31	(1,918.31)	-10.08 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	930.48	0.66	25,504.08	(24,573.60)	-96.35 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	0.00	0.00	320.81	(320.81)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	0.00	0.00	57,750.00	(57,750.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	0.00	0.00	127,600.00	91.14	0.00	127,600.00	100.00 %
Total Other Income			4,867.29	24.34	158,058.39	112.90	104,738.76	53,319.63	50.91 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	79,564.00	397.82	572,455.00	408.90	524,545.00	47,910.00	9.13 %
Total Other Receipts			79,564.00	397.82	572,455.00	408.90	524,545.00	47,910.00	9.13 %
Total Revenue			116,114.29	580.57	938,757.17	670.54	824,569.97	114,187.20	13.85 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	8,633.95	43.17	55,105.91	39.36	108,576.09	53,470.18	49.25 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	0.00	0.00	14,600.40	10.43	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130	5	265.20	1.33	1,150.50	0.82	2,333.31	1,182.81	50.69 %
Staff Training	1 03 4140	5	0.00	0.00	0.00	0.00	1,166.62	1,166.62	100.00 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	1,166.62	1,166.62	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %
Accounting Fees	1 03 4170	5	0.00	0.00	11,680.29	8.34	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171	5	8,524.03	42.62	8,524.03	6.09	4,666.62	(3,857.41)	-82.66 %
Employee Benefits Cont - Admin	1 03 4182	5	4,570.82	22.85	20,391.97	14.57	45,243.31	24,851.34	54.93 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	0.00	0.00	1,116.92	0.80	0.00	(1,116.92)	-100.00 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	1,166.62	1,166.62	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	96.21	0.48	584.45	0.42	583.31	(1.14)	-0.20 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	1,340.00	0.96	1,166.62	(173.38)	-14.86 %
Tenant Tracker	1 03 4190.10	5	10.00	0.05	234.00	0.17	2,493.82	2,259.82	90.62 %
Publications	1 03 4190.11	5	0.00	0.00	0.00	0.00	2,916.62	2,916.62	100.00 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	830.00	0.59	1,166.62	336.62	28.85 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	1,012.81	5.06	7,519.91	5.37	8,166.62	646.71	7.92 %

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: 1400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %	
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	6,048.00	4.32	6,048.00	0.00	0.00 %	
Forms & Office Supplies	1 03	4190.17 5	924.17	4.62	2,842.83	2.03	4,666.62	1,823.79	39.08 %	
Other Sundry Expense	1 03	4190.18 5	256.83	1.28	2,321.74	1.66	2,916.62	594.88	20.40 %	
Administrative Contact Costs	1 03	4190.19 5	6,868.40	34.34	40,763.94	29.12	22,075.13	(18,688.81)	-84.66 %	
Management Fee Expense - AMP	1 03	4190.21 5	10,992.60	54.96	76,547.95	54.68	77,419.58	871.63	1.13 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	14,000.00	10.00	14,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,395.00	6.98	9,967.50	7.12	10,185.00	217.50	2.14 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	2,800.00	2.00	2,800.00	0.00	0.00 %	
Board Meeting Expense	1 03	4190.9 5	108.96	0.54	108.96	0.08	0.00	(108.96)	-100.00 %	
Total Administrative Expense			46,922.98	234.61	278,479.30	198.91	321,507.06	43,027.76	13.38 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	2,551.67	12.76	14,805.42	10.58	13,690.32	(1,115.10)	-8.15 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	486.00	2.43	1,872.24	1.34	2,800.00	927.76	33.13 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	1,196.18	5.98	7,783.45	5.56	6,125.00	(1,658.45)	-27.08 %	
Total Tenant Services			4,233.85	21.17	24,461.11	17.47	22,615.32	(1,845.79)	-8.16 %	
Utilities Expense										
Water	1 03	4310 5	538.84	2.69	3,773.56	2.70	3,500.00	(273.56)	-7.82 %	
Electricity	1 03	4320 5	1,791.96	8.96	11,264.50	8.05	12,250.00	985.50	8.04 %	
Gas	1 03	4330 5	148.77	0.74	942.04	0.67	1,166.62	224.58	19.25 %	
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	20.63	0.10	24.38	0.02	0.00	(24.38)	-100.00 %	
Other Utility Expense - Sewer	1 03	4390 5	72.14	0.36	896.32	0.64	1,166.62	270.30	23.17 %	
Total Utilities Expense			2,572.34	12.86	16,900.80	12.07	18,083.24	1,182.44	6.54 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	5,300.62	26.50	55,755.58	39.83	81,776.87	26,021.29	31.82 %	
Materials	1 03	4420 5	877.62	4.39	21,390.80	15.28	46,666.62	25,275.82	54.16 %	
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.63	17,500.00	16,625.00	95.00 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,298.00	6.49	4,893.00	3.50	17,500.00	12,607.00	72.04 %	
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	12,720.00	9.09	17,500.00	4,780.00	27.31 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.40	0.11	104.57	0.07	583.31	478.74	82.07 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	123.04	0.62	1,183.09	0.85	2,916.62	1,733.53	59.44 %	
Contract Costs-Maintenance	1 03	4430.09 5	528.00	2.64	1,459.32	1.04	8,750.00	7,290.68	83.32 %	
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	1,885.00	1.35	17,500.00	15,615.00	89.23 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	1.31	29,166.62	27,330.64	93.71 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	6,325.00	31.63	22,875.00	16.34	25,697.84	2,822.84	10.98 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	5,985.00	29.93	5,985.00	4.28	14,583.31	8,598.31	58.96 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	785.00	3.93	785.00	0.56	20,416.62	19,631.62	96.16 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(3.79)	5,833.31	11,133.31	190.86 %	

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: 1400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	1,166.62	1,166.62	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	75.00	0.38	525.00	0.38	1,166.62	641.62	55.00 %	
Garbage and Trash Collection	1 03	4431 5	378.96	1.89	2,103.94	1.50	1,750.00	(353.94)	-20.23 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	5,907.06	29.54	29,081.04	20.77	33,295.50	4,214.46	12.66 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	410.06	410.06	100.00 %	
Total Ordinary Maintenance and Operation			27,605.70	138.03	158,157.32	112.97	344,179.92	186,022.60	54.05 %	
Protective Services										
Protective Services - Contract Costs	1 03	4480 5	1,579.70	7.90	18,250.59	13.04	35,000.00	16,749.41	47.86 %	
Total Protective Services			1,579.70	7.90	18,250.59	13.04	35,000.00	16,749.41	47.86 %	
General Expense										
Insurance -Property (Fire & EC)	1 03	4510.01 5	5,658.70	28.29	13,865.80	9.90	8,750.00	(5,115.80)	-58.47 %	
Insurance - General Liability	1 03	4510.02 5	154.88	0.77	464.64	0.33	1,108.31	643.67	58.08 %	
Insurance - Automobile	1 03	4510.03 5	843.36	4.22	2,324.08	1.66	1,458.31	(865.77)	-59.37 %	
Insurance - Workman's Comp	1 03	4510.04 5	1,315.37	6.58	3,902.51	2.79	4,316.62	414.11	9.59 %	
Insurance - Fidelity Bond	1 03	4510.09 5	286.33	1.43	859.01	0.61	875.00	15.99	1.83 %	
Insurance - Windstorm	1 03	4510.15 5	13,812.68	69.06	60,047.01	42.89	42,000.00	(18,047.01)	-42.97 %	
Insurance - Windstorm	1 03	4510.15P 5	0.00	0.00	15,193.95	10.85	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03	4520 5	(29,166.60)	(145.83)	19,412.42	13.87	20,416.62	1,004.20	4.92 %	
PROPERTY TAXES	1 03	4520.1 5	67.43	0.34	67.43	0.05	58.31	(9.12)	-15.64 %	
Collection Losses	1 03	4570 5	348.00	1.74	4,655.00	3.33	4,200.00	(455.00)	-10.83 %	
Total General Expense			(6,679.85)	(33.40)	120,791.85	86.28	83,183.17	(37,608.68)	-45.21 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 03	7540.4 5	0.00	0.00	254,948.63	182.11	186,815.23	(68,133.40)	-36.47 %	
Prop Bett & Add- Contracts - 1406	1 03	7540.4OP 5	0.00	0.00	17,301.37	12.36	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03	7590 5	0.00	0.00	(254,948.63)	(182.11)	(186,815.23)	68,133.40	36.47 %	
Operating Exp Prop - Contra - 1406	1 03	7590.OP 5	0.00	0.00	(17,301.37)	(12.36)	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			(76,234.72)	(381.17)	(617,040.97)	(440.74)	(824,568.71)	207,527.74	25.17 %	
Net Income (Loss)			39,879.57	199.41	321,716.20	229.80	1.26	321,714.94	24159807.14 %	

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: 56 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental		3 01 3110	5	4,000.00	500.00	27,158.00	484.96	28,000.00	(842.00)	-3.01 %
Total Rental Income				4,000.00	500.00	27,158.00	484.96	28,000.00	(842.00)	-3.01 %
Other Income										
Interest Earned on Gen Fund Investments		3 01 3610	5	284.57	35.57	1,421.25	25.38	497.00	924.25	185.97 %
Other Income-Tenants		3 01 3690	5	45.00	5.63	300.00	5.36	131.25	168.75	128.57 %
Total Other Income				329.57	41.20	1,721.25	30.74	628.25	1,093.00	173.98 %
Total Revenue				4,329.57	541.20	28,879.25	515.70	28,628.25	251.00	0.88 %
Administrative Expense										
Nontechnical Salaries		3 01 4110	5	207.06	25.88	1,179.78	21.07	4,872.00	3,692.22	75.78 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	116.62	116.62	100.00 %
Accounting Fees		3 01 4170	5	0.00	0.00	1,304.25	23.29	0.00	(1,304.25)	-100.00 %
Audit Fees		3 01 4171	5	1,018.48	127.31	1,018.48	18.19	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5	112.90	14.11	432.81	7.73	2,371.81	1,939.00	81.75 %
Sundry		3 01 4190	5	0.00	0.00	0.00	0.00	583.31	583.31	100.00 %
Advertising and Marketing		3 01 4190.08	5	0.00	0.00	80.40	1.44	145.81	65.41	44.86 %
Publications		3 01 4190.11	5	0.00	0.00	0.00	0.00	116.62	116.62	100.00 %
Other Sundry Expense		3 01 4190.18	5	190.67	23.83	1,866.41	33.33	3,205.44	1,339.03	41.77 %
Total Administrative Expense				1,529.11	191.14	5,882.13	105.04	11,411.61	5,529.48	48.45 %
Utilities Expense										
Water		3 01 4310	5	32.82	4.10	169.04	3.02	248.50	79.46	31.98 %
Other Utility Expense - Sewer		3 01 4390	5	59.58	7.45	296.05	5.29	455.00	158.95	34.93 %
Total Utilities Expense				92.40	11.55	465.09	8.31	703.50	238.41	33.89 %
Ordinary Maintenance and Operation										
Labor		3 01 4410	5	0.00	0.00	219.80	3.92	5,423.25	5,203.45	95.95 %
Materials		3 01 4420	5	0.00	0.00	19.80	0.35	1,166.62	1,146.82	98.30 %
Contract Cots-Extermination		3 01 4430.01	5	90.00	11.25	315.00	5.63	312.62	(2.38)	-0.76 %
Contract Costs-Other Repairs		3 01 4430.03	5	0.00	0.00	3,645.00	65.09	1,589.00	(2,056.00)	-129.39 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	0.00	0.00	350.00	6.25	1,339.31	989.31	73.87 %
Connect/Disconnect Fees		3 01 4430.4	5	0.00	0.00	0.00	0.00	17.50	17.50	100.00 %
Garbage and Trash Collection		3 01 4431	5	95.94	11.99	575.64	10.28	758.31	182.67	24.09 %
Emp Benefit Cont - Maintenance		3 01 4433	5	23.86	2.98	72.85	1.30	3,264.31	3,191.46	97.77 %
Total Ordinary Maintenance and Operation				209.80	26.23	5,198.09	92.82	13,870.92	8,672.83	62.53 %
General Expense										

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: 56 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	PUM	7 Month(s) Ended October 31, 2022	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01 4510.01 5		824.16	103.02	2,019.48	36.06	1,336.30	(683.18)	-51.12 %
Insurance - General Liability	3 01 4510.02 5		15.49	1.94	46.47	0.83	37.31	(9.16)	-24.55 %
Insurance - Windstorm	3 01 4510.15 5		162.15	20.27	1,082.71	19.33	1,268.12	185.41	14.62 %
Total General Expense			1,001.80	125.22	3,148.66	56.23	2,641.73	(506.93)	-19.19 %
Total Expenses			(2,833.11)	(354.14)	(14,693.97)	(262.39)	(28,627.76)	13,933.79	48.67 %
Net Income (Loss)			1,496.46	187.07	14,185.28	253.31	0.49	14,184.79	2857016.33 %

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

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2023				ACCOUNT	1 Month(s) Ended October 31, 2022	7 Month(s) Ended October 31, 2022	Budget	Variance	Variance %
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	55,587.00	396,570.00	304,587.50	91,982.50	30.20 %	
Interest Income HA Portion	7	01	3300	5	577.35	2,602.79	709.31	1,893.48	266.95 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,145.00	4,302.06	(157.06)	-3.65 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	583.31	(583.31)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	259.55	19,509.05	2,118.06	17,390.99	821.08 %	
Other Income	7	01	3690	5	0.00	35.00	61.25	(26.25)	-42.86 %	
HAP Earned Income	7	01	4902	5	408,152.00	2,639,718.00	2,558,315.62	81,402.38	3.18 %	
Total Operating Income					464,575.90	3,062,579.84	2,870,677.11	191,902.73	6.68 %	
Total Revenue					464,575.90	3,062,579.84	2,870,677.11	191,902.73	6.68 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	7,068.58	58,757.34	83,266.75	24,509.41	29.43 %	
Legal Expense	7	01	4130	5	0.00	5,918.25	1,166.62	(4,751.63)	-407.30 %	
STAFF TRAINING	7	01	4140	5	0.00	1,470.00	1,458.31	(11.69)	-0.80 %	
Travel	7	01	4150	5	0.00	861.50	1,458.31	596.81	40.92 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	168.42	291.62	123.20	42.25 %	
Accounting Fees	7	01	4170	5	0.00	3,309.77	0.00	(3,309.77)	-100.00 %	
Audit Fees	7	01	4171	5	793.29	793.29	1,750.00	956.71	54.67 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	7,476.00	7,721.00	245.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	5,776.44	29,654.74	28,882.00	(772.74)	-2.68 %	
Sundry	7	01	4190	5	0.00	0.00	410.06	410.06	100.00 %	
Postage/FedEx/UPS	7	01	4190.03	5	477.91	2,903.22	2,100.00	(803.22)	-38.25 %	
Advertising and Marketing	7	01	4190.08	5	0.00	2,237.80	1,166.62	(1,071.18)	-91.82 %	
Tenant Tracker	7	01	4190.10	5	15.00	1,020.00	1,750.00	730.00	41.71 %	
Publications	7	01	4190.11	5	0.00	0.00	2,916.62	2,916.62	100.00 %	
Membership Dues and Fees	7	01	4190.12	5	0.00	0.00	583.31	583.31	100.00 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	472.15	3,725.95	5,833.31	2,107.36	36.13 %	
Forms & Office Supplies	7	01	4190.17	5	664.85	8,330.86	9,333.31	1,002.45	10.74 %	
Other Sundry Expense	7	01	4190.18	5	258.40	718.80	3,478.37	2,759.57	79.34 %	
Administrative Contact Costs	7	01	4190.19	5	6,091.41	40,206.95	23,333.31	(16,873.64)	-72.32 %	
Asset Management Fee - AMP	7	01	4190.22	5	9,108.00	63,252.00	63,252.00	0.00	0.00 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,692.50	39,532.50	39,532.50	0.00	0.00 %	
Asset Management Fee - AMP	7	03	4190.22	5	948.00	6,384.00	6,048.00	(336.00)	-5.56 %	
AMP Bookkeeping Fees	7	03	4190.23	5	592.50	3,990.00	3,780.00	(210.00)	-5.56 %	
Total Administrative Expense					39,027.03	280,711.39	289,512.02	8,800.63	3.04 %	
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	7,915.67	1,166.62	(6,749.05)	-578.51 %	
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	497.05	0.00	(497.05)	-100.00 %	
Total Operating Expenses					1,180.71	8,412.72	1,166.62	(7,246.10)	-621.12 %	
General Expense										
Insurance - Automobile	7	01	4510.03	5	190.44	524.80	875.00	350.20	40.02 %	
Insurance - Workman's Comp	7	01	4510.04	5	828.20	2,457.14	2,140.81	(316.33)	-14.78 %	
Insurance - Fidelity Bond	7	01	4510.09	5	180.28	540.86	0.00	(540.86)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	583.31	583.31	100.00 %	
Emp Benefit Cont-Unemployment	7	01	4540.8	5	5,892.00	8,347.00	0.00	(8,347.00)	-100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	195.06	651.61	583.31	(68.30)	-11.71 %	
Portability - Port In Deposits	7	01	4590.PID	5	(4,319.00)	(29,600.00)	0.00	29,600.00	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	4,319.00	29,600.00	0.00	(29,600.00)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	1,917.35	13,450.23	17,500.00	4,049.77	23.14 %	
Total General Expense					9,203.33	25,971.64	21,682.43	(4,289.21)	-19.78 %	
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	29,166.62	29,166.62	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(29,166.62)	(29,166.62)	-100.00 %	
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %	
Housing Assistance Payments										
HAP Payments - Rents	7	01	4715.1	5	367,692.00	2,499,262.00	2,387,657.37	(111,604.63)	-4.67 %	

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

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2022	7 Month(s) Ended October 31, 2022	Budget	Variance	Variance %
HAP Payments - Utilities		7 01 4715.4 5	7,183.00	40,428.00	19,250.00	(21,178.00)	-110.02 %
Fraud Recovery HUD		7 01 4715.8 5	0.00	(4,145.00)	2,333.31	6,478.31	277.64 %
HAP Portability		7 01 4715.P 5	0.00	0.00	4,666.62	4,666.62	100.00 %
HAP Payments - Port Out		7 01 4715.PO 5	1,311.00	10,386.00	23,333.31	12,947.31	55.49 %
HAP Payments - Rents		7 02 4715.1 5	3,886.00	25,447.00	36,925.56	11,478.56	31.09 %
HAP Payments - Utilities		7 02 4715.4 5	0.00	0.00	2,916.62	2,916.62	100.00 %
HAP Payments - Rent - VASH		7 03 4715.1 5	12,654.00	79,682.00	29,166.62	(50,515.38)	-173.20 %
HAP Payments - Utilities - VASH		7 03 4715.4 5	92.00	301.00	2,916.62	2,615.62	89.68 %
HAP Payments - Portability		7 03 4715.P 5	0.00	0.00	2,944.62	2,944.62	100.00 %
HAP Payments - Port Out		7 03 4715.PO 5	17,305.00	115,268.96	19,348.00	(95,920.96)	-495.77 %
HAP Payments - Rent - Home Owners		7 04 4715.1 5	492.00	3,436.00	0.00	(3,436.00)	-100.00 %
HAP Payments - Home Ownership Prc		7 04 4715.HO 5	0.00	0.00	12,128.62	12,128.62	100.00 %
HAP Payments - Rent - Foster Youth		7 05 4715.1 5	1,764.00	8,928.00	12,128.62	3,200.62	26.39 %
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	76.00	632.00	2,599.31	1,967.31	75.69 %
Total Housing Assistance Payments			412,455.00	2,779,625.96	2,558,315.20	(221,310.76)	-8.65 %
Total Expenses			(461,866.07)	(3,094,721.71)	(2,870,676.27)	(224,045.44)	-7.80 %
Total Net Income (Loss)			2,709.83	(32,141.87)	0.84	(32,142.71)	-4060716.67 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, DECEMBER 21, 2022

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
73	31456	\$339.00
		\$0.00
Bonita Park Total		\$339.00
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
126	13124	\$715.00
Le Moyne Gardens Total		\$715.00
Grand Total		\$1,054.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 12/01/22

FOR THE MONTH OF NOVEMBER 2022

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

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

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 12/01/22

FOR THE MONTH OF NOVEMBER 2022

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
73	31456	-\$200.00	\$0.00	\$473.00	\$25.00	\$41.00	\$0.00	\$339.00	Unit Abandoned - rents, late fees, and sales and services fees.

Rent due: October 2022 \$458.00 + November 2022 \$15.00 (prorated) + Late Fee: October 2022 \$25.00 + Sales and Service fees: Pest control noncompliance September 2022 \$25.00 + Spectrum internet October \$15.00 + November 2022 \$1.00 (prorated) = Amount due: \$539.00 - Security Deposit \$200.00 = \$339.00

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	TOTALS	-\$200.00	\$0.00	\$473.00	\$25.00	\$41.00	\$0.00	\$339.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 12/01/22

FOR THE MONTH OF NOVEMBER 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
126	13124	\$200.00	\$0.00	\$843.00	\$50.00	\$22.00	\$0.00	\$715.00	Unit Abandoned - rents, late fees, and sales and services fees.

Rents due: Oct. 2022 \$602.00 + Nov. 2022 (pro-rated move out) \$241.00 + Late fees: Oct. 2022 \$25.00 + Nov. 2022 25.00 + Sales and Service fees: Spectrum internet Oct. 2022 \$15.00 + Nov. 2022 (pro-rated) \$7.00 = Amount due: \$915.00 - Security Deposit \$200.00 = \$715.00

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	TOTALS	\$200.00	\$0.00	\$843.00	\$50.00	\$22.00	\$0.00	\$715.00	
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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,
FOR LOS VECINOS, BONITA PARK, SUNSET TERRACE, ARAGON, ARROYO VISTA
COURT 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 public housing developments known as TX065000010: Los Vecinos, 702 South M Street; TX065000020: Bonita Park, 601 South Rangerville Rd., Sunset Terrace, 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and TX065000030: Le Moyne Gardens, 3221 North 25th Street in the City of **Harlingen**, County of **Cameron** and the State of **Texas**; and

WHEREAS: the Harlingen Housing Authority Board of Commissioners hereby takes 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 Perez, and Chief Executive Officer, Hilda Benavides, and filing the Declaration of Trust for TX065000010: Los Vecinos, 702 South M Street; TX065000020: Bonita Park, 601 South Rangerville Rd., Sunset Terrace, 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and TX065000030: Le Moyne Gardens, 3221 North 25th Street, and the Board of Commissioners adopts this Resolution at its Regular Board Meeting on December 21, 2022, which is duly and properly posted and held according to law, by unanimous vote. This Resolution will take effect immediately.

IN WITNESS WHEREOF, the undersigned have executed this Resolution as of **December 21, 2022.**

Carlos Perez
Chairperson – Board of Commissioners

Hilda Benavides
Chief Executive Officer

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 21st day of December 2022 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"), 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 & TX065000030, dated October 1, 2022, 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 projects located at 702 South M. Street, 601 South Rangerville Rd., 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and 3221 North 25th Street, 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;

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 projects located at 702 South M. Street, 601 South Rangerville Rd., 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and 3221 North 25th Street, 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. N/A to the ACC (“Mixed Finance ACC Amendment”), adding the N/A public housing units and any necessary associated appurtenances to the ACC under project number N/A located at N/A in the City of N/A, County of N/A, in the State/Commonwealth of N/A (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. N/A to the ACC (“Mixed Finance ACC Amendment”), adding the N/A public housing units and any associated appurtenances to the ACC under project number N/A in the City of N/A, County of N/A, in the State of N/A (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 N/A.

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 [Harlingen Housing Authority] does hereby acknowledge and declare that it is possessed of and holds title to the Projects consisting of the real property located at **702 South M. Street, 601 South Rangerville Rd., 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and 3221 North 25th Street** situated in the City of Harlingen, County of Cameron, in the State/Commonwealth of Texas, as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [Harlingen Housing Authority] 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. **702 South M. Street, 601 South Rangerville Rd., 1401 North Sunset Dr., 1810 & 1814 Aragon Dr., 505 Arroyo Vista Court, and 3221 North 25th Street;**
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.

[Harlingen Housing Authority]

Housing Authority

By: _____

Name: **Hilda Benavides**

Title: **Chief Executive Officer**

By: _____

Name: **Carlos Perez**

Title: **Board Chairperson**

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

Los Vecinos 702 South M Street: 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 of the S.H. Bell Subdivision, in Survey No. 43, in Cameron County, Texas, according to map or plat thereof recorded in Volume 4, Page 18, of the Map and Plat Records of Cameron County, Texas, save 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.

Bonita Park 601 South Rangerville Rd.: Project Tex 65-2, a 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.

Sunset Terrace 1401 N. Sunset Dr.: Lot One (1) Block One (1), Expressway Subdivision, Section II, Cameron County, Texas, according to map or plat recorded in Volume I, Page 962B, of the Map Records of Cameron County, Texas.

Aragon 1810 & 1814 Aragon Dr.: Haveford Square Subdivision PH I Lot 3 & 4 (Cab 1 Slot 2002-B CCMR)

Arroyo Vista Court 505 Arroyo Vista Court: The Oaks subdivision unit III Lot 4 Block 2 (C1-2527-B CCMR)

Le Moyne Gardens 3221 North 25th Street: 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 Moyne 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.

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.

Board Resolution No. 1492
Housing Authority of the City of Harlingen

Resolution to Approve FYB 2023 Five Year and Annual PHA Plan for Submission to HUD and Approve the PHA Certification of Compliance with the PHA Plans and Related Regulations

WHEREAS: The United States Congress passed the Quality Housing and Work Responsibility Act (QHWRA) of 1998 on October 21, 1998; and

WHEREAS: The QHWRA requires Public Housing Authorities to approve the Housing Authority's PHA Plan for submission to HUD; and

WHEREAS: The PHA Plans establish the basic goals, objectives and policies of the Housing Authority, and serves as the request to HUD for the Capital Fund Program; and

WHEREAS: HUD requires PHA to approve the attached "PHA Certification of Compliance with the PHA Plans and Related Regulations."

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approve the FYB 2023 Five Year and Annual PHA Plan for submission to HUD and approve the required "PHA Certification of Compliance with the PHA Plans and Related Regulations" on this the 21st day of December, 2022.

Chairperson - Board of Commissioners

Secretary to the Board

**PHA Five Year and Annual Plan Summary
Resolution #1492**

12/21/2022

This year's annual update is a part of the Five-Year Plan (2023-2027).

The PHA Annual plan was updated with information that was gathered from every department including the Accounting Dept., Housing Choice Voucher, Low Rent, and from the residents of the Housing Authority. The update consists of planning goals and achievements. The plan was done by Nelrod.

An ad was advertised in the Valley Morning Star on October 16, 2022 announcing the Public Hearing and the availability of the plans for public view. The Public Hearing was held on December 7, 2022. The Annual plan draft was displayed at all the Low Rent AMP offices, the Harlingen Public Library, the Administration office, the City of Harlingen and on our website. It was placed for a public comment period of 45 days. Resident meetings were held and comments from the residents were addressed.

The funding has fluctuated in the last few years for capital funds; in 2019 we received \$1,340,887.00, in 2020 we received \$1,230,982.00, in 2021 we received \$1,286,365.00, in 2022 we received \$1,595,127.00. The future proposed budgets are being estimated with the last amount funded, \$1,595,127.00.

Today we are asking you, the Board of Commissioners, to pass resolution # 1492 adopting the Harlingen Housing Authority's Five Year and Annual Plan. It will be submitted to HUD; it is due on January 15, 2023.

Flat Rent Methodology:

**80% of the current Fair Market Rents
minus the utility allowance.**

This method was initiated by HUD.

Attachments are as follows:

**Attachment 1 Proposed 2023 Flat Rent Schedule presented
for Board approval.**

Attachment 2 Fair Market Rents

**Attachment 3 Calculation Chart (FMR@ 80% minus the
utility allowance = Flat Rent)**

Flat Rents vs. Income Based Rent:

Flat Rents assist working (growing) families

Income Based Rents are 30% of family income

Flat Rents Schedule

Board of Commissioners Meeting: December 21, 2022

Effective Date: 1/1/2023

Date Posted: 11/04/2022

Property	80% of Original FR - U/A = Flat Rent
Los Vecinos	
1 bedroom – Row House	\$562.00-\$136.00=\$426.00
2 bedroom – Row House	\$714.00-\$154.00=\$560.00
2 bedroom - Duplex	\$714.00-\$155.00=\$559.00
3 bedroom – Row House	\$925.00-\$174.00=\$751.00
3 bedroom - Duplex	\$925.00-\$175.00=\$750.00
Bonita Park	
1 bedroom – Duplex	\$562.00-\$143.00=\$419.00
2 bedroom – Duplex	\$714.00-\$166.00=\$548.00
3 bedroom – Duplex	\$925.00-\$189.00=\$736.00
4 bedroom – Duplex	\$1,043.00-\$211.00=\$832.00
Le Moyne Gardens	
1 bedroom – Row House	\$562.00-\$144.00=\$418.00
2 bedroom – Row House	\$714.00-\$166.00=\$548.00
2 bedroom - Duplex	\$714.00-\$166.00=\$548.00
3 bedroom – Row House	\$925.00-\$190.00=\$735.00
3 bedroom - Duplex	\$925.00-\$190.00=\$735.00
Sunset Terrace	
3 bedroom - Duplex	\$925.00-\$190.00=\$735.00
3 bedroom – Single Family	\$925.00-\$211.00=\$714.00
4 bedroom – Duplex	\$1,043.00-\$212.00=\$831.00
4 bedroom – Single Family	\$1,043.00-\$235.00=\$808.00
Aragon Property	
2 bedroom – Duplex	\$714.00-\$172.00=\$542.00
Arroyo Vista Court Property	
2 bedroom – Row House	\$714.00-\$150.00=\$564.00
3 bedroom – Row House	\$925.00-\$175.00=\$750.00

All Flat Rents increased ranging from \$35.00 – \$66.00 increasing an estimated 6 to 9%.

Difference (increase) from 2022-2023

1 bedroom	\$35.00 to 36.00	9%
2 bedroom	\$46.00 to \$50.00	9%
3 bedroom	\$57.00 to \$66.00	9%
4 bedroom	\$42.00 to \$49.00	6%



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Brownsville-Harlingen, TX MSA FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$632	\$702	\$893	\$1,156	\$1,304
FY 2022 FMR	\$598	\$631	\$803	\$1,043	\$1,206

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

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

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

1. **Calculate the Base Rent:** HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2023 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS₂₀₂₀ 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

In order to calculate rents that are "as of" 2020, HUD takes the average of the recent mover factor from 1-year ACS₂₀₁₉ recent mover rent inflated by 2019-2020 gross rent change; and the

Posted: 11/4/2022 effective Jan. 2023

Proposed 2023 Flat Rent calculations**Methodology**

2023 Fair Market rents @ 80%

Flat Rent minus utility allowance

Methodology	2023 Fair Market rents @ 80%	Flat Rent minus utility allowance
Bonita Park		
1 bedroom	\$702.00 @ 80% = \$562.00	\$562.00-\$143.00=\$419.00
2 bedroom	\$893.00 @ 80% = \$714.00	\$714.00-\$166.00=\$548.00
3 bedroom	\$1,156.00 @ 80% = \$925.00	\$925.00-\$189.00=\$736.00
4 bedroom	\$1,304.00 @ 80% = \$1,043.00	\$1,043.00-\$211.00= \$832.00
LeMoyne Gardens		
1 bedroom	\$702.00 @ 80% = \$562.00	\$562.00-\$144.00=\$418.00
2 bedroom -Row House	\$893.00 @ 80% = \$714.00	\$714.00-\$166.00=\$548.00
2 bedroom - Duplex	\$893.00 @ 80% = \$714.00	\$714.00-\$166.00=\$548.00
3 bedroom -Row House	\$1,156.00 @ 80% = \$925.00	\$925.00-\$190.00=\$735.00
3 bedroom - Duplex	\$1,156.00 @ 80% = \$925.00	\$925.00-\$190.00=\$735.00
Los Vecinos		
1 bedroom	\$702.00 @ 80% = \$562.00	\$562.00-\$136.00 = \$426.00
2 bedroom -Row House	\$893.00 @ 80% = \$714.00	\$714.00-\$154.00=\$560.00
2 bedroom - Duplex	\$893.00 @ 80% = \$714.00	\$714.00-\$155.00=\$559.00
3 bedroom - Row	\$1,156.00 @ 80% = \$925.00	\$925.00-\$174.00=\$751.00
3 bedroom - Duplex	\$1,156.00 @ 80% = \$925.00	\$925.00-\$175.00=\$750.00
Sunset Terrace		
3 bedroom - Duplex	\$1,156.00 @ 80% = \$925.00	\$925.00-\$190.00=\$735.00
3 bedroom Single Fa	\$1,156.00 @ 80% = \$925.00	\$925.00-\$211.00=\$714.00
4 bedroom Duplex Family	\$1,304.00 @ 80% = \$1,043.00	\$1,043.00-\$212.00=\$831.00
4 bedroom Single Family	\$1,304.00 @ 80% = \$1,043.00	\$1,043.00-\$235.00=\$808.00
Aragon Property		
2 bedroom - Duplex	\$893.00 @ 80% = \$714.00	\$714.00-\$172.00=\$542.00
Arroyo Vista Court		
2 bedroom Row house	\$893.00 @ 80% = \$714.00	\$714.00-\$150.00=\$564.00
3 bedroom Row House	\$1,156.00 @ 80% = \$925.00	\$925.00-\$175.00=\$750.00
	Difference from 2022-2023	All of the Flat Rents increased
	1 bedroom	\$35.00 to \$36.00 9%
	2 bedrooms	\$46.00 to \$50.00 9%
	3 bedrooms	\$57.00 to \$66.00 9%
	4 bedrooms	\$42.00 to \$49.00 6%

City of Harlingen Housing Authority

October 2022

Bank Balances

Comparative Income Statements/Charts

Accounting Report

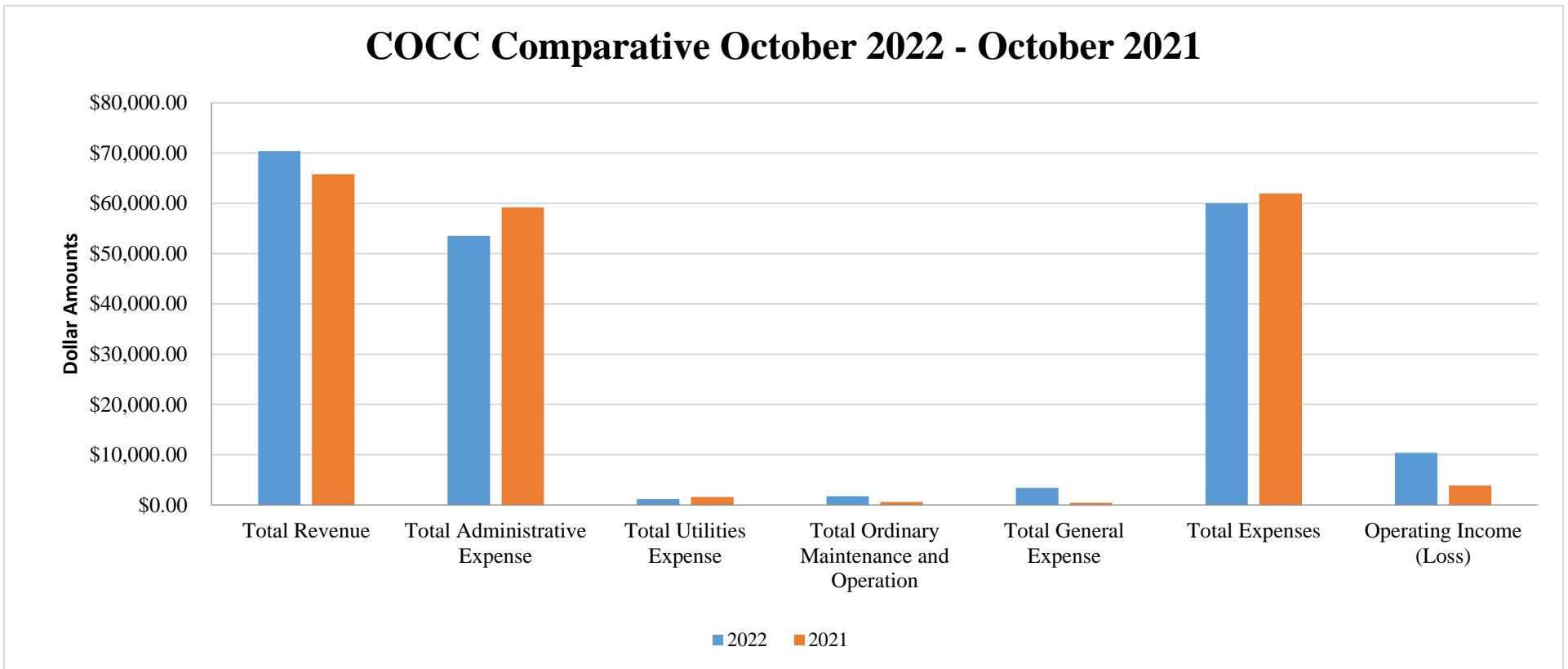


Bank Balances- Reserves as of 10/31/2022

	October 2022 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$57,791.93 COCC Investment Account		
\$442,267.50 COCC General Fund	\$60,022.82	8.33
Low Rent Reserves:		
\$1,712,381.89 Los Vecinos	\$48,778.25	35.11
\$893,441.18 Bonita Park	\$49,077.24	18.20
\$1,701,218.28 Le Moyne Gardens	\$76,234.72	22.32
Family Living Center Reserves:		
\$114,957.28 FLC bank cash account	\$2,833.11	40.58
Section 8 Reserves:		
\$290,330.22 Admin	\$39,027.03	7.44
\$4,866.10 HAP	\$412,455.00	0.01

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

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$70,399.01	\$65,823.11
Total Administrative Expense	\$53,550.43	\$59,209.31
Total Utilities Expense	\$1,150.36	\$1,572.38
Total Ordinary Maintenance and Operation	\$1,749.00	\$618.11
Total General Expense	\$3,407.78	\$413.08
Total Expenses	\$60,022.82	\$61,951.86
Operating Income (Loss)	\$10,376.19	\$3,871.25



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

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	0.00	10,705.00	(10,705.00)	-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	10,705.00	2,555.00	23.87 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	(62.81)	1,068.00	(1,130.81)	-105.88 %
Total Rental Income					(62.81)	1,068.00	(1,130.81)	-105.88 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	995.00	110.31	884.69	802.00 %
OTHER INCOME	1	06	3690	5	2,321.42	989.20	1,332.22	134.68 %
Other Income - Management Fee	1	06	3690.2	5	38,069.40	26,796.25	11,273.15	42.07 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	15,156.00	(10,176.00)	-67.14 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,840.00	9,997.50	(157.50)	-1.58 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					57,201.82	54,045.26	3,156.56	5.84 %
Other Receipts								
CARES ACT - Revenue	1	06	8029.3	CR	0.00	4.85	(4.85)	-100.00 %
Total Other Receipts					0.00	4.85	(4.85)	-100.00 %
Total Revenue					70,399.01	65,823.11	4,575.90	6.95 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	26,931.75	33,521.09	6,589.34	19.66 %
LEGAL EXPENSE	1	06	4130	5	507.00	0.00	(507.00)	0.00 %
TRAVEL	1	06	4150	5	1,113.80	135.04	(978.76)	-724.79 %
Audit Fees	1	06	4171	5	2,991.47	2,991.47	0.00	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	14,338.06	10,438.29	(3,899.77)	-37.36 %
Postage/FedEx/UPS	1	06	4190.03	5	279.22	0.00	(279.22)	0.00 %
PUBLICATIONS	1	06	4190.11	5	0.00	202.80	202.80	100.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	100.00	2,048.28	1,948.28	95.12 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,651.29	1,534.94	(116.35)	-7.58 %
CARES - Telephone/Cell Phones/	1	06	4190.13	CR	0.00	1.10	1.10	100.00 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	543.36	2,537.66	1,994.30	78.59 %
Other Sundry Expense	1	06	4190.18	5	691.06	418.78	(272.28)	-65.02 %
Administrative Contact Costs	1	06	4190.19	5	2,052.69	3,159.36	1,106.67	35.03 %
BOARD MEETING EXPENSE	1	06	4190.9	5	2,350.73	2,220.50	(130.23)	-5.86 %
Total Administrative Expense					53,550.43	59,209.31	5,658.88	9.56 %
Utilities Expense								
WATER	1	06	4310	5	16.23	13.49	(2.74)	-20.31 %
ELECTRICITY	1	06	4320	5	1,111.11	1,541.91	430.80	27.94 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	23.02	16.98	(6.04)	-35.57 %
Total Utilities Expense					1,150.36	1,572.38	422.02	26.84 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	837.45	1,176.54	339.09	28.82 %
MATERIALS	1	06	4420	5	20.20	(1,130.81)	(1,151.01)	101.79 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	198.00	0.00	(198.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	89.58	39.68	44.30 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	596.66	436.01	(160.65)	-36.85 %
Total Ordinary Maintenance and Operation					1,749.00	618.11	(1,130.89)	-182.96 %
Protective Services								
Protective Services - Contract	1	06	4480	5	165.25	135.23	(30.02)	-22.20 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

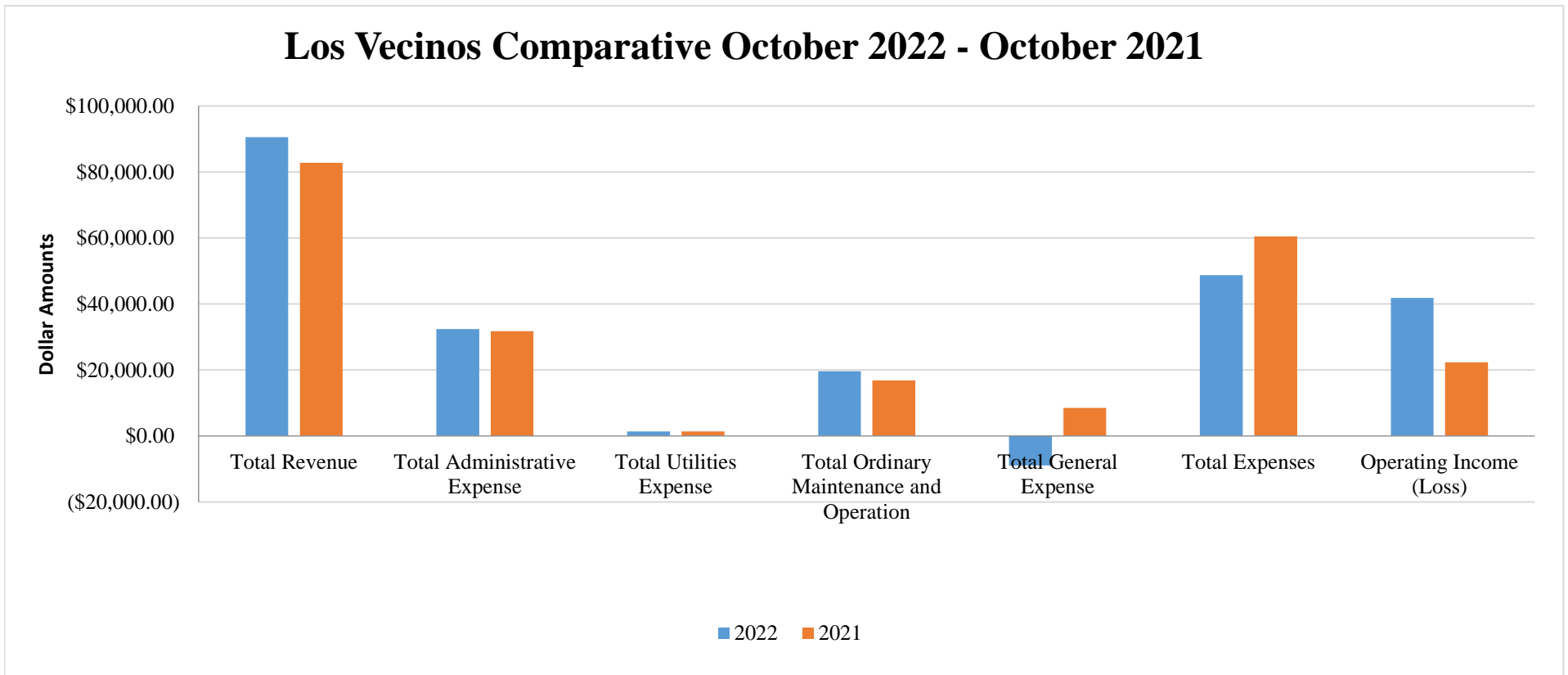
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
CARES- PROTECTIVE SERVICES CC	1	06	4480	CR	0.00	3.75	3.75	100.00 %
Total Protective Services					165.25	138.98	(26.27)	-18.90 %
General Expense								
Insurance -Property (Fire & EC)	1	06	4510.01	5	659.33	0.00	(659.33)	0.00 %
Insurance - General Liability	1	06	4510.02	5	129.06	0.00	(129.06)	0.00 %
Insurance - Automobile	1	06	4510.03	5	435.28	0.00	(435.28)	0.00 %
Insurance - Workman's Comp	1	06	4510.04	5	1,120.50	0.00	(1,120.50)	0.00 %
Insurance - Fidelity Bond	1	06	4510.09	5	243.92	0.00	(243.92)	0.00 %
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20)	-12.15 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	356.41	0.00	(356.41)	0.00 %
Total General Expense					3,407.78	413.08	(2,994.70)	-724.97 %
Total Expenses					(60,022.82)	(61,951.86)	1,929.04	-3.11 %
Net Income (Loss)					10,376.19	3,871.25	6,504.94	177.24 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$90,594.58	\$82,818.59
Total Administrative Expense	\$32,361.49	\$31,800.38
Total Utilities Expense	\$1,375.67	\$1,357.16
Total Ordinary Maintenance and Operation	\$19,599.82	\$16,877.84
Total General Expense	(\$8,907.96)	\$8,489.67
Total Expenses	\$48,778.25	\$60,513.31
Operating Income (Loss)	\$41,816.33	\$22,305.28



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

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,828.00	25,371.00	1,457.00	5.74 %
Total Rental Income					26,828.00	25,371.00	1,457.00	5.74 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	2,961.08	282.59	2,678.49	947.84 %
Other Income-Tenants	1	01	3690	5	1,625.00	943.00	682.00	72.32 %
Total Other Income					4,586.08	1,225.59	3,360.49	274.19 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	59,180.50	56,222.00	2,958.50	5.26 %
Total Other Receipts					59,180.50	56,222.00	2,958.50	5.26 %
Total Revenue					90,594.58	82,818.59	7,775.99	9.39 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	4,648.02	6,618.77	1,970.75	29.78 %
Legal Expense	1	01	4130	5	198.90	0.00	(198.90)	0.00 %
Audit Fees	1	01	4171	5	5,663.07	5,663.07	0.00	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	4,042.45	3,686.57	(355.88)	-9.65 %
Postage/FedEx/UPS	1	01	4190.03	5	96.21	0.00	(96.21)	0.00 %
Tenant Tracker	1	01	4190.10	5	7.50	0.00	(7.50)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	565.27	561.02	(4.25)	-0.76 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	0.00	715.80	715.80	100.00 %
Other Sundry Expense	1	01	4190.18	5	278.42	321.21	42.79	13.32 %
Administrative Contact Costs	1	01	4190.19	5	4,431.69	2,282.94	(2,148.75)	-94.12 %
Management Fee Expense - AMP	1	01	4190.21	5	8,569.50	8,177.00	(392.50)	-4.80 %
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	1,087.50	1,110.00	22.50	2.03 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
BOARD MEETING EXPENSES	1	01	4190.9	5	108.96	0.00	(108.96)	0.00 %
Total Administrative Expense					32,361.49	31,800.38	(561.11)	-1.76 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	1,800.96	938.40	(862.56)	-91.92 %
Ten Services - Recreation, Pub	1	01	4220	5	589.55	0.00	(589.55)	0.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	773.93	530.42	(243.51)	-45.91 %
Total Tenant Services					3,164.44	1,468.82	(1,695.62)	-115.44 %
Utilities Expense								
Water	1	01	4310	5	66.24	83.11	16.87	20.30 %
Electricity	1	01	4320	5	1,114.38	1,035.11	(79.27)	-7.66 %
Gas	1	01	4330	5	148.77	125.68	(23.09)	-18.37 %
4150.2 - MILEAGE REIMBURSEMENT	1	01	4330.2	5	21.88	0.00	(21.88)	0.00 %
Other Utility Expense - Sewer	1	01	4390	5	24.40	113.26	88.86	78.46 %
Total Utilities Expense					1,375.67	1,357.16	(18.51)	-1.36 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	5,055.94	7,413.69	2,357.75	31.80 %
Materials	1	01	4420	5	350.02	2,062.62	1,712.60	83.03 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	1,150.00	475.00	(675.00)	-142.11 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.81	64.80	47.99	74.06 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Maintenance	1	01	4430.09	5	648.00	0.00	(648.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	2,250.00	0.00	0.00 %
Contract Costs-Electrical Contr	1	01	4430.21	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Plumbing Contrac	1	01	4430.22	5	3,950.00	950.00	(3,000.00)	-315.79 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

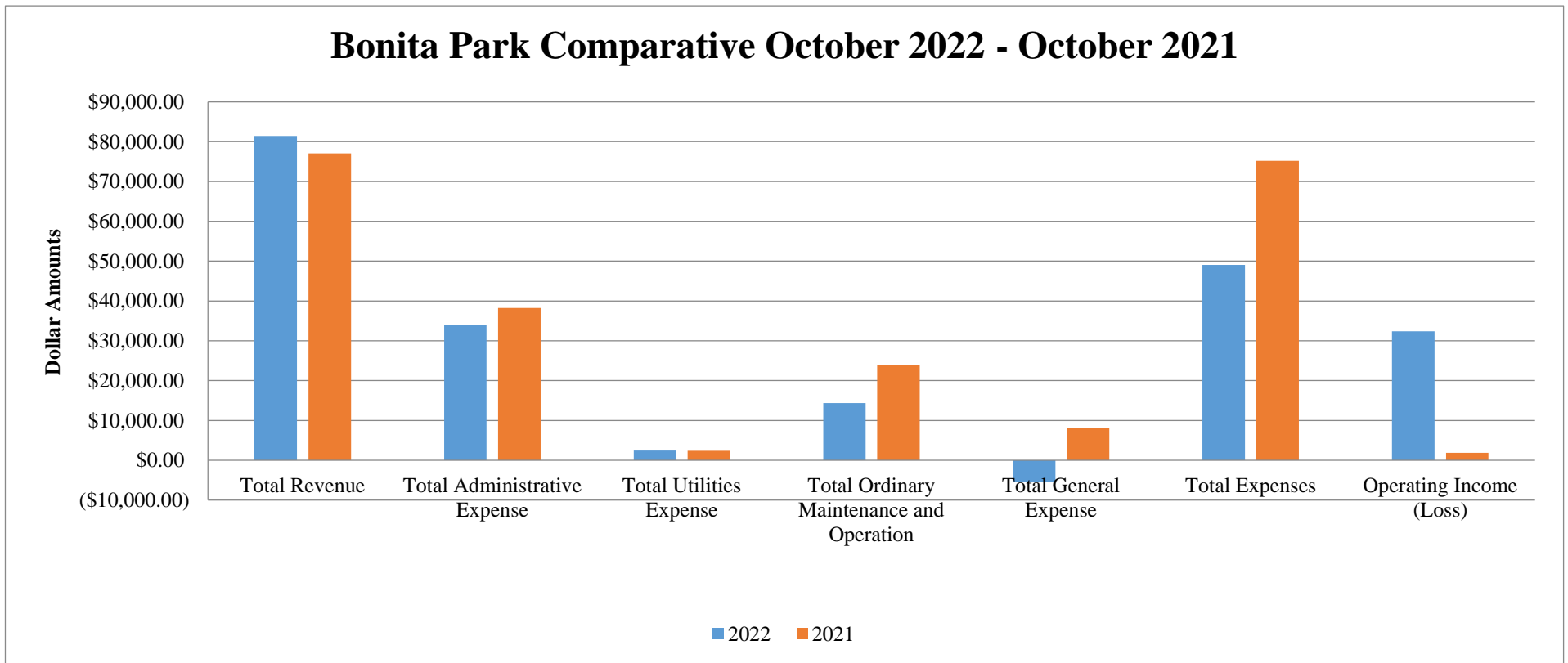
Custom 3: PHA

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

				Start: 10/01/2022	Start: 10/01/2021			
				End: 10/31/2022	End: 10/31/2021	Variance	Variance %	
Connect/Disconnect Fees	1	01	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	1	01	4431	5	230.63	87.74	(142.89)	-162.86 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,863.57	3,499.14	(364.43)	-10.41 %
Total Ordinary Maintenance and Operation					19,599.82	16,877.84	(2,721.98)	-16.13 %
Protective Services								
Protective Services - Contract	1	01	4480	5	1,184.79	519.44	(665.35)	-128.09 %
Total Protective Services					1,184.79	519.44	(665.35)	-128.09 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	4,341.69	0.00	(4,341.69)	0.00 %
Insurance - General Liability	1	01	4510.02	5	113.58	0.00	(113.58)	0.00 %
Insurance - Automobile	1	01	4510.03	5	625.72	0.00	(625.72)	0.00 %
Insurance - Workman's Comp	1	01	4510.04	5	828.20	0.00	(828.20)	0.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	180.28	0.00	(180.28)	0.00 %
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	(25,000.00)	2,500.00	27,500.00	1100.00 %
PROPERTY TAXES	1	01	4520.1	5	50.58	0.00	(50.58)	0.00 %
Total General Expense					(8,907.96)	8,489.67	17,397.63	204.93 %
Total Expenses					(48,778.25)	(60,513.31)	11,735.06	-19.39 %
Net Income (Loss)					41,816.33	22,305.28	19,511.05	87.70 %

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

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$81,478.62	\$77,064.75
Total Administrative Expense	\$33,928.73	\$38,238.09
Total Utilities Expense	\$2,455.74	\$2,382.28
Total Ordinary Maintenance and Operation	\$14,363.96	\$23,877.20
Total General Expense	(\$5,458.37)	\$8,025.25
Total Expenses	\$49,077.24	\$75,172.04
Operating Income (Loss)	\$32,401.38	\$1,892.71



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

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	23,729.00	24,473.00	(744.00)	-3.04 %
Nondwelling Rental	1	02	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					23,729.00	25,173.00	(1,444.00)	-5.74 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	1,551.42	179.75	1,371.67	763.10 %
Other Income - Tenants	1	02	3690	5	2,817.00	304.00	2,513.00	826.64 %
Other Income - Misc Other Reve	1	02	3690.1	5	29.70	0.00	29.70	0.00 %
Total Other Income					4,398.12	483.75	3,914.37	809.17 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	53,351.50	51,408.00	1,943.50	3.78 %
Total Other Receipts					53,351.50	51,408.00	1,943.50	3.78 %
Total Revenue					81,478.62	77,064.75	4,413.87	5.73 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	6,517.18	6,176.09	(341.09)	-5.52 %
Legal Expense	1	02	4130	5	198.90	0.00	(198.90)	0.00 %
Travel	1	02	4150	5	0.00	(302.82)	(302.82)	100.00 %
Audit Fees	1	02	4171	5	6,236.28	6,236.28	0.00	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,754.74	2,250.55	(2,504.19)	-111.27 %
Postage/FedEx/UPS	1	02	4190.03	5	96.21	0.00	(96.21)	0.00 %
Tenant Tracker	1	02	4190.10	5	7.50	0.00	(7.50)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	765.86	807.61	41.75	5.17 %
Forms & Office Supplies	1	02	4190.17	5	0.00	328.98	328.98	100.00 %
Other Sundry Expense	1	02	4190.18	5	215.68	277.29	61.61	22.22 %
Administrative Contact Costs	1	02	4190.19	5	3,762.94	11,652.11	7,889.17	67.71 %
Management Fee Expense - AMP	1	02	4190.21	5	8,451.30	7,956.00	(495.30)	-6.23 %
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	1,072.50	1,080.00	7.50	0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Board Meeting Expense	1	02	4190.9	5	73.64	0.00	(73.64)	0.00 %
Total Administrative Expense					33,928.73	38,238.09	4,309.36	11.27 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	1,800.87	760.61	(1,040.26)	-136.77 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	663.09	1,090.19	427.10	39.18 %
Total Tenant Services					2,463.96	1,850.80	(613.16)	-33.13 %
Utilities Expense								
Water	1	02	4310	5	183.42	219.56	36.14	16.46 %
Electricity	1	02	4320	5	1,905.68	1,877.34	(28.34)	-1.51 %
Gas	1	02	4330	5	307.77	262.60	(45.17)	-17.20 %
Other Utility Expense - Sewer	1	02	4390	5	58.87	22.78	(36.09)	-158.43 %
Total Utilities Expense					2,455.74	2,382.28	(73.46)	-3.08 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,353.05	8,016.52	4,663.47	58.17 %
Materials	1	02	4420	5	373.14	7,393.08	7,019.94	94.95 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	900.00	0.00	(900.00)	0.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.81	64.80	47.99	74.06 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	89.35	88.93	(0.42)	-0.47 %
Contract Costs-Maintenance	1	02	4430.09	5	2,110.46	0.00	(2,110.46)	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	1,725.00	(2,175.00)	-126.09 %
Contract Costs-Electrical Contr	1	02	4430.21	5	125.00	1,850.00	1,725.00	93.24 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	1,295.00	1,240.00	(55.00)	-4.44 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

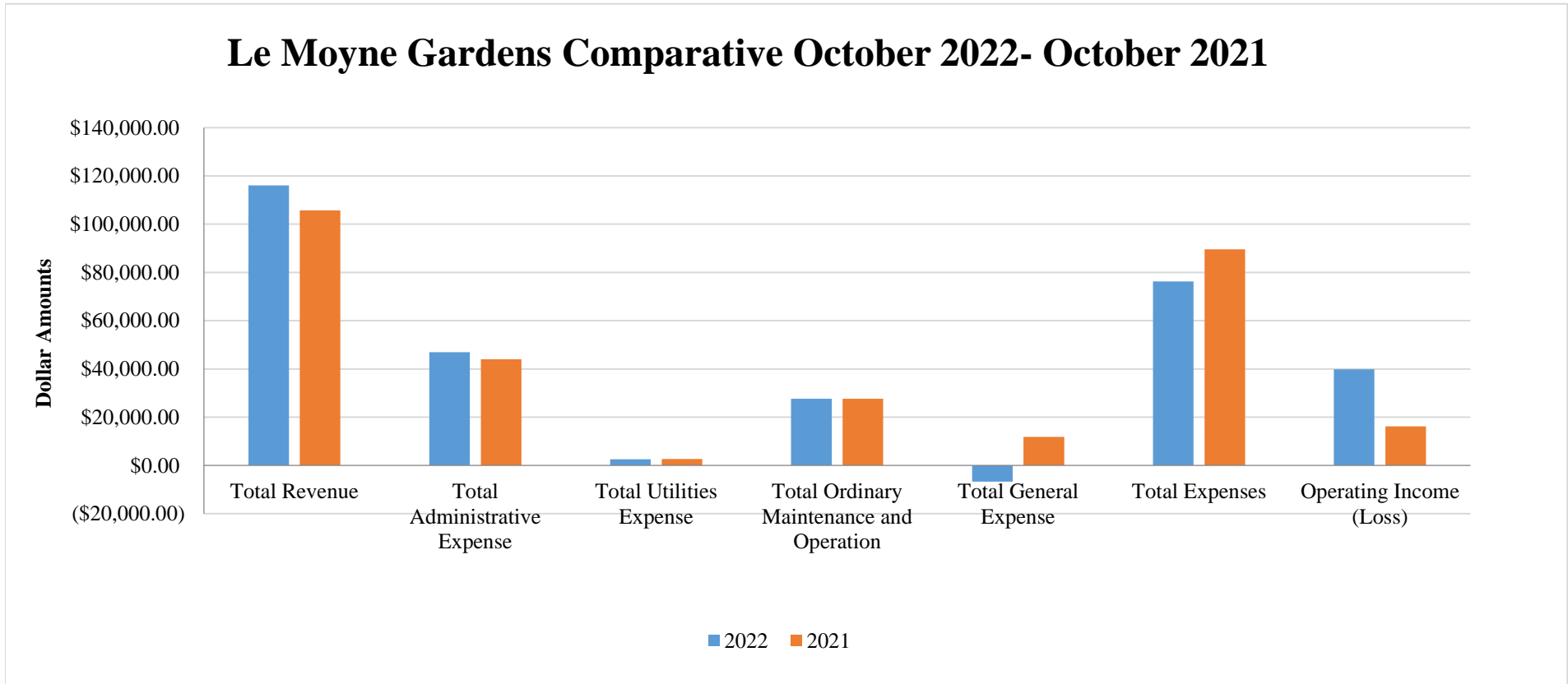
Custom 3: PHA

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

					Start: 10/01/2022	Start: 10/01/2021			
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %	
Connect/Disconnect Fees	1	02	4430.4	5	45.00	0.00	(45.00)	0.00 %	
Garbage and Trash Collection	1	02	4431	5	200.00	60.89	(139.11)	-228.46 %	
Emp Benefit Cont - Maintenance	1	02	4433	5	1,956.15	3,437.98	1,481.83	43.10 %	
Total Ordinary Maintenance and Operation					14,363.96	23,877.20	9,513.24	39.84 %	
Protective Services									
Protective Services - Contract	1	02	4480	5	1,323.22	798.42	(524.80)	-65.73 %	
Total Protective Services					1,323.22	798.42	(524.80)	-65.73 %	
General Expense									
Insurance -Property (Fire & EC	1	02	4510.01	5	4,834.54	0.00	(4,834.54)	0.00 %	
Insurance - General Liability	1	02	4510.02	5	103.25	0.00	(103.25)	0.00 %	
Insurance - Automobile	1	02	4510.03	5	625.72	0.00	(625.72)	0.00 %	
Insurance - Workman's Comp	1	02	4510.04	5	779.48	0.00	(779.48)	0.00 %	
Insurance - Fidelity Bond	1	02	4510.09	5	169.67	0.00	(169.67)	0.00 %	
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	(22,708.26)	2,291.66	24,999.92	1090.91 %	
PROPERTY TAXES	1	02	4520.1	5	50.58	0.00	(50.58)	0.00 %	
Collection Losses	1	02	4570	5	1,421.00	157.00	(1,264.00)	-805.10 %	
Total General Expense					(5,458.37)	8,025.25	13,483.62	168.01 %	
Other Expenditures									
Property Better & Add-Contract	1	02	7540.4	5	23,500.00	47,925.50	24,425.50	50.97 %	
Operating Exp For Property - C	1	02	7590	5	(23,500.00)	(47,925.50)	(24,425.50)	50.97 %	
Total Other Expenditures					0.00	0.00	0.00	0.00 %	
Total Expenses					(49,077.24)	(75,172.04)	26,094.80	-34.71 %	
Net Income (Loss)					32,401.38	1,892.71	30,508.67	2902.41 %	

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

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$116,114.29	\$105,699.55
Total Administrative Expense	\$46,922.98	\$44,018.12
Total Utilities Expense	\$2,572.34	\$2,668.66
Total Ordinary Maintenance and Operation	\$27,605.70	\$27,591.01
Total General Expense	(\$6,679.85)	\$11,836.92
Total Expenses	\$76,234.72	\$89,562.76
Operating Income (Loss)	\$39,879.57	\$16,136.79



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

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	30,283.00	30,104.00	179.00	0.59 %
Nondwelling Rental	1	03	3190	5	1,400.00	0.00	1,400.00	0.00 %
Total Rental Income					31,683.00	30,104.00	1,579.00	5.25 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	2,902.29	320.35	2,581.94	805.97 %
Other Income-Tenants	1	03	3690	5	1,965.00	135.00	1,830.00	1355.56 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	406.20	(406.20)	-100.00 %
Total Other Income					4,867.29	861.55	4,005.74	464.95 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	79,564.00	74,734.00	4,830.00	6.46 %
Total Other Receipts					79,564.00	74,734.00	4,830.00	6.46 %
Total Revenue					116,114.29	105,699.55	10,414.74	9.85 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	8,633.95	8,044.55	(589.40)	-7.33 %
Legal Expense	1	03	4130	5	265.20	0.00	(265.20)	0.00 %
Travel	1	03	4150	5	0.00	(302.82)	(302.82)	100.00 %
Audit Fees	1	03	4171	5	8,524.03	8,524.03	0.00	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	4,570.82	3,501.31	(1,069.51)	-30.55 %
Postage/FedEx/UPS	1	03	4190.03	5	96.21	0.00	(96.21)	0.00 %
Tenant Tracker	1	03	4190.10	5	10.00	0.00	(10.00)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,012.81	789.19	(223.62)	-28.34 %
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	924.17	0.00	(924.17)	0.00 %
Other Sundry Expense	1	03	4190.18	5	256.83	273.38	16.55	6.05 %
Administrative Contact Costs	1	03	4190.19	5	6,868.40	7,813.73	945.33	12.10 %
Management Fee Expense - AMP	1	03	4190.21	5	10,992.60	10,663.25	(329.35)	-3.09 %
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	1,395.00	1,447.50	52.50	3.63 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Board Meeting Expense	1	03	4190.9	5	108.96	0.00	(108.96)	0.00 %
Total Administrative Expense					46,922.98	44,018.12	(2,904.86)	-6.60 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	2,551.67	1,627.51	(924.16)	-56.78 %
Ten Services - Recreation, Pub	1	03	4220	5	486.00	0.00	(486.00)	0.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	1,196.18	1,027.73	(168.45)	-16.39 %
Total Tenant Services					4,233.85	2,655.24	(1,578.61)	-59.45 %
Utilities Expense								
Water	1	03	4310	5	538.84	584.90	46.06	7.87 %
Electricity	1	03	4320	5	1,791.96	1,932.91	140.95	7.29 %
Gas	1	03	4330	5	148.77	125.68	(23.09)	-18.37 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	20.63	0.00	(20.63)	0.00 %
Other Utility Expense - Sewer	1	03	4390	5	72.14	25.17	(46.97)	-186.61 %
Total Utilities Expense					2,572.34	2,668.66	96.32	3.61 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	5,300.62	8,034.88	2,734.26	34.03 %
Materials	1	03	4420	5	877.62	6,178.26	5,300.64	85.80 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,298.00	549.00	(749.00)	-136.43 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	4,450.00	4,450.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.40	83.39	60.99	73.14 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	123.04	74.85	(48.19)	-64.38 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

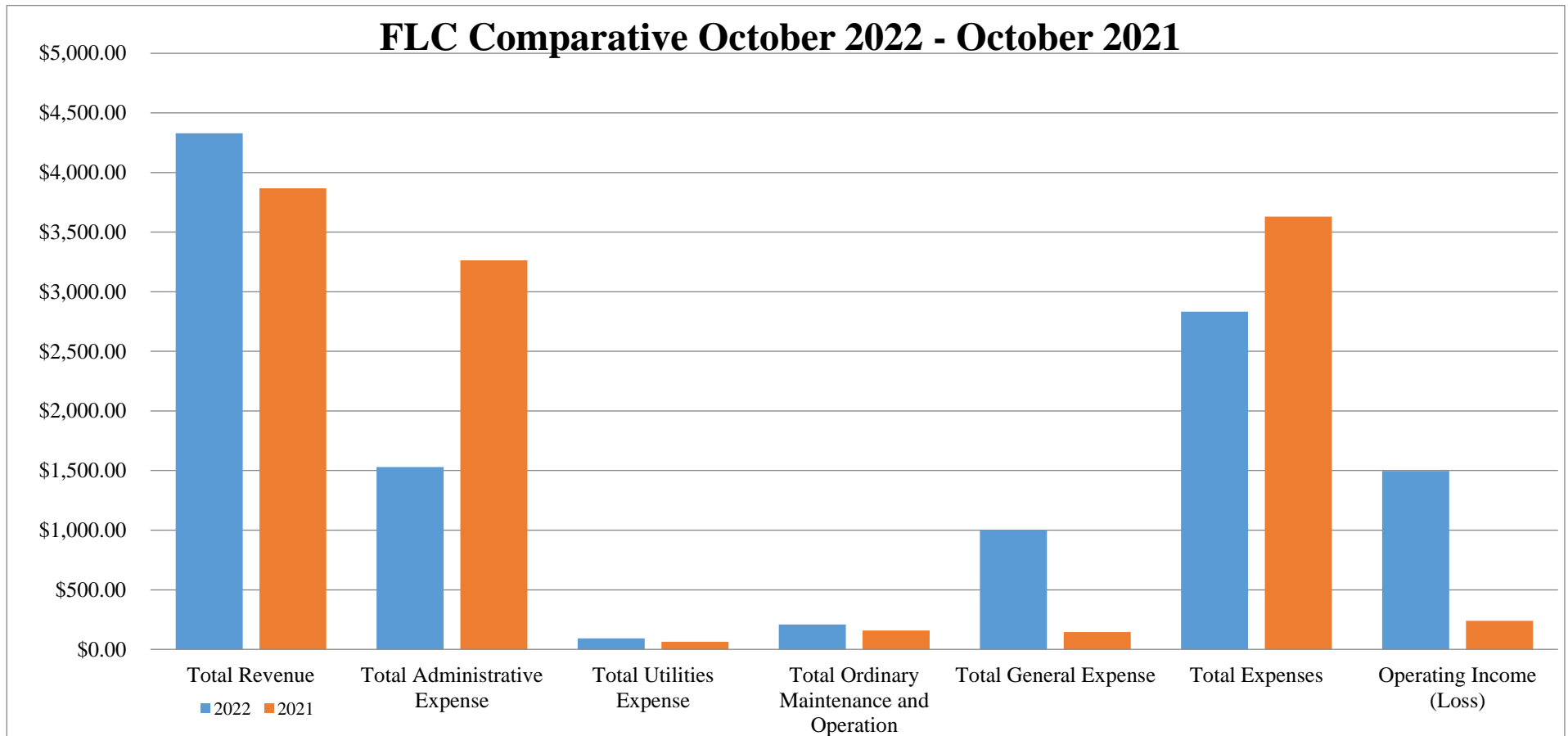
Custom 3: PHA

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

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Contract Costs-Maintenance	1	03	4430.09	5	528.00	0.00	(528.00)	0.00 %
Contract Costs-Other	1	03	4430.13	5	0.00	4,600.00	4,600.00	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	6,325.00	0.00	(6,325.00)	0.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	5,985.00	0.00	(5,985.00)	0.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	785.00	0.00	(785.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	75.00	0.00	(75.00)	0.00 %
Garbage and Trash Collection	1	03	4431	5	378.96	149.57	(229.39)	-153.37 %
Emp Benefit Cont - Maintenance	1	03	4433	5	5,907.06	3,471.06	(2,436.00)	-70.18 %
Total Ordinary Maintenance and Operation					27,605.70	27,591.01	(14.69)	-0.05 %
Protective Services								
Protective Services - Contract	1	03	4480	5	1,579.70	792.81	(786.89)	-99.25 %
Total Protective Services					1,579.70	792.81	(786.89)	-99.25 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	5,658.70	0.00	(5,658.70)	0.00 %
Insurance - General Liability	1	03	4510.02	5	154.88	0.00	(154.88)	0.00 %
Insurance - Automobile	1	03	4510.03	5	843.36	0.00	(843.36)	0.00 %
Insurance - Workman's Comp	1	03	4510.04	5	1,315.37	0.00	(1,315.37)	0.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.33	0.00	(286.33)	0.00 %
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	(29,166.60)	2,916.66	32,083.26	1100.00 %
PROPERTY TAXES	1	03	4520.1	5	67.43	0.00	(67.43)	0.00 %
Collection Losses	1	03	4570	5	348.00	607.00	259.00	42.67 %
Total General Expense					(6,679.85)	11,836.92	18,516.77	156.43 %
Total Expenses					(76,234.72)	(89,562.76)	13,328.04	-14.88 %
Net Income (Loss)					39,879.57	16,136.79	23,742.78	145.53 %

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

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$4,329.57	\$3,868.66
Total Administrative Expense	\$1,529.11	\$3,262.64
Total Utilities Expense	\$92.40	\$64.44
Total Ordinary Maintenance and Operation	\$209.80	\$157.89
Total General Expense	\$1,001.80	\$144.58
Total Expenses	\$2,833.11	\$3,629.55
Operating Income (Loss)	\$1,496.46	\$239.11



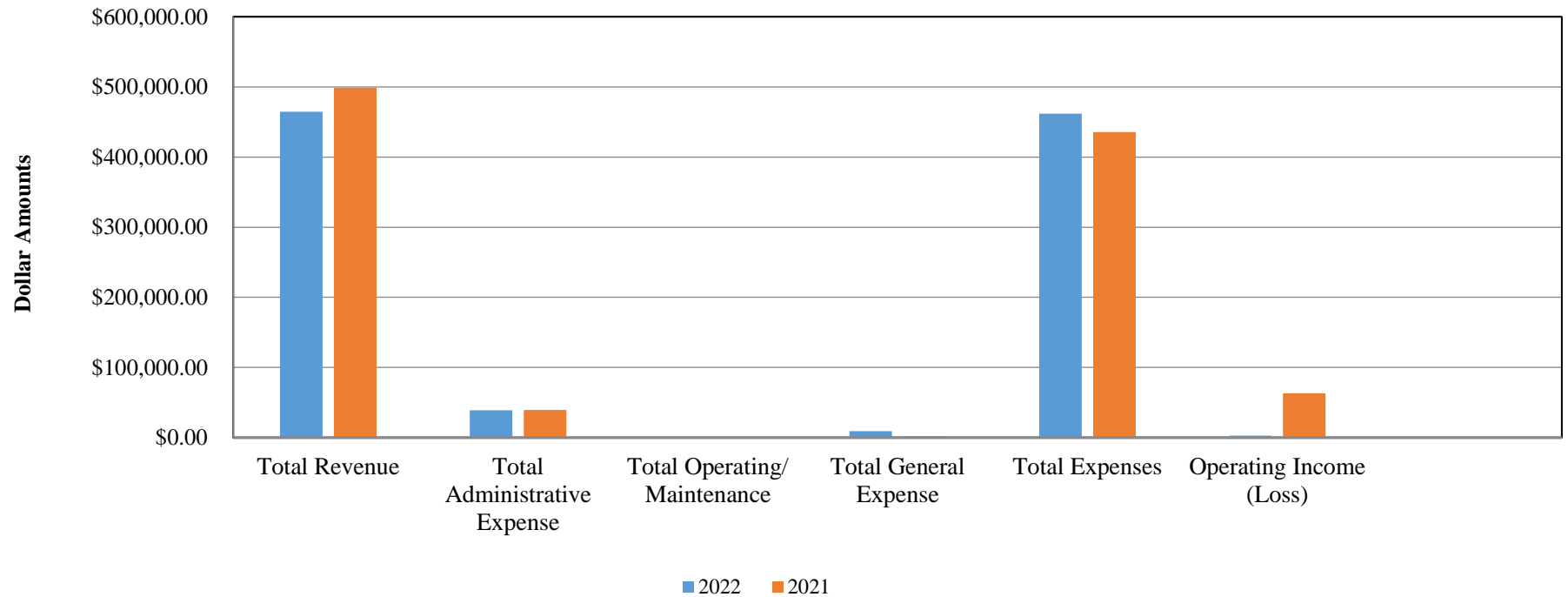
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,000.00	3,800.00	200.00	5.26 %
Total Rental Income					4,000.00	3,800.00	200.00	5.26 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	284.57	68.66	215.91	314.46 %
Other Income-Tenants	3	01	3690	5	45.00	0.00	45.00	0.00 %
Total Other Income					329.57	68.66	260.91	380.00 %
Total Revenue					4,329.57	3,868.66	460.91	11.91 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	207.06	22.11	(184.95)	-836.50 %
Audit Fees	3	01	4171	5	1,018.48	1,018.48	0.00	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	112.90	58.44	(54.46)	-93.19 %
Other Sundry Expense	3	01	4190.18	5	190.67	156.96	(33.71)	-21.48 %
BOARD MEETING EXPENSES	3	01	4190.9	5	0.00	2,006.65	2,006.65	100.00 %
Total Administrative Expense					1,529.11	3,262.64	1,733.53	53.13 %
Utilities Expense								
Water	3	01	4310	5	32.82	24.09	(8.73)	-36.24 %
Other Utility Expense - Sewer	3	01	4390	5	59.58	40.35	(19.23)	-47.66 %
Total Utilities Expense					92.40	64.44	(27.96)	-43.39 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	90.00	0.00	(90.00)	0.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	61.95	61.95	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	23.86	0.00	(23.86)	0.00 %
Total Ordinary Maintenance and Operation					209.80	157.89	(51.91)	-32.88 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	824.16	0.00	(824.16)	0.00 %
Insurance - General Liability	3	01	4510.02	5	15.49	0.00	(15.49)	0.00 %
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					1,001.80	144.58	(857.22)	-592.90 %
Total Expenses					(2,833.11)	(3,629.55)	796.44	-21.94 %
Net Income (Loss)					1,496.46	239.11	1,257.35	533.19 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 10/01/2022 End: 10/31/2022	Start: 10/01/2021 End: 10/31/2021
Total Revenue	\$464,575.90	\$498,532.34
Total Administrative Expense	\$39,027.03	\$39,437.08
Total Operating/ Maintenance	\$1,180.71	\$1,220.99
Total General Expense	\$9,203.33	\$2,043.64
Total Expenses	\$461,866.07	\$435,415.34
Operating Income (Loss)	\$2,709.83	\$63,117.00

Section 8 Comparative October 2022- October 2021



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	55,587.00	43,281.00	12,306.00	28.43 %
Interest Income HA Portion	7	01	3300	5	577.35	99.74	477.61	478.86 %
Portable Admin Fees Earned	7	01	3300.P	5	259.55	83.92	175.63	209.28 %
HAP Earned Income	7	01	4902	5	408,152.00	403,584.00	4,568.00	1.13 %
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					464,575.90	448,460.66	16,115.24	3.59 %
Other Receipts								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	50,071.68	(50,071.68)	-100.00 %
Total Other Receipts					0.00	50,071.68	(50,071.68)	-100.00 %
Total Revenue					464,575.90	498,532.34	(33,956.44)	-6.81 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	7,068.58	0.00	(7,068.58)	0.00 %
CARES - ADMIN SALARIES	7	01	4110	CR	0.00	10,864.46	10,864.46	100.00 %
Travel	7	01	4150	5	0.00	(302.82)	(302.82)	100.00 %
Audit Fees	7	01	4171	5	793.29	793.29	0.00	0.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	0.00	(1,068.00)	0.00 %
Office Rent & Utilities CARES	7	01	4180	CR	0.00	1,068.00	1,068.00	100.00 %
Employee Benefits Cont - Admin	7	01	4182	5	5,776.44	0.00	(5,776.44)	0.00 %
CARES - ADMIN EMP BENEFITS	7	01	4182	CR	0.00	4,874.65	4,874.65	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5	477.91	0.00	(477.91)	0.00 %
Tenant Tracker	7	01	4190.10	5	15.00	0.00	(15.00)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	472.15	452.58	(19.57)	-4.32 %
CARES - Telephone/Cell Phones/	7	01	4190.13	CR	0.00	1.10	1.10	100.00 %
Forms & Office Supplies	7	01	4190.17	5	664.85	0.00	(664.85)	0.00 %
Other Sundry Expense	7	01	4190.18	5	258.40	69.95	(188.45)	-269.41 %
CARES - OTHER SUNDRY EXPENSE	7	01	4190.18	CR	0.00	2,928.76	2,928.76	100.00 %
Administrative Contact Costs	7	01	4190.19	5	6,091.41	1,025.12	(5,066.29)	-494.21 %
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	0.00	1,125.99	1,125.99	100.00 %
Asset Management Fee - AMP	7	01	4190.22	5	9,108.00	9,276.00	168.00	1.81 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,692.50	5,797.50	105.00	1.81 %
Asset Management Fee - AMP	7	03	4190.22	5	948.00	900.00	(48.00)	-5.33 %
AMP Bookkeeping Fees	7	03	4190.23	5	592.50	562.50	(30.00)	-5.33 %
Total Administrative Expense					39,027.03	39,437.08	410.05	1.04 %
Protective Services								
CARES - PROTECTIVE SERVICES	7	01	4480	CR	0.00	167.63	167.63	100.00 %
Total Protective Services					0.00	167.63	167.63	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	1,171.09	1,171.09	100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
Total Operating Expenses					1,180.71	1,220.99	40.28	3.30 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	190.44	0.00	(190.44)	0.00 %
Insurance - Workman's Comp	7	01	4510.04	5	828.20	0.00	(828.20)	0.00 %
Insurance - Fidelity Bond	7	01	4510.09	5	180.28	0.00	(180.28)	0.00 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5	5,892.00	0.00	(5,892.00)	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	195.06	40.13	(154.93)	-386.07 %
Portability - Port In Deposits	7	01	4590.PID	5	(4,319.00)	(2,912.00)	1,407.00	-48.32 %
Portability - Port In Expenses	7	01	4590.PIE	5	4,319.00	2,912.00	(1,407.00)	-48.32 %
Portable Admin Fees Paid	7	03	4590.P	5	1,917.35	2,003.51	86.16	4.30 %
Total General Expense					9,203.33	2,043.64	(7,159.69)	-350.34 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Comparative Income Statement
 Voucher

					Start: 10/01/2022	Start: 10/01/2021		
					End: 10/31/2022	End: 10/31/2021	Variance	Variance %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	367,692.00	353,352.00	(14,340.00)	-4.06 %
HAP Payments - Utilities	7	01	4715.4	5	7,183.00	5,091.00	(2,092.00)	-41.09 %
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	3,886.00	3,716.00	(170.00)	-4.57 %
HAP Payments - Rent - VASH	7	03	4715.1	5	12,654.00	8,142.00	(4,512.00)	-55.42 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	92.00	0.00	(92.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	17,305.00	19,804.00	2,499.00	12.62 %
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	1,764.00	1,125.00	(639.00)	-56.80 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	49.00	(27.00)	-55.10 %
Total Housing Assistance Payments					412,455.00	392,546.00	(19,909.00)	-5.07 %
Total Expenses					(461,866.07)	(435,415.34)	(26,450.73)	6.07 %
Net Income (Loss)					2,709.83	63,117.00	(60,407.17)	-95.66 %

Accounting/Human Resources Report
for December 21, 2022
Highlights of Activities for November 2022

Ongoing Activities:

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:
Low Rent meetings on Mondays
Administrative meetings on 1st and 2nd Wednesdays
HUD Training Meetings–every other Thursday
Maintenance meeting on the 2nd Thursday – only one was held this month due to Holiday
Motivational staff meetings on Fridays
Other meetings:
Board Reports review, Board meeting practices, Board meeting, HUD Two -Year tool meeting, and meeting with AvidXchange
Attended the HCV/Section 8 Landlord Conference
Worked at Le Moyne Gardens on Friday, November 11th half day
- Prepared financials for the monthly Board Report
- Submitted other info. to the TML auditor
- Assisted Mary with payments for Utility Allowances and Security Deposits
- Assisted Mary with the annual budgets for CFP and trained her on balancing the budgets
- Continued to train Mary Prieto and Public Housing Managers on Public Housing procedures and daily operations and with the CFP drawdowns, check submissions and Disbursement report for Fee accountant
- Monitored the bank accounts daily; 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,

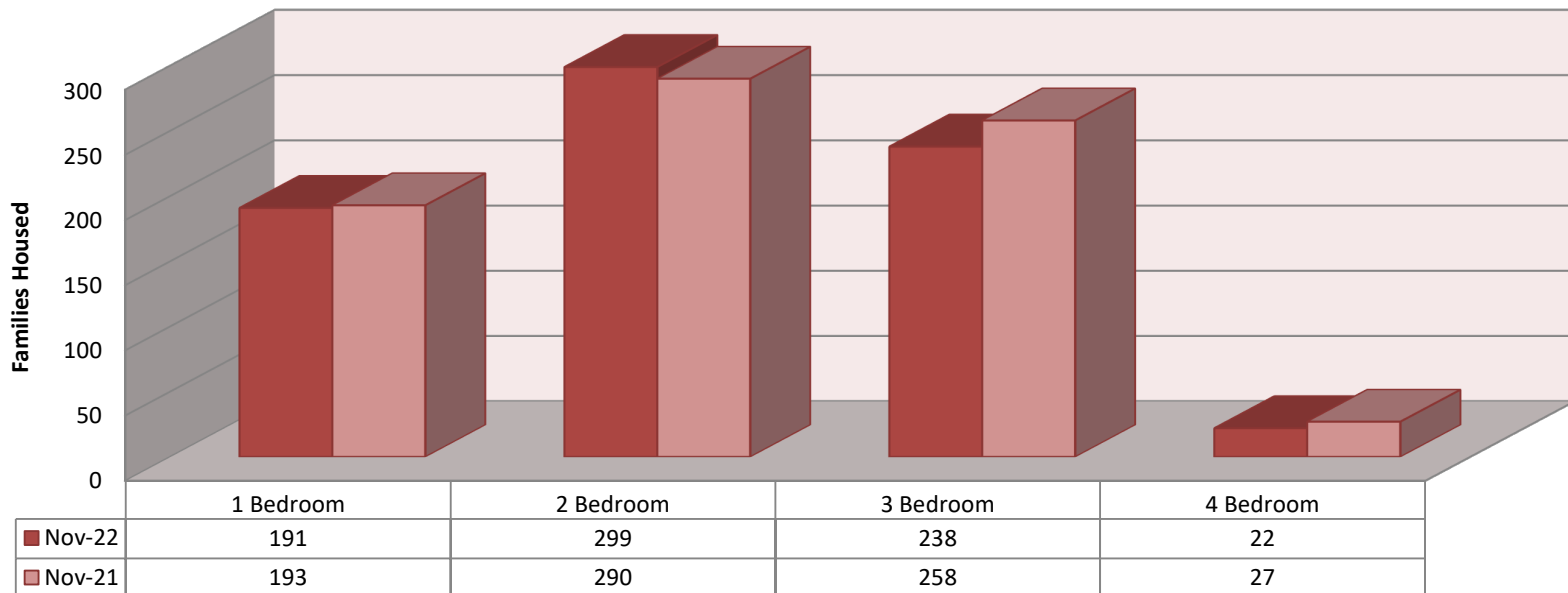
Cynthia Lucio

Chief Financial Officer

**Board Meeting Report
December 21, 2022**

**Total Alloted Vouchers: 743
Vouchers Leased: 750
Pending Vouchers: 0
Vouchers Searching: 28**

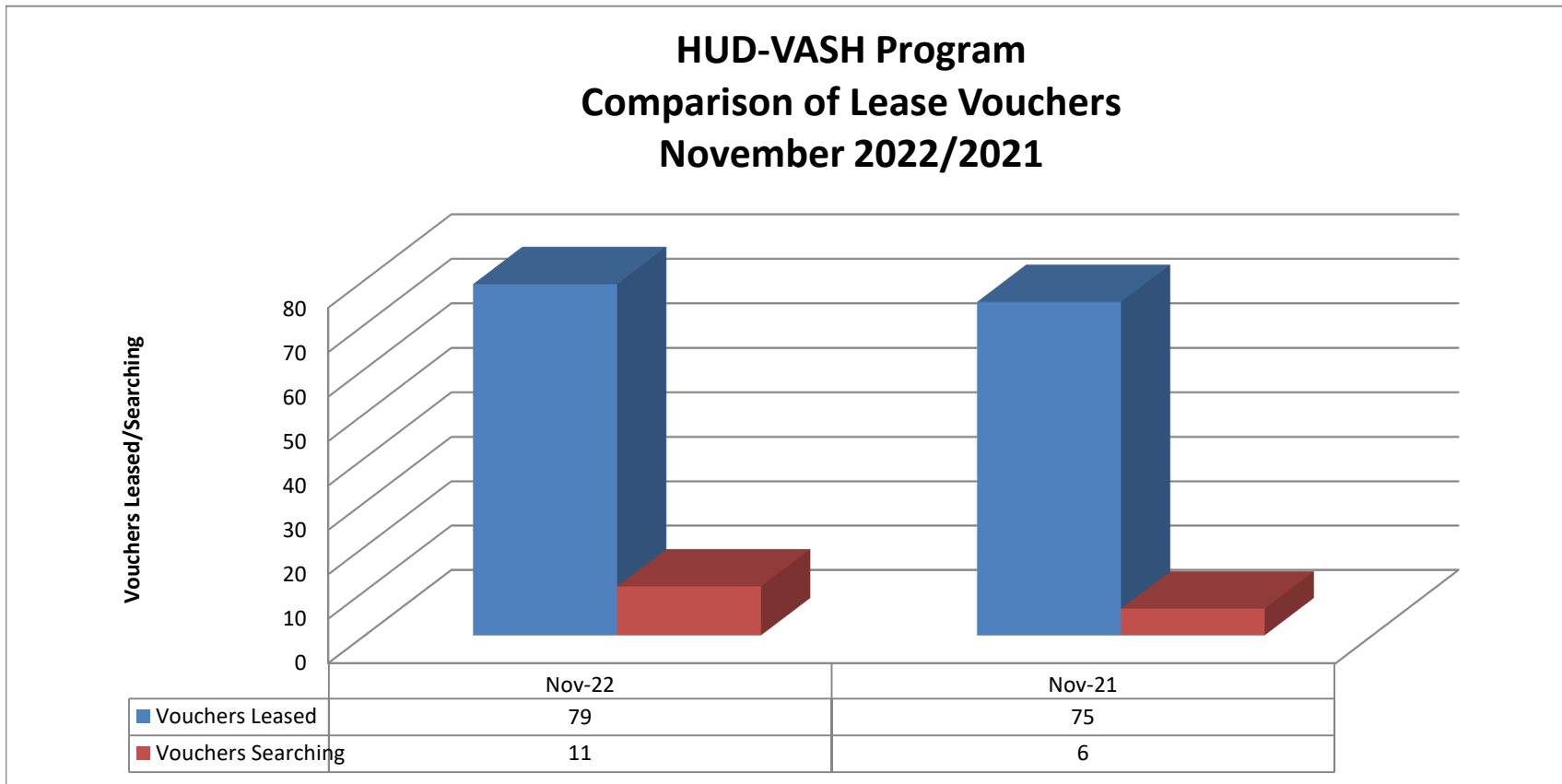
**HCV/Section 8 Program
Comparison of Leased Vouchers
November 2022/2021**



Total Families on Waiting List	552
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Board Meeting Report December 21, 2022

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



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report December 21, 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
October 2022 Score is
97.27%

Quality Control

File audits were held on November 18, 2022

Activities for the month of November 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on November 10th (20 were received)
- Issued HAP Checks for December 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 with 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

November 30, 2022

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals	BP/ST/AR/AV Combined
Units Leased →	148	117	19	4	4	193	485	144
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9	4
Vacancies								
Market Conditions →	0	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	0	0	0
2 bed	1	0	0	0	0	2	3	0
3 bed	0	0	0	0	0	1	1	0
4 bed	0	0	0	0	0	0	0	0
Regular Vacancies →	1	0	0	0	0	3	4	0
Total Vacancies →	1	0	0	0	0	3	4	0
Total Units per Development →	150	120	20	4	4	200	498	148

Notation: Data based on Manager's Monthly Reports Submitted 11/30/2022

Prepared by: Nancy Garza - Admission Coordinator

* OCCUPANCY RATE:	99.33%	100.00%	100.00%	100.00%	100.00%	98.50%	99.20%	100.00%
* VACANCY RATE:	0.67%	0.00%	0.00%	0.00%	0.00%	1.50%	0.80%	0.00%
* does not include CFP units								
Total Points per AMP	16	16	16	16	16	16		
					GRAND TOTAL POINTS		16	
<i>Per unit Fee count</i>	149	120	20	4	4	197	494	148 ⁶⁸

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 December 21, 2022

Activities for the month of November

WAITING LIST AS OF 11-30-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	66
2 Bedroom	10
3 Bedroom	10
4 Bedroom	02
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 88

Unit offers mailed: 40

Security Deposits received: 10

Applications ready for review as of 11-30-2022: 15

Applications pending: 58

Date: December 1, 2022

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: December 21, 2022 Public Housing Board Report November 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 replaced new playground turf. This job is 100% complete.

Park Place Recreation is installing a canopy at the Vegetable Garden. This job is 90% complete.

Bonita Park AMP #020:

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

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

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

Rudy De La Cruz is remodeling apartment 33. This job is 20% complete.

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

Rudy De La Cruz prepped Washington apartment 02 for rent. 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.

October 2022 Score 100%

Monthly HUD reports:

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

Quality Control:

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

Trainings and Other Updates:

Security meetings are held every Monday with managers and security team

Crime prevention meetings are held quarterly. They will be held at the sites starting January 2023.

The HUD Book Rich Environment (BRE) Reading Initiative:

BRE Story Time via Facebook will be featured monthly starting January 2023. 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 relate to high-speed internet wi-fi.

NAHRO merit award applications were submitted on:

March 14, 2022 - Reading and sharing Books virtually as a part of the Book Rich Environment Initiative

March 15, 2022 - Empowering our residents with Broadband access – Spectrum high speed Internet

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.

The 2023 awards application process will open January 2023

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.

**Resident and Youth Activities Board Report
December 21, 2022
November Activities**

Tenant Association Meetings:

- The Tenant Association Meetings are held twice a month at each site.
- Topics discussed are Community updates – holidays

Vegetable Garden Meetings are:

- Every Tuesday and Wednesday at 4:00 p.m. at Le Moyne Gardens
- Every Thursday at 4:00 p.m. at Los Vecinos

Recycling Program:

- Reminder flyers are sent to residents monthly. Recyclables accepted every 1st and 3rd Tuesday of every month.

Security Meetings/Quarterly Crime Prevention Meetings:

- Security meetings are held every Monday with managers and security team
- No Crime Prevention meeting held this month

ConnectHome USA:

- The meeting was on Monday, November 14, 2022 at 11:00 a.m. via Microsoft Teams
 - Site updates given; we are increasing spectrum fee to \$20.00/month starting January 2023

Little Free Libraries:

- Little Free Library is refilled and sanitized weekly. Managers refill an average of 20 books at each site.

Book Rich Environment (BRE) Initiative/BRE Story time on Facebook:

- Peer to peer call/meeting was on Thursday, November 17, 2022 at 2:00 p.m. via Zoom.
 - Hosted by Maria-Lana Queen (Project SOAR Program Manager & Liaison for Interagency Youth Initiatives at HUD), these bi-monthly calls are an opportunity for PHA representatives to network and share best practices.
- Story time on Facebooks was not held this month

Upcoming NAHRO Merit Award topics are:

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

Art Projects/Newsletter:

- Christmas Card art contest deadline is December 1, 2022
- What home means to me will begin in January 2023 deadline of March 17, 2023
- Fall Newsletter has been finalized

Family Learning Centers and other activities:

- 2022-2023 Family Learning Center dates: September 19, 2022 through May 12, 2023
- Student Mentors began working on September 13, 2022.
- The learning centers closed for the Thanksgiving Holiday November 21, 2022 through November 25, 2022. The learning centers re-opened November 28, 2022

Resident and Youth Activities Board Report
December 21, 2022
November Activities

Family Learning Center	Number of Mentors	Number of students attending	Number of apartments utilizing center
Los Vecinos Master Teacher: Ms. Cano	4	13	5
Bonita Park Master Teacher: Mrs. Cavazos	4	6	3
Sunset Terrace Master Teacher: Mrs. Aguirre	2	4	2
Le Moyne Gardens Master Teacher: Mr. Leal	3	10	5

Upcoming 2023 Scholarships: Tentative Due Dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/27/2023	0	0	0
TX NAHRO	2/17/2023	0	0	0
HAHC	4/2023	0	0	0
HAVE-STR	4/2023	0	0	0
Los Vecinos Tenant Association	4/2023	0	0	0
Sunset Tenant Association	4/2023	0	0	0
Bonita Park Tenant Association	4/2023	0	0	0
Le Moyne Gardens Tenant Association	4/2023	0	0	0
NELROD	5/2023	0	0	0

HARLINGEN**Housing Authority**

December 21, 2022

Maintenance Report

By: Mary Prieto, Senior Property Manager

November Activity

Units ready to rent for the Month of November 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	238	0	0	1
Bonita Park	0	66;73	0	0	2
Le Moyne Gardens	0	152	140;126	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	4	2	0	6

Work orders completed for the Month of November 2022

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
11/01/2022 - 11/30/2022	147	91	238	13	489

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
11/01/2021 – 11/30/2021	181	96	23	114	414

Accounting Assistant /MIS Coordinator Board Report

December 21, 2022

November Activities

- Attended weekly Staff and Administration meetings
- Attended the Landlord/Homeownership Conference
- Attended the 2022 Supervisor Excellence Webinar
- Attended the HUD Field office meeting
- 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 AvidXchange kick off meeting
- 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 Gardens 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, Cameras are up and running separately, we are pending Sunset Terrace waiting for the upgrade from Spectrum. We are at 80%.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: December 1, 2022

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the December 21, 2022, Regular Board Mtg (6+ months)

Mission Statement:

The Harlingen Housing Authority provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization.

Vision Statement:

Serve others with the highest level of professionalism, integrity, honesty, fairness, and equality.

Office hours:

December 1, 2022, HHA offices continue to be from 8:30 a.m. to 4:30 p.m. December 9, 2022, Sunset Terrace office is open from 8:30 a.m. to 12:00 p.m. Monday, Wednesday & Friday. Schedule may change at any time due to pandemic and weather.

Planned Activities:

December 2022: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2023!!
- 01: Update Community letters with office hours 8:30 a.m. – 4:30 p.m.
- 01: City Construction Mtg at 9:00 a.m. at Los Vecinos
- 01: Lighting of the Arroyo December 1, at 6:30 p.m. McKelvey Park
- 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: Security Mtg Monday at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 05-09: Fire Extinguisher Inspections at all Offices (start with COCC)
- 06: Lone Star Shredding (Bins on Monday)
- 07: Public Hearing of Five-Year & Annual Plan at Le Moyne Gardens 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 Applications (20)
- 08: HUD field office Mtg Microsoft Team at 10:00 a.m.
- 08: Mtg with FLC Counselors & site Managers at 11:30 a.m. at Main Office
- 08: Thursday Maintenance Mtg at 3:00 p.m.
- 09: Friday Staff Mtg at 3:00 p.m.
- 12: Sunset Terrace Office hours change to Monday, Wednesday & Friday 8:30am-12pm
- 12: City Mtg for Los Vecinos Streets & Parking at 9:00 a.m. at 24200 FM 509, Harlingen Emergency Operations Center, 2nd floor, large conference room
- 12: Security Mtg Monday at 9:00 a.m. Webex
- 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: Interviews for HCV/S8 Inspector at 2:00 p.m.

- 14: Pest Control at Bonita Park
- 14: Board Mtg Practice at 9:00 a.m. at BP
- 14: HCISD Mtg for evening meals at 1:30 p.m.
- 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: Vehicle Inspections at COCC at 10:30 a.m.
- 16: Newsletter Articles Due 12:00 (noon)
- 16: Disinfect & Sanitize Main Office at 9am (Office closed)
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Security Mtg Monday at 9:00 a.m. Webex ST
- 19: Board Mtg Practice at 9:30 a.m. at ST
- 19: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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: Board Mtg Overview at 2:00 p.m. Webex
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Family Learning Centers Closed through January 09, 2023
- 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) Staff at offices at 1:00 p.m.
- 27: Security Mtg (Tuesday) Monday at 9:00 a.m. Webex
- 27: HCV/S8 Two Year Tool Mtg, HUD San Antonio at 10:00 a.m.
- 27: HAP&UA Checks for January 2023
- 27: (Tuesday) Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 28-30: Annual Leave, HBenavides
- 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: Flyers for Scholarship for High School Graduating Seniors 2023!!
- 01: Update Community letters with office hours
- 01: New Year's Day
- 02: Holiday (New Year's Day)
- 02: Family Learning Centers Closed through January 09, 2023
- 03: BRE Read a Book to children on our HHA Facebook (monthly)
- 03: Security Mtg (Tuesday) Monday at 9:00 a.m. Webex
- 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: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 09: Los Vecinos Street & Parking Construction tentatively may begin
- 09: Security Mtg Monday at 9:00 a.m. Webex
- 09: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 10: Pest Control at Los Vecinos
- 10: Board Mtg Practice at 9:00 a.m. at LMG
- 10: Family Learning Centers re-open at 4:30 p.m. – 7:30 p.m.
- 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)
- 11-12: Interviews for Procurement & HR
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 12: Board Mtg Practice at 9:00 a.m. at LV
- 12: Mtg with FLC Counselors & site Managers at 11:30 a.m. at Main Office
- 12: HCV/S8 Applications (20)
- 12: Thursday Maintenance Meeting at 3:00 p.m. Webex (Forms)
- 13: Disinfect & Sanitize Main Office at 9am (Office closed)
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg Monday at 9:00 a.m. Webex ST
- 16: Board Mtg Practice at 9:30 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: Security Mtg Monday at 9:00 a.m. Webex
- 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: Quarterly Crime Prevention Mtg at 3:00 p.m. at Le Moyne Gardens
- 26: HAP&UA Checks for February 2023
- 26: Thursday Maintenance Meeting at 3:00 p.m. Los Vecinos (PPE Training)
- 27: Audit & Review files by PH & S8 at 8:15 a.m. at **LV**
- 27: Vehicle Inspections at COCC at 10/11 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) staff at offices at 1pm
- 30: Security Mtg Monday at 9:00 a.m. Webex
- 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: **Flyers for Scholarship for High School Graduating Seniors 2023!!**
- 01: Update Community letters with office hours
- 01: Texas NAHRO Committee Mtgs, Grapevine, Texas (virtual attendance if possible)
- 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: Security Mtg Monday at 9:00 a.m. Webex
- 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: No Board Mtg Practice at 9:00 a.m. at LV (conflict with Financial workshop)
- 09: HCV/S8 Application (20)
- 09: Financial Workshop to Finalize FYE 2024 Budget
- 09: Thursday Maintenance Meeting at 3:00 p.m. Webex (Inventory)
- 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: Security Mtg Monday at 9:00 a.m. Webex
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 13: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 13-14: Inventory Los Vecinos (year-end)
- 14: Happy Valentine's Day!
- 14: Pest Control at Los Vecinos
- 14-15: Board Mtg Practice at 9:00 a.m. at BP
- 15: **Regular Board Meeting 12:00 p.m. (Noon) at Bonita Park** 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: Texas NAHRO Scholarships Applications Due www.txnarho.org
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m. Webex
- 20: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 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: Thursday Maintenance Mtg at 3:00 p.m. at Bonita Park (Active Shooter Training)
- 23: HAP&UA Checks for March 2023
- 24: Vehicle Inspections at COCC 10/11 a.m.
- 24: Audit & Review files by PH & S8 at 8:15 a.m.at **BP**
- 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) staff in offices at 1pm
- 27: Security Mtg Monday at 9:00 a.m. Webex
- 27: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 28: Lone Star Shredding (Bins on Monday)
- March 2023: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2023!!**
- 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: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 06-07: Bonita Park & Sunset Terrace Inventory (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 Applications (20)
- 09: Thursday Maintenance Meeting at 3:00 p.m. Webex (Electrical Safety)
- 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: Security Mtg Monday at 9:00 a.m. Webex at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 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
- 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: Texas NAHRO Poster Contest Due www.txnarho.org
- 17: Newsletter Articles Due at 12 noon
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m. Webex
- 20: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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. at Sunset Terrace (Ladder Safety)
- 24: Vehicle Inspections at COCC at 11/11 a.m.
- 24: HAP&UA Checks for April 2023
- 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) staff in offices at 1pm
- 27: Security Mtg Monday at 9:00 a.m. Webex
- 27: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 29: City of Harlingen Mtg at 5:30 p.m.
- 31: Audit & Review files by PH & S8 at 8:15 a.m. at ST
- 31: Friday Staff Mtg at 3:00 p.m.
- April 2023: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2023!!
- 01: Update Community letters with office hours
- 01: Market Days Downtown! BRE Reading of Books to Community
- 03: Security Mtg Monday at 9:00 a.m. Webex
- 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: Security Mtg Monday at 9:00 a.m. Webex
- 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: Lone Star Shredding (Bins on Monday)
- 11-13: Texas NAHRO Annual Conference, Corpus Christi, Texas
- 12: Pest Control at Bonita Park
- 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: HCV/S8 Applications (20)
- 13: Thursday Maintenance Mtg at 3:00 p.m. Webex (Driving Awareness & Auction Dates)
- 14: Disinfect & Sanitize Main Office at 9am (Office closed)
- 14: Friday Staff Mtg at 3:00 p.m.
- 17: Security Mtg Monday at 9:00 a.m. Webex

- 17: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 17: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 18: Board Mtg Practice at LMG at 9:00 a.m.
- 19: Board Mtg Practice at BP at 9:00 a.m.
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 19-21: Nelrod Conference, Las Vegas, NV
- 20: Board Mtg Practice at LV at 9:00 a.m.
- 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: Security Mtg at ST at 9:00 a.m. Webex ST
- 24: Board Mtg Practice at ST at 9:30 a.m.
- 24: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 25-26: Board Mtg Practice at 8:15 a.m. at COCC
- 25: Quarterly Crime Prevention Mtg at 3:00 p.m. at Bonita Park
- 25: HAP&UA Checks for May 2023
- 26: Administrative Assistant Day!
- 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: Board Mtg Overview at 8:15 a.m. Webex
- 27: Thursday Maintenance Mtg at 3:00 p.m. at LMG (Inventory & Sexual Harassment)
- 28: Friday Staff Mtg at 3:00 p.m.
- 28: Vehicle Inspections at COCC 10/11 a.m.
- 28: Audit & Review files at COCC by PH & S8 at 8:15 a.m. at LMG
- 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: Security Mtg at 9:00 a.m. Webex
- 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
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: Security Mtg at 9:00 a.m. Webex
- 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
- 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 Applications (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 Mtg at 3:00 p.m. Webex (Mental Health)
- 12: Disinfect & Sanitize Main Office at 9am (Office closed)
- 12: Friday Staff Mtg at 3:00 p.m.
- 15: Security Mtg at 9:00 a.m. Webex
- 15: Board Mtg Practice at 9:30 a.m. at ST
- 15: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 15: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 16-17: Board Mtg Practice at 9:00 a.m. at ST
- 17: **Regular Board Meeting 12:00 p.m. (Noon) Sunset Terrace** Invocation by N. 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: Audit & Review files at COCC by PH & S8 at 8:15 a.m. at LV
- 19: Friday Staff Mtg at 3:00 p.m.
- 22: Security Mtg at 9:00 a.m. Webex
- 22: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 23: Lone Star Shredding (Bins on Monday)
- 24: Wednesday Admin Mtg at 1:30 p.m.
- 25: HAP&UA Checks for June 2023
- 25: Thursday Maintenance Mtg at 3:00 p.m. at LV (Hurricane & Emergency Plan)
- 26: Vehicle Inspections at COCC at 10/11 a.m.
- 26: HAP&UA Checks June 2023
- 26: Audit & Review files 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: Tuesday (Monday) Security Mtg at 9:00 a.m. Webex
- 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
- 01: Hurricane Season Begins (Ends November 30, 2023)
- 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: Security Mtg at 9:00 a.m. Webex
- 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 Applications (20)
- 08: Thursday Maintenance Mtg at 3:00 p.m. Webex (Heat Awareness)
- 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: Security Mtg at 9:00 a.m. Webex
- 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: 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: Security Mtg at 9:00 a.m. Webex at ST
- 19: Board Mtg Practice at 9:30 a.m. at ST
- 19: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 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 Mtg at 3:00 p.m. at BP (Avoid Slips, Trips & Falls)
- 23: Audit & Review files at COCC by PH & S8 at 8:15 a.m. at **BP**
- 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: Security Mtg at 9:00 a.m. Webex
- 26: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 27: HAP&UA Checks July 2023
- 30: Vehicle Inspections at COCC at 10/11 a.m.
- 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 Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 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: Security Mtg at 9:00 a.m. Webex
- 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.
- 07: Friday Staff Mtg at 3:00 p.m.
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m. Webex
- 10: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 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 Applications (20)
- 13: Thursday Maintenance Mtg at 3:00 p.m. Webex (Avoid Accidents & Worker's Comp)
- 14: Disinfect & Sanitize Main Office at 9am (Office closed)
- 14: Friday Staff Mtg at 3:00 p.m.
- 17: Security Mtg at 9:00 a.m. Webex
- 17: Board Mtg Practice at 9:30 a.m. at ST
- 17: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 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: Security Mtg at 9:00 a.m. Webex
- 24: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed)
- 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: Quarterly Crime Prevention Mtg at 3:00 p.m. at Sunset Terrace
- 26: Board Mtg Practice at 8:15 a.m. at COCC
- 26: HAP&UA Checks August 2023
- 27: Thursday Maintenance Mtg at 3:00 p.m. at COCC (Back Safety & Ergonomics)
- 28: Friday Staff Mtg at 3:00 p.m.
- 28: Vehicle Inspections at COCC at 10/11 a.m.
- 28: Audit & Review files at COCC by PH & S8 at 8:15 a.m. at ST
- 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: Security Mtg at 9:00 a.m. Webex
- 31: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360

August 2023: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: Update Community letters with office hours
- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 02: Wednesday Admin Mtg at 2:00 p.m.
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: Friday Staff Mtg at 3:00 p.m.
- 05: Market Days Downtown! Back to School Event
- 07: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 07: Security Mtg at 9:00 a.m. Webex
- 07: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 09: Pest Control at Bonita Park
- 09: Wednesday Admin Mtg at 2:00 p.m.
- 10: HCV/S8 Applications (20)
- 10: Thursday Maintenance Mtg at 3:00 p.m. Webex (Hazzard Communication)
- 11: Friday Staff Mtg at 3:00 p.m.
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: Security Mtg at 9:00 a.m. Webex
- 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 16: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 16: Review Board Packet by Administration at 10:00 a.m.?
- 16: NO Board Mtg (Prepare for Annual Board Mtgs September 27, 2023)
- 16: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 18: Disinfect & Sanitize Main Office at 9am (Office closed)
- 18: Friday Staff Mtg at 3:00 p.m.
- 21: Security Mtg at 9:00 a.m. Webex
- 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
- 24: Thursday Maintenance Mtg at 3:00 p.m. at LMG (Inventory & Insurance Enroll)
- 25: HAP&UA Checks September 2023
- 25: Vehicle Inspections at COCC at 10/11 a.m.
- 25: Audit & Review files at COCC by PH & S8 at 8:15 a.m. at LMG
- 25: Friday Staff Mtg at 3:00 p.m.
- 28: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed)
- 28: Security Mtg at 9:00 a.m. Webex
- 28: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 30: Review Board Packet by Administration at 10:00 a.m.???
- 30: City of Harlingen Commissioners Mtg at 5:30 p.m.

September 2023: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: BRE Read a Book to children on our HHA Facebook, book available at Little Libraries
- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: Holiday (Labor Day)

- 05: Security Mtg (Tuesday) at 9:00 a.m. Webex
05: Monday Staff Mtg (Tuesday) at 3:00 p.m. Maintenance on Call 956-893-2360
06: Review Board Packet by Administration at 10:00 a.m.???
- 06: Wednesday Admin Mtg at 2:00 p.m.**
06: City of Harlingen Commissioners Mtg at 5:30 p.m.
08: Friday Staff Mtg at 3:00 p.m.
11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
11: Security Mtg at 9:00 a.m. Webex
11: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
12: Pest Control at Los Vecinos
13: Pest Control at Bonita Park
13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
14: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
14: HCV/S8 Applications (20)
14: Thursday Maintenance Mtg at 3:00 p.m. (Annual Board Mtg Attire)
15: Disinfect & Sanitize Main Office at 9am (Office closed)
15: Friday Staff Mtg at 3:00 p.m.
18: Security Mtg at 9:00 a.m. Webex
18: Low Rent Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
18: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
19: Board Mtg Practice at 9:00 a.m. at LMG
20: Board Mtg Practice at 9:00 a.m. at BP
20: Wednesday Admin Mtg at 2:00 p.m.
20: City of Harlingen Commissioners Mtg at 5:30 p.m.
21: Board Mtg Practice at 9:00 a.m. at LV
21: Calendars due (AMPs will add Resident services and FLC activities)
22: Friday Staff Mtg at 3:00 p.m.
25: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed)
25: Security Mtg at 9:00 a.m. Webex at ST
25: Board Mtg Practice at 9:30 a.m. at ST
25: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
26: Board Mtg Practice at Harlingen Convention Center (afternoon)
27: Board Mtg Practice at Harlingen Convention Center (morning)
27: Annual Board Mtg at 11:30 a.m. Invocation by Cynthia Lucio
27: Annual Harlingen Affordable Housing Corporation Board Mtg 12:30 p.m.
27: Board Reports are Due
27: Tentative Board Agendas due for October, November & December 2023
28: Board Mtg Overview at 8:15 a.m. Webex
28: Thursday Maintenance Mtg at 3:00 p.m. at LV (Fall Resource Fair at LMG)
29: Audit & Review files by PH & S8 at 8:15 a.m. at **LV**
29: Friday Staff Mtg at 3:00 p.m.

Summary of Ongoing Activities:

TRAINING / CONFERENCES: HUD San Antonio Field office video and conference calls are held every two weeks for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams. We are registered with Nelrod On-Demand training and each staff member can sign in to receive training for inspections, rent calculations,

fair housing, budgets, Annual and 5-Year Plans and many other topics of interest to our employees.

ADMINISTRATIVE MEETINGS: Staff meetings are video and telephone conference calls. We continue to meet every Monday at 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and reports on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The Supervisory staff reviews progress on assignments and deadlines. The Administrative Team meets on the 1st and 2nd Wednesday of every month at 10:00 a.m. or 2:00 p.m. for daily operation updates of the different departments and programs.

LEGAL MATTERS: Staff and I are working with Alan T. Ozuna, Attorney at Law.

OTHER ACTIVITIES: HHA offices are open from 8:30 a.m. to 4:30 p.m. Monday – Friday. Sunset Terrace office is open Monday, Wednesday, and Friday from 8:30 a.m. to 1:00 p.m. The Five-Year and Annual Plan Public Hearing is scheduled on Wednesday, December 7, 2022 at 9:00 a.m. at Le Moyne Gardens. The safety and well-being of our Harlingen community is of the utmost importance. Security cameras are connecting and working at all the offices for safety reasons. The Vegetable Gardens meetings at Le Moyne Gardens and Los Vecinos, will start again at the beginning of 2023, if weather permits. Staff and I are working on our 2023 calendar, scheduled activities and events. Administrative Staff reviewed the Minutes for the November 16, 2022, Regular Board Meeting and the Agenda for the December 21, 2022, Regular Board Meeting.

*2023 Schedule of Board Meetings is attached, and some board meetings will be held at the main office and at the AMPs/sites. Next Board Meeting and Non-Profit Meeting is scheduled on Wednesday, January 18, 2023, at 12 noon at 219 E. Jackson Street. The option to join the board meetings virtually by Webex or conference call is available. A board quorum must be present in person.

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

Thanks,
Hilda Benavides, CEO

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 21, 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. St. 25 th Harlingen, TX 78550	12:00 P.M.