

# HARLINGEN



REGULAR BOARD MEETING  
Wednesday, January 18, 2023 @ 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, January 18, 2023 @ 12:00 p.m. (Noon) at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [hha.my.webex.com](https://hha.my.webex.com), Meeting #2552 615 8490, Password: hha18 or join the video conference by phone at 408-418-9388, Password: 44218.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](http://www.harlingenha.org).

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

### I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Patty Vega
5. Pledge of Allegiance – Patty Vega
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 December 21, 2022. (pg.3-7)
9. Presentation of “Employee of the Year” Award for 2022 – 2023 to Ariana Valle. (pg.8)

### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of November 2022, and to take action to approve the Unaudited Financial Statement as presented.  
Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of December 2022 as presented.  
Presenter: Mary Prieto (pg.27-30)
3. Consider and take action on the Cost Sharing Agreement between the City of Harlingen and the Harlingen Housing Authority for the Los Vecinos Apartments Street and Parking Improvements.  
Presenter: Hilda Benavides (pg.31-34)

### III. OLD BUSINESS - NON ACTION ITEMS

1. Chief Executive Officer's Reports by Program Administrators and Coordinators:
  - a) Chief Financial Officer and Human Resources Reports by Cynthia Lucio; *(pg.35-54)*
  - b) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.55-57)*
  - c) Low Rent Occupancy Report by Nancy Garza; *(pg.58-59)*
  - d) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.60-64)*
  - e) Maintenance Report by Mary Prieto; *(pg.65)*
  - f) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.66)*
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.67-79)*

### IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board in the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, January 13, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 13<sup>th</sup> day of January 2023.



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Ariana Valle, Administrative Assistant

Minutes of the Regular Board Meeting  
 Wednesday, December 21, 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, December 21, 2022, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

**CONFLICT OF INTEREST**

“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item”. Attorney Alan Ozuna asked the board of commissioners are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

**ROLL CALL/DETERMINATION OF A QUORUM**

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

**INVOCATION**

Nancy Garza Admissions Coordinator gave the invocation.

**PLEDGE OF ALLEGIANCE**

Nancy Garza Admissions Coordinator 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, Sarah Perrill, Accounting Clerk, 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 NOVEMBER 16, 2022.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of November 16, 2022. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of November 16, 2022. Motion was seconded by Commissioner Elliott and passed unanimously.

**PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF JANUARY, FEBRUARY, AND MARCH 2023.**

Chief Executive Officer Benavides read a letter congratulating Patricia Vega for being selected “Employee of the Quarter” for January, February, and March 2023. On August 10, 2015, Ms. Vega was hired as an Admissions Specialist for the Low Rent and HCV/S8 Program. Through the years she has worked for the HCV/S8 Program as Intake Coordinator/Inspector and Assistant

Manager at the Apartments. Currently, Ms. Vega is working in the Accounting Department as the Accounting Assistant & MIS Coordinator. Ms. Vega thanked Ms. Benavides, the Board, and her colleagues for the recognition.

## II. NEW BUSINESS

### 1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF OCTOBER 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 October 2022 was included in the Board packet. She reported as follows:

**Harlingen Housing Authority  
Summary of Revenues & Expenditures  
For the Month Ended October 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	\$362,916.07	\$70,399.01	\$90,594.58	\$81,478.62	\$116,114.29	\$4,329.57	\$464,575.90
Total Expenditures	\$236,946.14	\$60,022.82	\$48,778.25	\$49,077.24	\$76,234.72	\$2,833.11	\$461,866.07
Revenues Over (Under) Expenditures	\$125,969.93	\$10,376.19	\$41,816.33	\$32,401.38	\$39,879.57	\$1,496.46	\$2,709.83
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Chair Perez asked if the Voucher Program is at a high deficit? Chief Financial Officer Lucio answered it is lower than last year, we are housing more families. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of October 2022, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of October 2022 as presented by Administration. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

### 2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF NOVEMBER 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 November 2022 in the total amount of \$1,054.00. The total amount consists of:

**For the month of November 2022**

<b>Development</b>	<b>Los Vecinos</b>	<b>Bonita Park</b>	<b>Sunset Terrace</b>	<b>Aragon</b>	<b>Arroyo Vista</b>	<b>Le Moyne Gardens</b>
<b>Total Charge-Off</b>	\$ -	\$ 339.00	\$ -	\$ -	\$ -	\$ 715.00

**Grand Total \$ 1,054.00**

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2022 in the total amount of \$1,054.00. Vice Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2022 in the total amount of \$1,054.00. Motion was seconded by Commissioner Elliott and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1491 AUTHORIZING THE FILING OF THE DECLARATION OF TRUST FOR AMP TX65000010, AMP TX65000020, AND AMP TX65000030.**

Chief Executive Officer Benavides informed the board the Declaration of Trust is filed every 10 years and is a legal document which grants HUD an interest in our Public Housing Properties. HUD will continue to provide federal funds to our Housing Authority to assist low-income families. Attorney Ozuna also added the Declaration of Trust form is renewed and updated. Vice-Chair Sánchez Peña asked if the Declaration of Trust needs to be filed in the courthouse? Chief Executive Officer Benavides stated yes. Chair Perez asked does the Declaration of Trust indicate any funding amounts received for each AMP? Chief Executive Officer Benavides stated no. Chair Perez asked does Mayor Sepulveda receive a copy the of Board packet? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to consider and take action to approve resolution 1491 authorizing the filing of the Declaration of Trust for AMP TX65000010, AMP TX65000020, and AMP TX65000030. Commissioner Muñiz made the motion to approve resolution 1491 authorizing the filing of the Declaration of Trust for AMP TX65000010, AMP TX 65000020, and AMP TX000030 motion was seconded by Commissioner Elliott and passed unanimously.

**4. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1492 ADOPTING THE HARLINGEN HOUSING AUTHORITY FIVE YEAR AND ANNUAL PLAN AS PRESENTED.**

Senior Property Manager Prieto presented Resolution 1492 adopting the Harlingen Housing Authority Five Year and Annual Plan. 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. It will be submitted to HUD; it is due on January 15, 2023. Chair Perez asked what were some of the comments or concerns by residents? Chief Executive Officer Benavides replied, residents would like to see washer and dryer hookups, and A/C in the units. Senior Property Manager Prieto added it is usually basic maintenance. Chair Perez asked if residents had any concerns regarding parking at the AMPS? Senior Property Manager Prieto replied yes at Los Vecinos but we are currently working on the additional parking at Los Vecinos. Commissioner Elliott asked how will additional parking be added at Los Vecinos with the limited space? Chief Executive Officer Benavides replied in partnership with the City of Harlingen and the City Engineer, the city will reconstruct the streets and add parking. Chair Perez asked if residents had any concerns regarding security? Senior Property Manager Prieto stated no. Chief Executive Officer Benavides added we do have security at the AMPS and in house courtesy officers. Vice Chair Sánchez Peña asked who provides the security services? Chief Executive Officer Benavides replied G-Force Security. Commissioner Muñiz asked do the in house police officers live at the sites? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1492 adopting the Harlingen Housing Authority Five Year and Annual Plan. Commissioner Elliott made the motion to pass Resolution 1492 adopting the Harlingen Housing Authority Five Year and Annual Plan. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**CONSIDER AND TAKE ACTION TO PASS 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.**

Senior Property Manager Prieto told the Board that the agenda packets contained the schedules of Flat Rents for rental units in the Low Rent Program. The Flat Rent Methodology is 80% of the current Fair Market Rents minus the utility allowance. This method was initiated by HUD. Chair Perez asked are flat rents done annually? Senior Property Manager Prieto stated yes. Chair Perez asked do flat rents differ at every site? Senior Property Manager Prieto stated yes, they differ depending on the utility allowance. After some discussion no questions were asked. Chair Perez entertained a motion to pass 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. Commissioner Elliott made the motion to pass Resolution 1493 adopting the Harlingen Housing Authority’s Schedule of Flat Rents for Rental Units in the Low Rent Program. Motion was seconded by Commissioner Borjas and passed unanimously.

**5. EXECUTIVE SESSION:**

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. Chair Perez entertained a motion to enter into executive session 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. Commissioner Elliott made a motion at 12:26 p.m. to enter into executive session. Motion was seconded by Commissioner Muñiz. At 12:37 p.m. the board ended Executive Session.

**6. CONSIDER AND TAKE ACTION TO SELECT “EMPLOYEE OF THE YEAR” FOR 2022-2023.**

Chief Executive Officer Benavides presented the 2022 Employee of the Quarter winners as follows: Elizabeth Zavala for January, February, March (no longer with Agency); Ariana Valle for April, May, June; Norma Serino for July, August, September; Cynthia De La Fuente for October, November, December. Chief Executive Officer Benavides recommended Ariana Valle Administrative Assistant for Employee of the Year for 2022-2023. Miss Valle has been with the agency since 2017, she has grown with the agency and does well with added duties and responsibilities. The Board of Commissioners all agreed with Chief Executive Officer Benavides’ recommendation. Chair Perez entertained a motion to select Ariana Valle as Employee of the year for 2022-2023. Commissioner Elliott made the motion to select Ariana Valle as Employee of the year for 2022-2023. Motion was seconded by Commissioner Muñiz and passed unanimously.

**III. OLD BUSINESS-NON ACTION ITEMS**

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

- a) Finance Report 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 Housing Manager with Resident Activities Report 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. Our next Regular Board meeting and the Harlingen Affordable Housing Corporation meeting will be January 18, 2023, at 12:00 p.m. 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 Vice-Chair Sánchez Peña. Meeting was adjourned at 12:43 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

January 3, 2023

**Counselor:**

Law Office of  
 Alan T. Ozuna

Ariana Valle, Administrative Assistant  
 Harlingen Housing Authority

**Chief Executive Officer:**  
 Hilda Benavides

219 E. Jackson St.  
 Harlingen, TX 78550

Dear Miss Ariana Valle,

Congratulations on being selected the "Employee of the Year" 2022-2023. You were selected as Employee of the Quarter for April, May, and June 2018, October, November, and December 2020 and again in April, May, and June 2022.

Your employment with us began on January 23, 2017, as an Admissions Specialist for the HCV/S8 Program and when the opportunity arose you applied and were hired as my Administrative Assistant. You demonstrate a great deal of initiative by embracing the daily tasks and duties of this position.

Your communication, presentation, and leadership skills have improved greatly. You have learned to remain calm in crisis situations and you are always willing to help others. You plan and prepare in advance for monthly board meetings, and you make sure that staff and community leaders are informed of our daily operations.

Your positive attitude is a great asset to our agency. It is a pleasure working with you and seeing you grow to an outstanding employee.

You have been recognized for your accomplishments and achievements by our Board of Commissioners. You will receive a wall plaque, a gift card, and a reserved parking space. Your photo will be displayed at our Main Office with other "Employee of the Year" Honorees. Enjoy your new title and thank you for being an outstanding employee.

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**

**November 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 November 2022**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>Voucher Program</b>
Total Revenues	<u>\$367,555.44</u>	<u>\$71,668.11</u>	<u>\$92,612.91</u>	<u>\$83,503.34</u>	<u>\$115,473.12</u>	<u>\$4,297.96</u>	<u>\$401,517.81</u>
Total Expenditures	<u>\$245,782.83</u>	<u>\$50,554.61</u>	<u>\$56,149.04</u>	<u>\$53,622.01</u>	<u>\$83,548.51</u>	<u>\$1,908.66</u>	<u>\$429,316.32</u>
Revenues Over (Under) Expenditures	<u>\$121,772.61</u>	<u>\$21,113.50</u>	<u>\$36,463.87</u>	<u>\$29,881.33</u>	<u>\$31,924.61</u>	<u>\$2,389.30</u>	<u>(\$27,798.51)</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>\$27,798.51</u>

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended November 2022**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>Voucher Program</b>
Total Revenues	<u>\$3,231,777.07</u>	<u>\$557,919.32</u>	<u>\$827,153.08</u>	<u>\$759,297.17</u>	<u>\$1,054,230.29</u>	<u>\$33,177.21</u>	<u>\$3,464,097.65</u>
Total Expenditures	<u>\$2,300,097.73</u>	<u>\$479,517.81</u>	<u>\$504,075.18</u>	<u>\$599,312.63</u>	<u>\$700,589.48</u>	<u>\$16,602.63</u>	<u>\$3,524,038.03</u>
Revenues Over (Under) Expenditures	<u>\$931,679.34</u>	<u>\$78,401.51</u>	<u>\$323,077.90</u>	<u>\$159,984.54</u>	<u>\$353,640.81</u>	<u>\$16,574.58</u>	<u>(\$59,940.38)</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>\$59,940.38</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 November 30, 2022	8 Month(s) Ended November 30, 2022	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Other Income - Operatating transfer in /	1 06 3690.22	5	0.00	0.00	8,000.00	(8,000.00)	-100.00 %
CFP 50120 Admin	1 06 3690.27	5	0.00	0.00	28,550.00	(28,550.00)	-100.00 %
CFP Admin 50121	1 06 3690.28	5	0.00	56,085.00	85,333.28	(29,248.28)	-34.28 %
Other Income - CFP 22	1 06 3690.29	5	13,260.00	39,780.00	0.00	39,780.00	100.00 %
<b>Total Operating Income</b>			<b>13,260.00</b>	<b>95,865.00</b>	<b>121,883.28</b>	<b>(26,018.28)</b>	<b>-21.35 %</b>
<b>Rental Income</b>							
NON-DWELLING RENT	1 06 3190	5	2,198.81	15,328.86	14,914.00	414.86	2.78 %
<b>Total Rental Income</b>			<b>2,198.81</b>	<b>15,328.86</b>	<b>14,914.00</b>	<b>414.86</b>	<b>2.78 %</b>
<b>Other Income</b>							
Investment Income - Unrestricted	1 06 3610	5	933.07	5,261.26	924.00	4,337.26	469.40 %
OTHER INCOME	1 06 3690	5	57.93	12,453.88	8,171.28	4,282.60	52.41 %
Other Income - Management Fee - CC	1 06 3690.2	5	28,604.40	256,935.42	218,002.16	38,933.26	17.86 %
Other Income - Asset Management Fe	1 06 3690.3	5	15,036.00	89,532.00	118,400.00	(28,868.00)	-24.38 %
Other Income - Bookkeeping Fee - CC	1 06 3690.4	5	9,915.00	73,908.00	78,180.00	(4,272.00)	-5.46 %
IT Fees	1 06 3690.5	5	996.00	7,968.00	7,840.00	128.00	1.63 %
Other Income - Gain/Loss on Sale of E	1 06 3690.88	5	666.90	666.90	333.28	333.62	100.10 %
<b>Total Other Income</b>			<b>56,209.30</b>	<b>446,725.46</b>	<b>431,850.72</b>	<b>14,874.74</b>	<b>3.44 %</b>
<b>Total Revenue</b>			<b>71,668.11</b>	<b>557,919.32</b>	<b>568,648.00</b>	<b>(10,728.68)</b>	<b>-1.89 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
NONTECHNICAL SALARIES	1 06 4110	5	27,467.37	209,709.71	294,254.16	84,544.45	28.73 %
LEGAL EXPENSE	1 06 4130	5	0.00	5,226.00	6,133.28	907.28	14.79 %
STAFF TRAINING	1 06 4140	5	317.50	3,794.50	6,666.64	2,872.14	43.08 %
TRAVEL	1 06 4150	5	0.00	14,359.98	8,000.00	(6,359.98)	-79.50 %
Travel-Mileage Reimbursement	1 06 4150.2	5	0.00	660.02	333.28	(326.74)	-98.04 %
Accounting Fees	1 06 4170	5	0.00	4,595.41	24,666.64	20,071.23	81.37 %
Audit Fees	1 06 4171	5	0.00	2,991.47	2,666.64	(324.83)	-12.18 %
Employee Benefits Cont - Admin	1 06 4182	5	6,510.74	72,243.90	86,666.64	14,422.74	16.64 %
SUNDRY	1 06 4190	5	90.00	90.00	666.64	576.64	86.50 %
Postage/FedEx/UPS	1 06 4190.03	5	22.62	2,084.40	2,333.28	248.88	10.67 %
Advertising and Marketing	1 06 4190.08	5	0.00	2,931.80	3,333.28	401.48	12.04 %
PUBLICATIONS	1 06 4190.11	5	530.00	530.00	2,333.28	1,803.28	77.29 %
MEMBERSHIP DUES AND FEES	1 06 4190.12	5	0.00	345.00	666.64	321.64	48.25 %
Telephone/Cell Phone/Internet	1 06 4190.13	5	1,803.17	12,440.94	12,000.00	(440.94)	-3.67 %
FORMS & OFFICE SUPPLIES	1 06 4190.17	5	152.65	16,409.57	7,333.28	(9,076.29)	-123.77 %
Other Sundry Expense	1 06 4190.18	5	1,858.65	6,301.22	8,000.00	1,698.78	21.23 %
Administrative Contact Costs	1 06 4190.19	5	8,423.04	62,120.53	50,000.00	(12,120.53)	-24.24 %
BOARD MEETING EXPENSE	1 06 4190.9	5	0.00	9,273.05	5,000.00	(4,273.05)	-85.46 %
<b>Total Administrative Expense</b>			<b>47,175.74</b>	<b>426,107.50</b>	<b>521,053.68</b>	<b>94,946.18</b>	<b>18.22 %</b>
<b>Tenant Services</b>							
TEN SERVICES - RECREATION, PU	1 06 4220	5	0.00	307.89	0.00	(307.89)	-100.00 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>307.89</b>	<b>0.00</b>	<b>(307.89)</b>	<b>-100.00 %</b>
<b>Utilities Expense</b>							
WATER	1 06 4310	5	104.12	244.93	133.28	(111.65)	-83.77 %
ELECTRICITY	1 06 4320	5	1,015.05	8,408.56	9,144.00	735.44	8.04 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390	5	216.79	450.64	200.00	(250.64)	-125.32 %
<b>Total Utilities Expense</b>			<b>1,335.96</b>	<b>9,104.13</b>	<b>9,477.28</b>	<b>373.15</b>	<b>3.94 %</b>
<b>Ordinary Maintenance and Operation</b>							
LABOR - WAGES/SALARIES	1 06 4410	5	959.58	7,372.20	9,541.28	2,169.08	22.73 %
MATERIALS	1 06 4420	5	283.43	3,902.82	3,335.28	(567.54)	-17.02 %
Contract Cots-Extermination/Pest Con	1 06 4430.01	5	0.00	495.00	666.64	171.64	25.75 %
Contract Costs-Other Repairs	1 06 4430.03	5	0.00	0.00	3,333.28	3,333.28	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06 4430.08	5	49.90	557.86	533.28	(24.58)	-4.61 %
Contact Costs-Heating & Cooling Cont	1 06 4430.17	5	0.00	6,384.50	3,000.00	(3,384.50)	-112.82 %
Contact Costs-Electrical Contracts	1 06 4430.18	5	0.00	430.00	666.64	236.64	35.50 %

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	8 Month(s) Ended	Budget	Variance	Variance %	
				November 30, 2022	November 30, 2022				
		06	4430.21						
Garbage and Trash Removal	1	06	4431	5	46.79	327.53	500.00	172.47	34.49 %
Emp Benefit Cont - Maintenance	1	06	4433	5	67.55	3,294.69	3,870.00	575.31	14.87 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,407.25</b>	<b>22,764.60</b>	<b>25,446.40</b>	<b>2,681.80</b>	<b>10.54 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1	06	4480	5	218.71	10,108.48	2,666.64	(7,441.84)	-279.07 %
<b>Total Protective Services</b>					<b>218.71</b>	<b>10,108.48</b>	<b>2,666.64</b>	<b>(7,441.84)</b>	<b>-279.07 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	1,615.53	1,333.28	(282.25)	-21.17 %
Insurance - General Liability	1	06	4510.02	5	0.00	387.18	333.28	(53.90)	-16.17 %
Insurance - Automobile	1	06	4510.03	5	0.00	1,199.52	1,000.00	(199.52)	-19.95 %
Insurance - Workman's Comp	1	06	4510.04	5	0.00	3,324.36	3,016.64	(307.72)	-10.20 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	731.74	653.28	(78.46)	-12.01 %
Insurance - Windstorm	1	06	4510.15	5	416.95	3,510.47	3,333.28	(177.19)	-5.32 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	356.41	333.28	(23.13)	-6.94 %
<b>Total General Expense</b>					<b>416.95</b>	<b>11,125.21</b>	<b>10,003.04</b>	<b>(1,122.17)</b>	<b>-11.22 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	30,000.00	30,000.00	100.00 %
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(30,000.00)	(30,000.00)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(50,554.61)</b>	<b>(479,517.81)</b>	<b>(568,647.04)</b>	<b>89,129.23</b>	<b>15.67 %</b>
<b>Total Net Income (Loss)</b>					<b>21,113.50</b>	<b>78,401.51</b>	<b>0.96</b>	<b>78,400.55</b>	<b>11291723.96 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	26,636.00	177.57	215,174.00	179.31	194,163.44	21,010.56	10.82 %
<b>Total Rental Income</b>			<b>26,636.00</b>	<b>177.57</b>	<b>215,174.00</b>	<b>179.31</b>	<b>194,163.44</b>	<b>21,010.56</b>	<b>10.82 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	4.75	0.03	11,950.54	9.96	2,280.00	9,670.54	424.15 %
Interest Income - Bank Statement	1 01 3610.01	5	2,873.44	19.16	2,873.44	2.39	0.00	2,873.44	100.00 %
Other Income-Tenants	1 01 3690	5	2,074.00	13.83	17,892.00	14.91	17,074.64	817.36	4.79 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	188.88	0.16	1,333.28	(1,144.40)	-85.83 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	200.00	(200.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	1,844.22	12.29	1,844.22	1.54	400.00	1,444.22	361.06 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	60,000.00	(60,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	0.00	0.00	95,700.00	79.75	0.00	95,700.00	100.00 %
<b>Total Other Income</b>			<b>6,796.41</b>	<b>45.31</b>	<b>130,449.08</b>	<b>108.71</b>	<b>81,287.92</b>	<b>49,161.16</b>	<b>60.48 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	59,180.50	394.54	481,530.00	401.27	454,852.00	26,678.00	5.87 %
<b>Total Other Receipts</b>			<b>59,180.50</b>	<b>394.54</b>	<b>481,530.00</b>	<b>401.27</b>	<b>454,852.00</b>	<b>26,678.00</b>	<b>5.87 %</b>
<b>Total Revenue</b>			<b>92,612.91</b>	<b>617.42</b>	<b>827,153.08</b>	<b>689.29</b>	<b>730,303.36</b>	<b>96,849.72</b>	<b>13.26 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	4,569.25	30.46	39,226.23	32.69	76,536.24	37,310.01	48.75 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	0.00	0.00	7,205.17	6.00	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	0.00	0.00	731.25	0.61	2,000.00	1,268.75	63.44 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Travel-Mileage Reimbursment	1 01 4150.2	5	0.00	0.00	0.00	0.00	800.00	800.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	6.68	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	4.72	5,033.84	(629.23)	-12.50 %
Employee Benefits Cont - Admin	1 01 4182	5	726.28	4.84	23,702.35	19.75	35,733.28	12,030.93	33.67 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	0.00	0.00	550.35	0.46	0.00	(550.35)	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	366.64	366.64	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	584.45	0.49	666.64	82.19	12.33 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	0.84	2,333.28	1,328.28	56.93 %
Tenant Tracker	1 01 4190.10	5	0.00	0.00	175.50	0.15	2,333.28	2,157.78	92.48 %
Publications	1 01 4190.11	5	100.00	0.67	100.00	0.08	2,000.00	1,900.00	95.00 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	622.50	0.52	1,333.28	710.78	53.31 %

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: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
Telephone/Cell Phones/Internet	1 01	4190.13 5	563.86	3.76	4,638.51	3.87	5,333.28	694.77	13.03 %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	6,912.00	5.76	6,912.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	159.24	1.06	1,382.22	1.15	6,666.64	5,284.42	79.27 %
Other Sundry Expense	1 01	4190.18 5	282.05	1.88	2,410.29	2.01	5,333.28	2,922.99	54.81 %
Administrative Contact Costs	1 01	4190.19 5	4,898.41	32.66	30,815.74	25.68	26,151.92	(4,663.82)	-17.83 %
Management Fee Expense - AMP	1 01	4190.21 5	8,687.70	57.92	68,132.30	56.78	67,499.84	(632.46)	-0.94 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	12,000.00	10.00	12,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	8,842.50	7.37	8,880.00	37.50	0.42 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	0.00	0.00	108.96	0.09	0.00	(108.96)	-100.00 %
<b>Total Administrative Expense</b>			<b>23,753.29</b>	<b>158.36</b>	<b>225,224.99</b>	<b>187.69</b>	<b>271,646.72</b>	<b>46,421.73</b>	<b>17.09 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 01	4210 5	1,785.00	11.90	11,066.20	9.22	13,573.44	2,507.24	18.47 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	1,207.38	8.05	2,894.41	2.41	5,333.28	2,438.87	45.73 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	4,153.14	3.46	5,640.64	1,487.50	26.37 %
<b>Total Tenant Services</b>			<b>2,992.38</b>	<b>19.95</b>	<b>18,113.75</b>	<b>15.09</b>	<b>24,547.36</b>	<b>6,433.61</b>	<b>26.21 %</b>
<b>Utilities Expense</b>									
Water	1 01	4310 5	70.93	0.47	699.06	0.58	2,333.28	1,634.22	70.04 %
Electricity	1 01	4320 5	1,151.20	7.67	7,397.76	6.16	8,666.64	1,268.88	14.64 %
Gas	1 01	4330 5	148.34	0.99	1,043.99	0.87	866.64	(177.35)	-20.46 %
4150.2 - MILEAGE REIMBURSEMENT	1 01	4330.2 5	30.63	0.20	56.26	0.05	0.00	(56.26)	-100.00 %
Other Utility Expense - Sewer	1 01	4390 5	46.81	0.31	498.66	0.42	1,000.00	501.34	50.13 %
<b>Total Utilities Expense</b>			<b>1,447.91</b>	<b>9.65</b>	<b>9,695.73</b>	<b>8.08</b>	<b>12,866.56</b>	<b>3,170.83</b>	<b>24.64 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 01	4410 5	5,129.38	34.20	40,590.92	33.83	73,020.00	32,429.08	44.41 %
Materials	1 01	4420 5	308.40	2.06	23,598.68	19.67	51,584.80	27,986.12	54.25 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.85	33,333.28	32,318.28	96.95 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	600.00	4.00	4,775.00	3.98	7,333.28	2,558.28	34.89 %
Contract Costs-Other Repairs	1 01	4430.03 5	3,845.00	25.63	8,930.00	7.44	33,333.28	24,403.28	73.21 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.77	0.11	95.20	0.08	666.64	571.44	85.72 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	123.04	0.82	722.06	0.60	4,133.28	3,411.22	82.53 %
Contract Costs-Maintenance	1 01	4430.09 5	1,134.68	7.56	4,404.42	3.67	1,666.64	(2,737.78)	-164.27 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	3.40	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,267.50	1.06	3,333.28	2,065.78	61.97 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.13	3,333.28	3,173.28	95.20 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	12,346.00	10.29	13,333.28	987.28	7.40 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	20,000.00	20,000.00	100.00 %

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: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	2,215.00	1.85	3,333.28	1,118.28	33.55 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	5,945.00	4.95	20,000.00	14,055.00	70.28 %
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	0.00	0.00	3,250.00	2.71	0.00	(3,250.00)	-100.00 %
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,466.64	1,466.64	100.00 %
Connect/Disconnect Fees	1 01	4430.4 5	55.00	0.37	265.00	0.22	1,333.28	1,068.28	80.12 %
Garbage and Trash Collection	1 01	4431 5	265.42	1.77	1,671.60	1.39	2,333.28	661.68	28.36 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,171.33	7.81	19,033.34	15.86	29,216.64	10,183.30	34.85 %
<b>Total Ordinary Maintenance and Operation</b>			<b>14,149.02</b>	<b>94.33</b>	<b>134,368.08</b>	<b>111.97</b>	<b>302,754.16</b>	<b>168,386.08</b>	<b>55.62 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 01	4480 5	1,824.45	12.16	15,066.33	12.56	37,020.56	21,954.23	59.30 %
<b>Total Protective Services</b>			<b>1,824.45</b>	<b>12.16</b>	<b>15,066.33</b>	<b>12.56</b>	<b>37,020.56</b>	<b>21,954.23</b>	<b>59.30 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	10,638.67	8.87	6,666.64	(3,972.03)	-59.58 %
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	340.74	0.28	333.28	(7.46)	-2.24 %
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	1,724.32	1.44	1,666.64	(57.68)	-3.46 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	2,457.14	2.05	2,000.00	(457.14)	-22.86 %
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	540.86	0.45	733.28	192.42	26.24 %
Insurance - Windstorm	1 01	4510.15 5	9,951.99	66.35	53,215.73	44.35	46,666.64	(6,549.09)	-14.03 %
Insurance - Windstorm - 1406	1 01	4510.15P 5	0.00	0.00	10,947.19	9.12	0.00	(10,947.19)	-100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	20,980.07	17.48	20,000.00	(980.07)	-4.90 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.04	66.64	16.06	24.10 %
Collection Losses	1 01	4570 5	(470.00)	(3.13)	711.00	0.59	3,333.28	2,622.28	78.67 %
<b>Total General Expense</b>			<b>11,981.99</b>	<b>79.88</b>	<b>101,606.30</b>	<b>84.67</b>	<b>81,466.40</b>	<b>(20,139.90)</b>	<b>-24.72 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	4.75	153,550.24	147,850.24	96.29 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(4.75)	(153,550.24)	(147,850.24)	-96.29 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(56,149.04)</b>	<b>(374.33)</b>	<b>(504,075.18)</b>	<b>(420.06)</b>	<b>(730,301.76)</b>	<b>226,226.58</b>	<b>30.98 %</b>
<b>Net Income (Loss)</b>			<b>36,463.87</b>	<b>243.09</b>	<b>323,077.90</b>	<b>269.23</b>	<b>1.60</b>	<b>323,076.30</b>	<b>29432908.76 %</b>



**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental	1	02	3110	5	24,296.00	164.16	196,696.00	166.13	193,930.64	2,765.36	1.43 %
Nondwelling Rental	1	02	3190	5	910.00	6.15	4,038.00	3.41	2,800.00	1,238.00	44.21 %
<b>Total Rental Income</b>					<b>25,206.00</b>	<b>170.31</b>	<b>200,734.00</b>	<b>169.54</b>	<b>196,730.64</b>	<b>4,003.36</b>	<b>2.03 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments	1	02	3610	5	0.00	0.00	6,557.41	5.54	1,474.00	5,083.41	344.87 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,510.85	10.21	1,510.85	1.28	0.00	1,510.85	100.00 %
Other Income - Tenants	1	02	3690	5	2,073.00	14.01	21,680.00	18.31	17,054.64	4,625.36	27.12 %
Other Income - Misc Other Revenue	1	02	3690.1	5	909.43	6.14	1,285.35	1.09	0.00	1,285.35	100.00 %
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	0.00	0.00	209.28	(209.28)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	452.56	3.06	452.56	0.38	333.28	119.28	35.79 %
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	0.00	0.00	60,000.00	(60,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1	02	3690.99P	5	0.00	0.00	95,700.00	80.83	0.00	95,700.00	100.00 %
<b>Total Other Income</b>					<b>4,945.84</b>	<b>33.42</b>	<b>127,186.17</b>	<b>107.42</b>	<b>79,071.20</b>	<b>48,114.97</b>	<b>60.85 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year	1	02	8020	0	53,351.50	360.48	431,377.00	364.34	417,192.00	14,185.00	3.40 %
<b>Total Other Receipts</b>					<b>53,351.50</b>	<b>360.48</b>	<b>431,377.00</b>	<b>364.34</b>	<b>417,192.00</b>	<b>14,185.00</b>	<b>3.40 %</b>
<b>Total Revenue</b>					<b>83,503.34</b>	<b>564.21</b>	<b>759,297.17</b>	<b>641.30</b>	<b>692,993.84</b>	<b>66,303.33</b>	<b>9.57 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries	1	02	4110	5	6,451.31	43.59	50,324.41	42.50	100,920.64	50,596.23	50.13 %
Nontechnical Salaries - 1406	1	02	4110.OP	5	0.00	0.00	8,494.25	7.17	0.00	(8,494.25)	-100.00 %
Legal Expense	1	02	4130	5	0.00	0.00	1,404.00	1.19	1,666.64	262.64	15.76 %
Staff Training	1	02	4140	5	0.00	0.00	0.00	0.00	333.28	333.28	100.00 %
Travel	1	02	4150	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	0.00	0.00	533.28	533.28	100.00 %
Accounting Fees	1	02	4170	5	0.00	0.00	8,750.65	7.39	0.00	(8,750.65)	-100.00 %
Audit Fees	1	02	4171	5	0.00	0.00	6,236.28	5.27	4,365.28	(1,871.00)	-42.86 %
Employee Benefits Cont - Admin	1	02	4182	5	1,193.21	8.06	20,540.44	17.35	37,541.28	17,000.84	45.29 %
Employee Ben Cont - Admin - 1406	1	02	4182.OP	5	0.00	0.00	666.10	0.56	0.00	(666.10)	-100.00 %
Sundry	1	02	4190	5	0.00	0.00	0.00	0.00	66.64	66.64	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	0.00	584.45	0.49	533.28	(51.17)	-9.60 %
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	991.60	0.84	2,221.28	1,229.68	55.36 %
Tenant Tracker	1	02	4190.10	5	0.00	0.00	175.50	0.15	1,666.64	1,491.14	89.47 %
Publications	1	02	4190.11	5	100.00	0.68	100.00	0.08	2,333.28	2,233.28	95.71 %

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: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 02	4190.12 5	0.00	0.00	622.50	0.53	666.64	44.14	6.62 %
Telephone/Cell Phone/Internet	1 02	4190.13 5	763.89	5.16	6,116.36	5.17	10,166.64	4,050.28	39.84 %
Forms & Office Supplies	1 02	4190.17 5	257.87	1.74	2,016.60	1.70	4,666.64	2,650.04	56.79 %
Other Sundry Expense	1 02	4190.18 5	213.51	1.44	1,773.04	1.50	4,133.28	2,360.24	57.10 %
Administrative Contact Costs	1 02	4190.19 5	3,570.56	24.13	38,988.42	32.93	33,333.28	(5,655.14)	-16.97 %
Management Fee Expense - AMP	1 02	4190.21 5	8,569.50	57.90	66,170.97	55.89	62,026.64	(4,144.33)	-6.68 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	11,840.00	10.00	11,200.00	(640.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,087.50	7.35	8,587.50	7.25	8,160.00	(427.50)	-5.24 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,368.00	2.00	2,240.00	(128.00)	-5.71 %
Board Meeting Expense	1 02	4190.9 5	0.00	0.00	73.64	0.06	0.00	(73.64)	-100.00 %
<b>Total Administrative Expense</b>			<b>23,983.35</b>	<b>162.05</b>	<b>236,824.71</b>	<b>200.02</b>	<b>289,441.28</b>	<b>52,616.57</b>	<b>18.18 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 02	4210 5	1,251.25	8.45	9,717.37	8.21	13,570.64	3,853.27	28.39 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	2,395.98	16.19	2,307.70	1.95	3,333.28	1,025.58	30.77 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	5,737.39	4.85	8,166.64	2,429.25	29.75 %
<b>Total Tenant Services</b>			<b>3,647.23</b>	<b>24.64</b>	<b>17,762.46</b>	<b>15.00</b>	<b>25,070.56</b>	<b>7,308.10</b>	<b>29.15 %</b>
<b>Utilities Expense</b>									
Water	1 02	4310 5	166.56	1.13	1,337.86	1.13	1,866.64	528.78	28.33 %
Electricity	1 02	4320 5	1,148.95	7.76	8,673.56	7.33	9,333.28	659.72	7.07 %
Gas	1 02	4330 5	308.85	2.09	2,141.25	1.81	1,866.64	(274.61)	-14.71 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	57.88	0.39	338.55	0.29	666.64	328.09	49.22 %
<b>Total Utilities Expense</b>			<b>1,682.24</b>	<b>11.37</b>	<b>12,491.22</b>	<b>10.55</b>	<b>14,399.84</b>	<b>1,908.62</b>	<b>13.25 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 02	4410 5	2,928.99	19.79	30,849.94	26.06	62,504.32	31,654.38	50.64 %
Materials	1 02	4420 5	315.11	2.13	24,265.21	20.49	34,418.88	10,153.67	29.50 %
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	4.89	0.00	(5,785.50)	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	14.12	26,666.64	9,946.64	37.30 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	0.00	0.00	6,447.00	5.45	8,000.00	1,553.00	19.41 %
Contract Costs-Other Repairs	1 02	4430.03 5	425.00	2.87	31,425.00	26.54	23,333.28	(8,091.72)	-34.68 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.77	0.11	95.20	0.08	266.64	171.44	64.30 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	97.85	0.66	1,027.35	0.87	2,000.00	972.65	48.63 %
Contract Costs-Maintenance	1 02	4430.09 5	2,150.81	14.53	7,389.10	6.24	0.00	(7,389.10)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	9,580.50	8.09	10,000.00	419.50	4.20 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	335.00	2.26	4,092.09	3.46	8,000.00	3,907.91	48.85 %
Contract Costs - HVAC - 1406	1 02	4430.17P 5	0.00	0.00	52.41	0.04	0.00	(52.41)	-100.00 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	2,600.00	17.57	43,225.00	36.51	13,333.28	(29,891.72)	-224.19 %

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: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
4430.01-EXTERMINATING/PEST CONTRO	1 02 4430.2	5	0.00	0.00	0.00	0.00	3,333.28	3,333.28	100.00 %
Contract Costs-Unit Turnaround	1 02 4430.20	5	0.00	0.00	0.00	0.00	21,333.28	21,333.28	100.00 %
Contact Costs-Electrical Contracts	1 02 4430.21	5	125.00	0.84	5,420.00	4.58	0.00	(5,420.00)	-100.00 %
Contact Costs-Plumbing Contracts	1 02 4430.22	5	0.00	0.00	7,530.00	6.36	10,000.00	2,470.00	24.70 %
Contract Costs-Janitorial Contracts	1 02 4430.23	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Connect/Disconnect Fees	1 02 4430.4	5	120.00	0.81	405.00	0.34	1,000.00	595.00	59.50 %
Garbage and Trash Collection	1 02 4431	5	309.82	2.09	1,562.23	1.32	3,164.96	1,602.73	50.64 %
Emp Benefit Cont - Maintenance	1 02 4433	5	616.31	4.16	12,404.90	10.48	27,319.76	14,914.86	54.59 %
<b>Total Ordinary Maintenance and Operation</b>			<b>10,040.66</b>	<b>67.84</b>	<b>208,276.43</b>	<b>175.91</b>	<b>255,674.32</b>	<b>47,397.89</b>	<b>18.54 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 02 4480	5	2,502.88	16.91	17,260.87	14.58	30,000.00	12,739.13	42.46 %
<b>Total Protective Services</b>			<b>2,502.88</b>	<b>16.91</b>	<b>17,260.87</b>	<b>14.58</b>	<b>30,000.00</b>	<b>12,739.13</b>	<b>42.46 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	11,846.32	10.01	8,666.64	(3,179.68)	-36.69 %
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	309.75	0.26	333.28	23.53	7.06 %
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	1,724.32	1.46	1,333.28	(391.04)	-29.33 %
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	2,312.60	1.95	2,000.00	(312.60)	-15.63 %
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	509.03	0.43	690.00	180.97	26.23 %
Insurance - Windstorm	1 02 4510.15	5	9,265.65	62.61	49,545.69	41.85	42,000.00	(7,545.69)	-17.97 %
Insurance - Windstorm	1 02 4510.15P	5	0.00	0.00	10,192.21	8.61	0.00	(10,192.21)	-100.00 %
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	22,142.94	18.70	20,000.00	(2,142.94)	-10.71 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.04	50.00	(0.58)	-1.16 %
Collection Losses	1 02 4570	5	0.00	0.00	1,421.00	1.20	3,333.28	1,912.28	57.37 %
Other General Expense	1 02 4590	5	0.00	0.00	992.50	0.84	0.00	(992.50)	-100.00 %
<b>Total General Expense</b>			<b>11,765.65</b>	<b>79.50</b>	<b>101,046.94</b>	<b>85.34</b>	<b>78,406.48</b>	<b>(22,640.46)</b>	<b>-28.88 %</b>
<b>Other Expenditures</b>									
Replacement Non-Deprec Equip-1406	1 02 7520.9OP	5	0.00	0.00	5,650.00	4.77	0.00	(5,650.00)	-100.00 %
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	68,050.00	57.47	142,666.64	74,616.64	52.30 %
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	0.00	0.00	6,800.00	5.74	0.00	(6,800.00)	-100.00 %
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	(68,050.00)	(57.47)	(142,666.64)	(74,616.64)	-52.30 %
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	0.00	0.00	(6,800.00)	(5.74)	0.00	6,800.00	100.00 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>5,650.00</b>	<b>4.77</b>	<b>0.00</b>	<b>(5,650.00)</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(53,622.01)</b>	<b>(362.31)</b>	<b>(599,312.63)</b>	<b>(506.18)</b>	<b>(692,992.48)</b>	<b>93,679.85</b>	<b>13.52 %</b>
<b>Net Income (Loss)</b>			<b>29,881.33</b>	<b>201.92</b>	<b>159,984.54</b>	<b>135.12</b>	<b>1.36</b>	<b>159,983.18</b>	<b>11263469.12 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS  
 U/M Month: 200 - U/M YTD: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 03 3110	5	28,510.00	142.55	233,953.78	146.22	220,384.24	13,569.54	6.16 %
Nondwelling Rental	1 03 3190	5	700.00	3.50	3,500.00	2.19	2,800.00	700.00	25.00 %
<b>Total Rental Income</b>			<b>29,210.00</b>	<b>146.05</b>	<b>237,453.78</b>	<b>148.41</b>	<b>223,184.24</b>	<b>14,269.54</b>	<b>6.39 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 03 3610	5	2,846.32	14.23	15,264.23	9.54	2,440.64	12,823.59	525.42 %
Other Income-Tenants	1 03 3690	5	3,022.00	15.11	20,132.00	12.58	21,746.64	(1,614.64)	-7.42 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	930.48	0.58	29,147.52	(28,217.04)	-96.81 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	830.80	4.15	830.80	0.52	366.64	464.16	126.60 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	0.00	0.00	66,000.00	(66,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	0.00	0.00	127,600.00	79.75	0.00	127,600.00	100.00 %
<b>Total Other Income</b>			<b>6,699.12</b>	<b>33.50</b>	<b>164,757.51</b>	<b>102.97</b>	<b>119,701.44</b>	<b>45,056.07</b>	<b>37.64 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 03 8020	0	79,564.00	397.82	652,019.00	407.51	599,480.00	52,539.00	8.76 %
<b>Total Other Receipts</b>			<b>79,564.00</b>	<b>397.82</b>	<b>652,019.00</b>	<b>407.51</b>	<b>599,480.00</b>	<b>52,539.00</b>	<b>8.76 %</b>
<b>Total Revenue</b>			<b>115,473.12</b>	<b>577.37</b>	<b>1,054,230.29</b>	<b>658.89</b>	<b>942,365.68</b>	<b>111,864.61</b>	<b>11.87 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 03 4110	5	9,990.10	49.95	65,096.01	40.69	124,086.96	58,990.95	47.54 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	0.00	0.00	14,600.40	9.13	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130	5	0.00	0.00	1,150.50	0.72	2,666.64	1,516.14	56.86 %
Staff Training	1 03 4140	5	0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Accounting Fees	1 03 4170	5	0.00	0.00	11,680.29	7.30	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171	5	0.00	0.00	8,524.03	5.33	5,333.28	(3,190.75)	-59.83 %
Employee Benefits Cont - Admin	1 03 4182	5	1,703.49	8.52	22,095.46	13.81	51,706.64	29,611.18	57.27 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	0.00	0.00	1,116.92	0.70	0.00	(1,116.92)	-100.00 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	0.00	0.00	584.45	0.37	666.64	82.19	12.33 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	1,340.00	0.84	1,333.28	(6.72)	-0.50 %
Tenant Tracker	1 03 4190.10	5	0.00	0.00	234.00	0.15	2,850.08	2,616.08	91.79 %
Publications	1 03 4190.11	5	220.00	1.10	220.00	0.14	3,333.28	3,113.28	93.40 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	830.00	0.52	1,333.28	503.28	37.75 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	1,166.72	5.83	8,686.63	5.43	9,333.28	646.65	6.93 %

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: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	6,912.00	4.32	6,912.00	0.00	0.00 %
Forms & Office Supplies	1 03	4190.17 5	267.83	1.34	3,110.66	1.94	5,333.28	2,222.62	41.67 %
Other Sundry Expense	1 03	4190.18 5	274.30	1.37	2,596.04	1.62	3,333.28	737.24	22.12 %
Administrative Contact Costs	1 03	4190.19 5	5,237.56	26.19	46,001.50	28.75	25,228.72	(20,772.78)	-82.34 %
Management Fee Expense - AMP	1 03	4190.21 5	11,347.20	56.74	87,895.15	54.93	88,479.52	584.37	0.66 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	16,000.00	10.00	16,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,440.00	7.20	11,407.50	7.13	11,640.00	232.50	2.00 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	3,200.00	2.00	3,200.00	0.00	0.00 %
Board Meeting Expense	1 03	4190.9 5	0.00	0.00	108.96	0.07	0.00	(108.96)	-100.00 %
<b>Total Administrative Expense</b>			<b>34,911.20</b>	<b>174.56</b>	<b>313,390.50</b>	<b>195.87</b>	<b>367,436.64</b>	<b>54,046.14</b>	<b>14.71 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 03	4210 5	2,525.39	12.63	17,330.81	10.83	15,646.08	(1,684.73)	-10.77 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	1,326.40	6.63	3,198.64	2.00	3,200.00	1.36	0.04 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	602.56	3.01	8,386.01	5.24	7,000.00	(1,386.01)	-19.80 %
<b>Total Tenant Services</b>			<b>4,454.35</b>	<b>22.27</b>	<b>28,915.46</b>	<b>18.07</b>	<b>25,846.08</b>	<b>(3,069.38)</b>	<b>-11.88 %</b>
<b>Utilities Expense</b>									
Water	1 03	4310 5	447.94	2.24	4,221.50	2.64	4,000.00	(221.50)	-5.54 %
Electricity	1 03	4320 5	1,738.78	8.69	13,003.28	8.13	14,000.00	996.72	7.12 %
Gas	1 03	4330 5	148.34	0.74	1,090.38	0.68	1,333.28	242.90	18.22 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	3.75	0.02	28.13	0.02	0.00	(28.13)	-100.00 %
Other Utility Expense - Sewer	1 03	4390 5	79.52	0.40	975.84	0.61	1,333.28	357.44	26.81 %
<b>Total Utilities Expense</b>			<b>2,418.33</b>	<b>12.09</b>	<b>19,319.13</b>	<b>12.07</b>	<b>20,666.56</b>	<b>1,347.43</b>	<b>6.52 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 03	4410 5	5,520.81	27.60	61,276.39	38.30	93,459.28	32,182.89	34.44 %
Materials	1 03	4420 5	361.63	1.81	21,752.43	13.60	53,333.28	31,580.85	59.21 %
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.55	20,000.00	19,125.00	95.62 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	0.00	0.00	4,893.00	3.06	20,000.00	15,107.00	75.54 %
Contract Costs-Other Repairs	1 03	4430.03 5	2,325.00	11.63	15,045.00	9.40	20,000.00	4,955.00	24.78 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.35	0.11	126.92	0.08	666.64	539.72	80.96 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	1,257.94	0.79	3,333.28	2,075.34	62.26 %
Contract Costs-Maintenance	1 03	4430.09 5	557.70	2.79	2,017.02	1.26	10,000.00	7,982.98	79.83 %
Contract Costs-Other	1 03	4430.13 5	220.00	1.10	2,105.00	1.32	20,000.00	17,895.00	89.48 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	1.15	33,333.28	31,497.30	94.49 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	4,625.00	23.13	27,500.00	17.19	29,368.96	1,868.96	6.36 %
Contract Costs-Unit Turnaround	1 03	4430.20 5	6,975.00	34.88	12,960.00	8.10	16,666.64	3,706.64	22.24 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	785.00	0.49	23,333.28	22,548.28	96.64 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(3.31)	6,666.64	11,966.64	179.50 %

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: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %	
Contract Costs-Janitorial Contracts	1 03 4430.23	5	0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %	
Connect/Disconnect Fees	1 03 4430.4	5	210.00	1.05	735.00	0.46	1,333.28	598.28	44.87 %	
Garbage and Trash Collection	1 03 4431	5	423.36	2.12	2,527.30	1.58	2,000.00	(527.30)	-26.36 %	
Emp Benefit Cont - Maintenance	1 03 4433	5	1,287.01	6.44	30,368.05	18.98	38,052.00	7,683.95	20.19 %	
Emp Benefit Cont - Maint Unemployment	1 03 4433.8	5	0.00	0.00	0.00	0.00	468.64	468.64	100.00 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>22,602.71</b>	<b>113.01</b>	<b>180,760.03</b>	<b>112.97</b>	<b>393,348.48</b>	<b>212,588.45</b>	<b>54.05 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 03 4480	5	2,432.58	12.16	20,683.17	12.93	40,000.00	19,316.83	48.29 %	
<b>Total Protective Services</b>			<b>2,432.58</b>	<b>12.16</b>	<b>20,683.17</b>	<b>12.93</b>	<b>40,000.00</b>	<b>19,316.83</b>	<b>48.29 %</b>	
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1 03 4510.01	5	0.00	0.00	13,865.80	8.67	10,000.00	(3,865.80)	-38.66 %	
Insurance - General Liability	1 03 4510.02	5	0.00	0.00	464.64	0.29	1,266.64	802.00	63.32 %	
Insurance - Automobile	1 03 4510.03	5	0.00	0.00	2,324.08	1.45	1,666.64	(657.44)	-39.45 %	
Insurance - Workman's Comp	1 03 4510.04	5	0.00	0.00	3,902.51	2.44	4,933.28	1,030.77	20.89 %	
Insurance - Fidelity Bond	1 03 4510.09	5	0.00	0.00	859.01	0.54	1,000.00	140.99	14.10 %	
Insurance - Windstorm	1 03 4510.15	5	13,812.68	69.06	73,859.69	46.16	48,000.00	(25,859.69)	-53.87 %	
Insurance - Windstorm	1 03 4510.15P	5	0.00	0.00	15,193.95	9.50	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03 4520	5	2,916.66	14.58	22,329.08	13.96	23,333.28	1,004.20	4.30 %	
PROPERTY TAXES	1 03 4520.1	5	0.00	0.00	67.43	0.04	66.64	(0.79)	-1.19 %	
Collection Losses	1 03 4570	5	0.00	0.00	4,655.00	2.91	4,800.00	145.00	3.02 %	
<b>Total General Expense</b>			<b>16,729.34</b>	<b>83.65</b>	<b>137,521.19</b>	<b>85.95</b>	<b>95,066.48</b>	<b>(42,454.71)</b>	<b>-44.66 %</b>	
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1 03 7540.4	5	0.00	0.00	254,948.63	159.34	213,503.12	(41,445.51)	-19.41 %	
Prop Bett & Add- Contracts - 1406	1 03 7540.4OP	5	0.00	0.00	17,301.37	10.81	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03 7590	5	0.00	0.00	(254,948.63)	(159.34)	(213,503.12)	41,445.51	19.41 %	
Operating Exp Prop - Contra - 1406	1 03 7590.OP	5	0.00	0.00	(17,301.37)	(10.81)	0.00	17,301.37	100.00 %	
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>	
<b>Total Expenses</b>			<b>(83,548.51)</b>	<b>(417.74)</b>	<b>(700,589.48)</b>	<b>(437.87)</b>	<b>(942,364.24)</b>	<b>241,774.76</b>	<b>25.66 %</b>	
<b>Net Income (Loss)</b>			<b>31,924.61</b>	<b>159.61</b>	<b>353,640.81</b>	<b>221.03</b>	<b>1.44</b>	<b>353,639.37</b>	<b>23356805.56 %</b>	

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: 64 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental		3 01 3110	5	4,000.00	500.00	31,158.00	486.84	32,000.00	(842.00)	-2.63 %
<b>Total Rental Income</b>				<b>4,000.00</b>	<b>500.00</b>	<b>31,158.00</b>	<b>486.84</b>	<b>32,000.00</b>	<b>(842.00)</b>	<b>-2.63 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments		3 01 3610	5	252.96	31.62	1,674.21	26.16	568.00	1,106.21	194.76 %
Other Income-Tenants		3 01 3690	5	45.00	5.63	345.00	5.39	150.00	195.00	130.00 %
<b>Total Other Income</b>				<b>297.96</b>	<b>37.24</b>	<b>2,019.21</b>	<b>31.55</b>	<b>718.00</b>	<b>1,301.21</b>	<b>181.23 %</b>
<b>Total Revenue</b>				<b>4,297.96</b>	<b>537.25</b>	<b>33,177.21</b>	<b>518.39</b>	<b>32,718.00</b>	<b>459.21</b>	<b>1.40 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries		3 01 4110	5	113.95	14.24	1,293.73	20.21	5,568.00	4,274.27	76.76 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	133.28	133.28	100.00 %
Accounting Fees		3 01 4170	5	0.00	0.00	1,304.25	20.38	0.00	(1,304.25)	-100.00 %
Audit Fees		3 01 4171	5	0.00	0.00	1,018.48	15.91	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5	8.23	1.03	441.04	6.89	2,710.64	2,269.60	83.73 %
Sundry		3 01 4190	5	224.00	28.00	224.00	3.50	666.64	442.64	66.40 %
Advertising and Marketing		3 01 4190.08	5	0.00	0.00	80.40	1.26	166.64	86.24	51.75 %
Publications		3 01 4190.11	5	0.00	0.00	0.00	0.00	133.28	133.28	100.00 %
Forms & Office Supplies		3 01 4190.17	5	110.00	13.75	110.00	1.72	0.00	(110.00)	-100.00 %
Other Sundry Expense		3 01 4190.18	5	1,107.80	138.48	2,974.21	46.47	3,663.36	689.15	18.81 %
<b>Total Administrative Expense</b>				<b>1,563.98</b>	<b>195.50</b>	<b>7,446.11</b>	<b>116.35</b>	<b>13,041.84</b>	<b>5,595.73</b>	<b>42.91 %</b>
<b>Utilities Expense</b>										
Water		3 01 4310	5	36.06	4.51	205.10	3.20	284.00	78.90	27.78 %
Other Utility Expense - Sewer		3 01 4390	5	66.74	8.34	362.79	5.67	520.00	157.21	30.23 %
<b>Total Utilities Expense</b>				<b>102.80</b>	<b>12.85</b>	<b>567.89</b>	<b>8.87</b>	<b>804.00</b>	<b>236.11</b>	<b>29.37 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor		3 01 4410	5	0.00	0.00	219.80	3.43	6,198.00	5,978.20	96.45 %
Materials		3 01 4420	5	0.00	0.00	19.80	0.31	1,333.28	1,313.48	98.51 %
Contract Cots-Extermination		3 01 4430.01	5	0.00	0.00	315.00	4.92	357.28	42.28	11.83 %
Contract Costs-Other Repairs		3 01 4430.03	5	0.00	0.00	3,645.00	56.95	1,816.00	(1,829.00)	-100.72 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	0.00	0.00	350.00	5.47	1,530.64	1,180.64	77.13 %
Connect/Disconnect Fees		3 01 4430.4	5	0.00	0.00	0.00	0.00	20.00	20.00	100.00 %
Garbage and Trash Collection		3 01 4431	5	95.94	11.99	671.58	10.49	866.64	195.06	22.51 %
Emp Benefit Cont - Maintenance		3 01 4433	5	0.00	0.00	72.85	1.14	3,730.64	3,657.79	98.05 %
<b>Total Ordinary Maintenance and Operation</b>				<b>95.94</b>	<b>11.99</b>	<b>5,294.03</b>	<b>82.72</b>	<b>15,852.48</b>	<b>10,558.45</b>	<b>66.60 %</b>

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: 64 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	PUM	8 Month(s) Ended November 30, 2022	PUM	Budget	Variance	Variance %
<b>General Expense</b>									
Insurance -Property (Fire & EC)	3	01 4510.01 5	0.00	0.00	2,019.48	31.55	1,527.20	(492.28)	-32.23 %
Insurance - General Liability	3	01 4510.02 5	0.00	0.00	46.47	0.73	42.64	(3.83)	-8.98 %
Insurance - Windstorm	3	01 4510.15 5	145.94	18.24	1,228.65	19.20	1,449.28	220.63	15.22 %
<b>Total General Expense</b>			<b>145.94</b>	<b>18.24</b>	<b>3,294.60</b>	<b>51.48</b>	<b>3,019.12</b>	<b>(275.48)</b>	<b>-9.12 %</b>
<b>Total Expenses</b>			<b>(1,908.66)</b>	<b>(238.58)</b>	<b>(16,602.63)</b>	<b>(259.42)</b>	<b>(32,717.44)</b>	<b>16,114.81</b>	<b>49.25 %</b>
<b>Net Income (Loss)</b>			<b>2,389.30</b>	<b>298.67</b>	<b>16,574.58</b>	<b>258.98</b>	<b>0.56</b>	<b>16,574.02</b>	<b>2920248.21 %</b>

**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	8 Month(s) Ended	Budget	Variance	Variance %
						November 30, 2022	November 30, 2022			
<b>Revenue</b>										
<b>Operating Income</b>										
Administrative Fees Earned	7	01	3112	5		56,106.00	452,676.00	348,100.00	104,576.00	30.04 %
Interest Income HA Portion	7	01	3300	5		508.51	3,111.30	810.64	2,300.66	283.81 %
Fraud Recovery PHA Section 8	7	01	3300.3	5		0.00	4,145.00	4,916.64	(771.64)	-15.69 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	0.00	666.64	(666.64)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5		1,152.30	20,661.35	2,420.64	18,240.71	753.55 %
Other Income	7	01	3690	5		0.00	35.00	70.00	(35.00)	-50.00 %
HAP Earned Income	7	01	4902	5		343,751.00	2,983,469.00	2,923,789.28	59,679.72	2.04 %
<b>Total Operating Income</b>						<b>401,517.81</b>	<b>3,464,097.65</b>	<b>3,280,773.84</b>	<b>183,323.81</b>	<b>5.59 %</b>
<b>Total Revenue</b>						<b>401,517.81</b>	<b>3,464,097.65</b>	<b>3,280,773.84</b>	<b>183,323.81</b>	<b>5.59 %</b>
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	7	01	4110	5		8,144.47	66,901.81	95,162.00	28,260.19	29.70 %
Legal Expense	7	01	4130	5		0.00	5,918.25	1,333.28	(4,584.97)	-343.89 %
STAFF TRAINING	7	01	4140	5		0.00	1,470.00	1,666.64	196.64	11.80 %
Travel	7	01	4150	5		0.00	861.50	1,666.64	805.14	48.31 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	168.42	333.28	164.86	49.47 %
Accounting Fees	7	01	4170	5		0.00	3,309.77	0.00	(3,309.77)	-100.00 %
Audit Fees	7	01	4171	5		0.00	793.29	2,000.00	1,206.71	60.34 %
Office Rent & Utilities	7	01	4180	5		1,068.00	8,544.00	8,824.00	280.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		1,600.70	31,255.44	33,008.00	1,752.56	5.31 %
Sundry	7	01	4190	5		0.00	0.00	468.64	468.64	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5		0.00	2,903.22	2,400.00	(503.22)	-20.97 %
Advertising and Marketing	7	01	4190.08	5		0.00	2,237.80	1,333.28	(904.52)	-67.84 %
Tenant Tracker	7	01	4190.10	5		0.00	1,020.00	2,000.00	980.00	49.00 %
Publications	7	01	4190.11	5		0.00	0.00	3,333.28	3,333.28	100.00 %
Membership Dues and Fees	7	01	4190.12	5		0.00	0.00	666.64	666.64	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		470.18	4,196.13	6,666.64	2,470.51	37.06 %
Forms & Office Supplies	7	01	4190.17	5		882.70	9,213.56	10,666.64	1,453.08	13.62 %
Other Sundry Expense	7	01	4190.18	5		144.40	863.20	3,975.28	3,112.08	78.29 %
Administrative Contact Costs	7	01	4190.19	5		6,797.31	47,004.26	26,666.64	(20,337.62)	-76.27 %
Asset Management Fee - AMP	7	01	4190.22	5		9,108.00	72,360.00	72,288.00	(72.00)	-0.10 %
AMP Bookkeeping Fees	7	01	4190.23	5		5,692.50	45,225.00	45,180.00	(45.00)	-0.10 %
Asset Management Fee - AMP	7	03	4190.22	5		948.00	7,332.00	6,912.00	(420.00)	-6.08 %
AMP Bookkeeping Fees	7	03	4190.23	5		592.50	4,582.50	4,320.00	(262.50)	-6.08 %
<b>Total Administrative Expense</b>						<b>35,448.76</b>	<b>316,160.15</b>	<b>330,870.88</b>	<b>14,710.73</b>	<b>4.45 %</b>
<b>Operating Expenses</b>										
Maintenance & Operating Sec 8	7	01	4400	5		1,130.81	9,046.48	1,333.28	(7,713.20)	-578.51 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5		49.90	546.95	0.00	(546.95)	-100.00 %
<b>Total Operating Expenses</b>						<b>1,180.71</b>	<b>9,593.43</b>	<b>1,333.28</b>	<b>(8,260.15)</b>	<b>-619.54 %</b>
<b>General Expense</b>										
Insurance - Automobile	7	01	4510.03	5		0.00	524.80	1,000.00	475.20	47.52 %
Insurance - Workman's Comp	7	01	4510.04	5		0.00	2,457.14	2,446.64	(10.50)	-0.43 %
Insurance - Fidelity Bond	7	01	4510.09	5		0.00	540.86	0.00	(540.86)	-100.00 %
Insurance - Windstorm	7	01	4510.15	5		0.00	0.00	666.64	666.64	100.00 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5		0.00	8,347.00	0.00	(8,347.00)	-100.00 %
Admin Fee - Paid for Portability	7	01	4590.P	5		51.18	702.79	666.64	(36.15)	-5.42 %
Portability - Port In Deposits	7	01	4590.PID	5		(4,663.00)	(34,263.00)	0.00	34,263.00	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		4,663.00	34,263.00	0.00	(34,263.00)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,782.67	15,232.90	20,000.00	4,767.10	23.84 %
Portability - Port In Deposits	7	03	4590.PID	5		(526.96)	(526.96)	0.00	526.96	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5		526.96	526.96	0.00	(526.96)	-100.00 %
<b>Total General Expense</b>						<b>1,833.85</b>	<b>27,805.49</b>	<b>24,779.92</b>	<b>(3,025.57)</b>	<b>-12.21 %</b>
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipm	7	01	7520	5		0.00	0.00	33,333.28	33,333.28	100.00 %
Operating Exp For Property - Contra	7	01	7590	5		0.00	0.00	(33,333.28)	(33,333.28)	-100.00 %
<b>Total Other Expenditures</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>

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 November 30, 2022	8 Month(s) Ended November 30, 2022	Budget	Variance	Variance %
<b>Housing Assistance Payments</b>							
HAP Payments - Rents	7 01 4715.1 5		351,174.00	2,850,436.00	2,728,751.28	(121,684.72)	-4.46 %
HAP Payments - Utilities	7 01 4715.4 5		7,239.00	47,667.00	22,000.00	(25,667.00)	-116.67 %
Fraud Recovery HUD	7 01 4715.8 5		0.00	(4,145.00)	2,666.64	6,811.64	255.44 %
HAP Portability	7 01 4715.P 5		0.00	0.00	5,333.28	5,333.28	100.00 %
HAP Payments - Port Out	7 01 4715.PO 5		1,311.00	11,697.00	26,666.64	14,969.64	56.14 %
HAP Payments - Rents	7 02 4715.1 5		3,886.00	29,333.00	42,200.64	12,867.64	30.49 %
HAP Payments - Utilities	7 02 4715.4 5		0.00	0.00	3,333.28	3,333.28	100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		10,710.00	90,392.00	33,333.28	(57,058.72)	-171.18 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		92.00	393.00	3,333.28	2,940.28	88.21 %
HAP Payments - Portability	7 03 4715.P 5		0.00	0.00	3,365.28	3,365.28	100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		14,616.00	129,884.96	22,112.00	(107,772.96)	-487.40 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		492.00	3,928.00	0.00	(3,928.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04 4715.HO 5		0.00	0.00	13,861.28	13,861.28	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		1,257.00	10,185.00	13,861.28	3,676.28	26.52 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5		76.00	708.00	2,970.64	2,262.64	76.17 %
<b>Total Housing Assistance Payments</b>			<b>390,853.00</b>	<b>3,170,478.96</b>	<b>2,923,788.80</b>	<b>(246,690.16)</b>	<b>-8.44 %</b>
<b>Total Expenses</b>			<b>(429,316.32)</b>	<b>(3,524,038.03)</b>	<b>(3,280,772.88)</b>	<b>(243,265.15)</b>	<b>-7.41 %</b>
<b>Total Net Income (Loss)</b>			<b>(27,798.51)</b>	<b>(59,940.38)</b>	<b>0.96</b>	<b>(59,941.34)</b>	<b>-6479581.25 %</b>

# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, JANUARY 18, 2023

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

<b>Los Vecinos</b>		
Apartment	Tenant Id.	Amounts
22	31768	\$308.00
126	29504	\$520.00
209	31239	\$196.00
Los Vecinos Total		\$1,024.00
<b>Bonita Park</b>		
Apartment	Tenant Id.	Amounts
90	30486	\$1,080.00
		\$0.00
Bonita Park Total		\$1,080.00
<b>Sunset Terrace</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
<b>Aragon</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
<b>Arroyo Vista</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
<b>Le Moyne Gardens</b>		
Apartment	Tenant Id.	Amounts
47	12559	\$1,168.00
91	31140	\$2,457.00
Le Moyne Gardens Total		\$3,625.00
<b>Grand Total</b>		<b>\$5,729.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 01/01/23

**FOR THE MONTH OF DECEMBER 2022**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
22	31768	\$200.00	\$398.00	\$0.00	\$0.00	\$110.00	\$0.00	\$308.00	Unit Abandoned repayment agreement and sales and service fees

**Repayment agreement due: \$398.00 + Spectrum Internet fees: Sept. 2022 through Dec. 2022 \$60.00 + Pest Control noncompliance fees: \$50.00 = Amount due: \$508.00 - Security Deposit \$200.00 = \$308.00**

126	29504	\$200.00	\$0.00	\$530.00	\$50.00	\$140.00	\$0.00	\$520.00	Unit Abandoned rents, late fees and sales and service fees
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**Rents due: Nov. 2022 \$265.00 + Dec. 2022 \$265.00 + Late fees due: Nov. 2022 \$25.00 + Dec. 2022 \$25.00 + Spectrum Internet fees: July 2022 through Dec. 2022 \$90.00 + Pest Control noncompliance fees: \$50.00 = Amount due: \$720.00 - Security Deposit \$200.00 = \$520.00**

209	31239	\$200.00	\$0.00	\$316.00	\$50.00	\$30.00	\$0.00	\$196.00	Unit Abandoned rents, late fees and sales and service fees
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**Rents due: Oct. 2022 \$129.00 + Nov. 2022 \$129.00 + Dec. 2022 (prorated move out) \$58.00 + Late fees due: Oct. 2022 \$25.00 + Nov. 2022 \$25.00 + Spectrum Internet fees: Nov. 2022 \$15.00 + Dec. 2022 \$15.00 = Amount due: \$396.00 - Security Deposit \$200.00 = \$196.00**

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	<b>TOTALS</b>	\$600.00	\$398.00	\$846.00	\$100.00	\$280.00	\$0.00	\$1,024.00	
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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: 01/01/23

**FOR THE MONTH OF DECEMBER 2022**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
90	30486	-\$200.00	\$0.00	\$62.00	\$25.00	\$1,193.00	\$0.00	\$1,080.00	Unit Abandoned - rent, late fees, and sales and services fees.

**Rent due: December 2022 \$62.00 (prorated) + Late Fee: December 2022 \$25.00 + Sales and Service fees: Pest control noncompliance November 2022 \$25.00 + Restroom cleaning \$50.00 + Refrigerator replacement \$567.00 + Stove replacement \$371.00 + Trash and Debris removal \$180.00 = Amount due: \$1280.00 - Security Deposit \$200.00 = \$1,080.00**

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	<b>TOTALS</b>	-\$200.00	\$0.00	\$62.00	\$25.00	\$1,193.00	\$0.00	\$1,080.00	
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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: 01/01/23

**FOR THE MONTH OF DECEMBER 2022**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
47	12559	\$200.00	\$0.00	\$1,293.00	\$75.00	\$0.00	\$0.00	\$1,168.00	Unit Abandoned rents and late fees

**Rents due: Oct. 2022 \$594.00 + Nov. 2022 \$594.00 + Dec. 2022 (pro-rated move out) \$105.00 + Late fees: Oct. 2022 \$25.00 + Nov. 2022 25.00 + Dec. 2022 \$25.00 = Amount due: \$1,368.00 - Security Deposit \$200.00 = \$1,168.00**

91	31140	\$200.00	\$1,688.00	\$844.00	\$50.00	\$75.00	\$0.00	\$2,457.00	Unit Abandoned repayment agreement, rent and late fees
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**Repayment agreement: \$1,688.00 + Rents due: Oct. 2022 \$422.00 + Nov. 2022 \$422.00 + Late fees: Oct. 2022 \$25.00 + Nov. 2022 25.00 + Spectrum fees: July 2022 through Nov. 2022 \$75.00 = Amount due: \$2,657.00 - Security Deposit \$200.00 = \$2,457.00**

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	<b>TOTALS</b>	\$400.00	\$1,688.00	\$2,137.00	\$125.00	\$75.00	\$0.00	\$3,625.00	
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## **COST SHARE AGREEMENT**

### **CITY OF HARLINGEN AND HARLINGEN HOUSING AUTHORITY**

The following is the cost share agreement between the above named agencies as it was negotiated for the following project:

PROJECT NAME: Los Vecinos Street Improvements  
 City of Harlingen Bid Number: 2022-13

PROJECT LOCATION: W. Pierce (West of S. M Street), Mitchell (West of S. M Street),  
 W. Buchanan (West of S. M Street), Harlingen, Texas 78550

PROJECT GOAL: Improve the streets for the low income residents housed at the adjoining housing while adding additional parking and facilitate access for emergency services, including design, demolition and reconstruction of streets, sidewalks and parking as noted in bid number 2022-13.

DESIGN and PLANS: City of Harlingen - Engineering

COST SHARE PERIOD: 10 days following issuance of Notice to Proceed  
 (issued December 12, 2022) ending Completion of Project

RESPONSIBLE FOR BID PROCESS: City of Harlingen – Purchasing

PROJECT TIME FRAME: 240 Calendar Days

FUNDING: City of Harlingen CDBG – HUD Grant B-19/20-MC-48-0540 AND  
 Harlingen Housing Authority

CITY OF HARLINGEN REPRESENTATIVE: GABRIEL GONZALEZ, CITY MANAGER

HARLINGEN HOUSING AUTHORITY REPRESENTATIVE: HILDA BENAVIDES, CHIEF EXECUTIVE OFFICER

Representatives participating in development of this cost share agreement.  
 Sandee Alvarez, City of Harlingen, Community Development Director  
 Hilda Benavides, Harlingen Housing Authority, CEO  
 Luis Vargas, City of Harlingen Engineer, PE, CFM

This cost share agreement between the City of Harlingen and the Harlingen Housing Authority was prepared under the following guidelines:

1. In accordance with the current purchasing guidelines of the City of Harlingen and required U.S. Department of Housing and Urban Development guidelines
2. City of Harlingen, Engineering Department will follow and monitor the project in order to ensure awarded contractor is complying with executed contract between both parties.

- 3. City of Harlingen, Community Development Department will obtain all documentation required in accordance with Federal guidelines including monitoring Section 3, Davis Bacon Wage Decision and E-Verification of employees on site.
- 4. Harlingen Housing Authority obtains the right to verify all documentation obtained in reference to the project in order to validate the use of their Federal Funds.
- 5. Any and all Change Orders must be reviewed, approved or denied by both funding agencies on a timely manner of original request.
- 6. This Agreement contains the agreement and understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, inducements and conditions, expressed or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. This Agreement may not be modified or amended other than by an agreement in writing.

COST SHARE AGREEMENT FUNDING AS FOLLOWS:

Funding Source:	City of Harlingen CDBG Grant	in the amount of	\$454,349.00
Funding Source:	Harlingen Housing Authority /U.S Dept. of H.U.D.	in the amount of	\$1,104,044.02
		<b>PROJECT TOTAL</b>	<b>\$1,558,393.02</b>



This Cost Share Agreement shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all of the parties reflected hereon as the signatories.

\_\_\_\_\_  
**Hilda Benavides, Chief Executive Officer**  
**Harlingen Housing Authority**  
**219 East Jackson Ave**  
**Harlingen, TX 78550**

STATE OF TEXAS           §  
  §  
COUNTY OF CAMERON   §

Hilda Benavides, Chief Executive Officer, personally appeared before me and declared that he/she signed this agreement in the capacity designated, if any, and further states that, he/she has read the above agreement, and the statements therein contained are true.

Subscribed and sworn to before me this \_\_\_\_\_ day of JANUARY, 2023.

Stamp

\_\_\_\_\_  
Notary – Signature

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**CITY OF HARLINGEN**

\_\_\_\_\_  
**Gabriel Gonzalez, City Manager**  
**City of Harlingen**  
**118 E. Tyler**  
**Harlingen, TX 78550**

STATE OF TEXAS           §  
  §  
COUNTY OF CAMERON   §

Gabriel Gonzalez, City Manager, personally appeared before me and declared that he/she signed this agreement in the capacity designated, if any, and further states that, he/she has read the above agreement, and the statements therein contained are true.

Subscribed and sworn to before me this \_\_\_\_\_ day of JANUARY, 2023.

Stamp

\_\_\_\_\_  
Notary – Signature

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

EXECUTIVE SUMMARY

BOARD MEETING DATE: OCTOBER 20, 2021

I. AGENDA ITEM: PARTNERSHIP WITH THE CITY OF HARLINGEN FOR LOS VECINOS STREET REPAIR AND ADDITIONAL PARKING.

II. BRIEF OVERVIEW: ENTERED INTO A PARTNERSHIP WITH THE CITY OF HARLINGEN CDBG PROGRAM.

- STREET REPAIR COSTS TO BE PAID FROM CDBG \$449,212.39
- REPAIR COSTS OF PARKING AND ADDITIONAL PARKING FROM HHA \$819,263.86

III. BUDGETED FROM: PUBLIC HOUSING AND CAPITAL FUNDS PROGRAM

V. BOARD ACTION:

APPROVED       DISAPPROVED       NO ACTION

DATE APPROVED: 10-20-2021

MOTION MADE BY: Cavazos

SECONDED BY: Borjas

NOTES/COMMENTS: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# City of Harlingen Housing Authority

November 2022

Bank Balances

Comparative Income Statements/Charts

Accounting Report

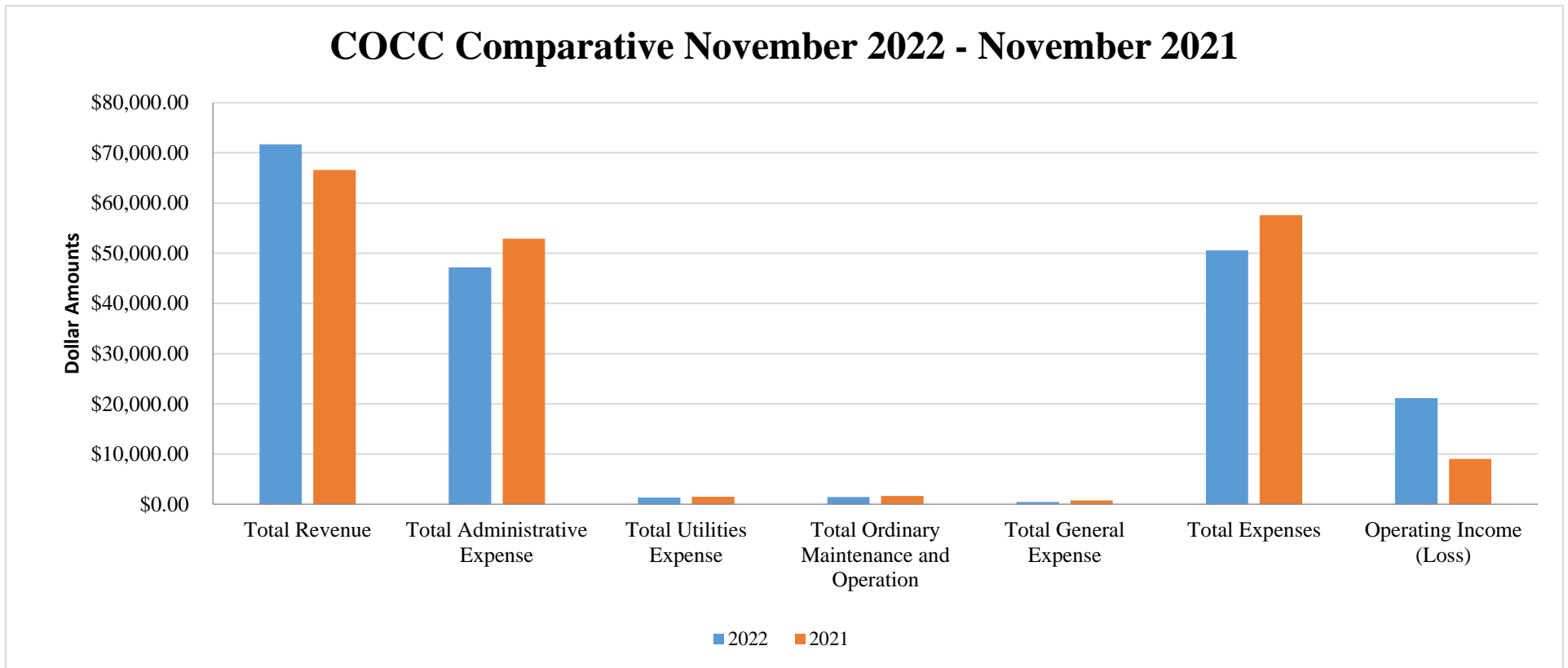


Bank Balances- Reserves as of 11/30/2022

	November 2022 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$57,872.50 COCC Investment Account		
\$468,696.75 COCC General Fund	\$50,554.61	10.42
<b>Low Rent Reserves:</b>		
\$1,759,764.11 Los Vecinos	\$56,149.04	31.34
\$933,797.32 Bonita Park	\$53,622.01	17.41
\$1,747,987.67 Le Moyne Gardens	\$83,548.51	20.92
<b>Family Living Center Reserves:</b>		
\$117,492.52 FLC bank cash account	\$1,908.66	61.56
<b>Section 8 Reserves:</b>		
\$230,325.11 Admin	\$38,463.32	5.99
\$45,789.95 HAP	\$390,853.00	0.12

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

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	<b>\$71,668.11</b>	<b>\$66,614.16</b>
<b>Total Administrative Expense</b>	<b>\$47,175.74</b>	<b>\$52,923.08</b>
<b>Total Utilities Expense</b>	<b>\$1,335.96</b>	<b>\$1,488.75</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$1,407.25</b>	<b>\$1,634.49</b>
<b>Total General Expense</b>	<b>\$416.95</b>	<b>\$747.87</b>
<b>Total Expenses</b>	<b>\$50,554.61</b>	<b>\$57,600.90</b>
<b>Operating Income (Loss)</b>	<b>\$21,113.50</b>	<b>\$9,013.26</b>



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

				Start: 11/01/2022	Start: 11/01/2021			
				End: 11/30/2022	End: 11/30/2021	Variance	Variance %	
<b>Revenue</b>								
<b>Operating Income</b>								
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 %
<b>Total Operating Income</b>					<b>13,260.00</b>	<b>10,705.00</b>	<b>2,555.00</b>	<b>23.87 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	933.07	105.41	827.66	785.18 %
OTHER INCOME	1	06	3690	5	57.93	102.63	(44.70)	-43.55 %
Other Income - Management Fee	1	06	3690.2	5	28,604.40	27,421.81	1,182.59	4.31 %
Other Income - Asset Managemen	1	06	3690.3	5	15,036.00	15,132.00	(96.00)	-0.63 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,915.00	10,248.50	(333.50)	-3.25 %
IT Fees	1	06	3690.5	5	996.00	700.00	296.00	42.29 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	666.90	0.00	666.90	0.00 %
<b>Total Other Income</b>					<b>56,209.30</b>	<b>53,710.35</b>	<b>2,498.95</b>	<b>4.65 %</b>
<b>Total Revenue</b>					<b>71,668.11</b>	<b>66,614.16</b>	<b>5,053.95</b>	<b>7.59 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	27,467.37	26,096.84	(1,370.53)	-5.25 %
LEGAL EXPENSE	1	06	4130	5	0.00	399.75	399.75	100.00 %
STAFF TRAINING	1	06	4140	5	317.50	0.00	(317.50)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	6,510.74	9,470.25	2,959.51	31.25 %
SUNDRY	1	06	4190	5	90.00	0.00	(90.00)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	22.62	1,239.54	1,216.92	98.18 %
Advertising and Marketing	1	06	4190.08	5	0.00	438.90	438.90	100.00 %
PUBLICATIONS	1	06	4190.11	5	530.00	0.00	(530.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,803.17	898.02	(905.15)	-100.79 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	152.65	553.01	400.36	72.40 %
Other Sundry Expense	1	06	4190.18	5	1,858.65	1,316.21	(542.44)	-41.21 %
Administrative Contact Costs	1	06	4190.19	5	8,423.04	12,109.84	3,686.80	30.44 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	400.72	400.72	100.00 %
<b>Total Administrative Expense</b>					<b>47,175.74</b>	<b>52,923.08</b>	<b>5,747.34</b>	<b>10.86 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	104.12	14.17	(89.95)	-634.79 %
ELECTRICITY	1	06	4320	5	1,015.05	1,456.10	441.05	30.29 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	216.79	18.48	(198.31)	-1073.11 %
<b>Total Utilities Expense</b>					<b>1,335.96</b>	<b>1,488.75</b>	<b>152.79</b>	<b>10.26 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	959.58	1,019.39	59.81	5.87 %
MATERIALS	1	06	4420	5	283.43	15.48	(267.95)	-1730.94 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	99.00	99.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	0.00	(49.90)	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	67.55	453.83	386.28	85.12 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,407.25</b>	<b>1,634.49</b>	<b>227.24</b>	<b>13.90 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	218.71	806.71	588.00	72.89 %
<b>Total Protective Services</b>					<b>218.71</b>	<b>806.71</b>	<b>588.00</b>	<b>72.89 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	06	4510.15	5	416.95	413.08	(3.87)	-0.94 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

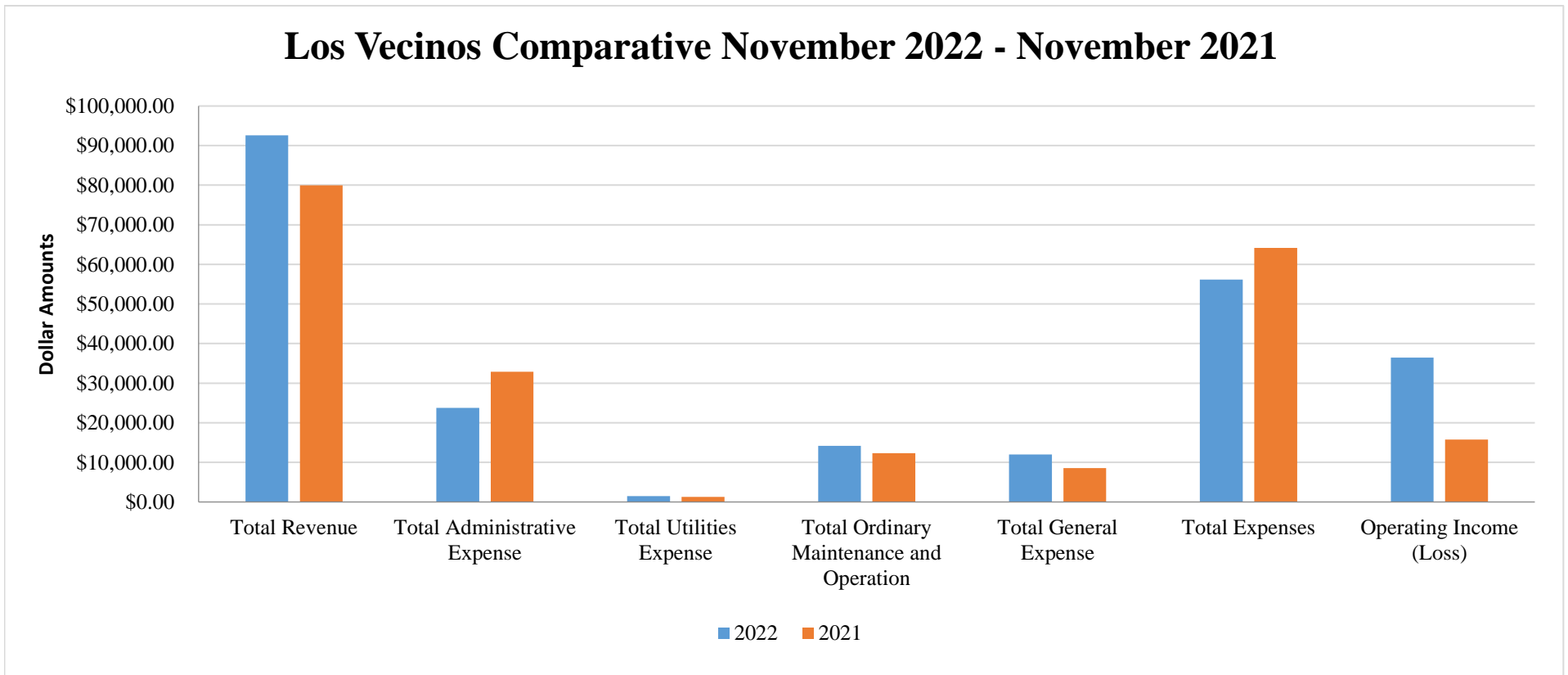
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 HHA Low Rent  
 ADMINISTRATION BUILDING

		Start: 11/01/2022	Start: 11/01/2021		
		End: 11/30/2022	End: 11/30/2021	Variance	Variance %
MATLAND PROPERTY TAXES	1 06 4520.1 5	0.00	334.79	334.79	100.00 %
<b>Total General Expense</b>		<u>416.95</u>	<u>747.87</u>	<u>330.92</u>	<u>44.25 %</u>
<b>Total Expenses</b>		<u>(50,554.61)</u>	<u>(57,600.90)</u>	<u>7,046.29</u>	<u>-12.23 %</u>
<b>Net Income (Loss)</b>		<u>21,113.50</u>	<u>9,013.26</u>	<u>12,100.24</u>	<u>130.53 %</u>

## Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent  
LOS VECINOS

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	<b>\$92,612.91</b>	<b>\$79,955.26</b>
<b>Total Administrative Expense</b>	<b>\$23,753.29</b>	<b>\$32,864.45</b>
<b>Total Utilities Expense</b>	<b>\$1,447.91</b>	<b>\$1,307.26</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$14,149.02</b>	<b>\$12,305.61</b>
<b>Total General Expense</b>	<b>\$11,981.99</b>	<b>\$8,537.59</b>
<b>Total Expenses</b>	<b>\$56,149.04</b>	<b>\$64,170.99</b>
<b>Operating Income (Loss)</b>	<b>\$36,463.87</b>	<b>\$15,784.27</b>





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

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	26,636.00	24,044.90	2,591.10	10.78 %
<b>Total Rental Income</b>					<b>26,636.00</b>	<b>24,044.90</b>	<b>2,591.10</b>	<b>10.78 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	4.75	281.36	(276.61)	-98.31 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,873.44	0.00	2,873.44	0.00 %
Other Income-Tenants	1	01	3690	5	2,074.00	82.00	1,992.00	2429.27 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	1,844.22	0.00	1,844.22	0.00 %
<b>Total Other Income</b>					<b>6,796.41</b>	<b>363.36</b>	<b>6,433.05</b>	<b>1770.43 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	59,180.50	55,547.00	3,633.50	6.54 %
<b>Total Other Receipts</b>					<b>59,180.50</b>	<b>55,547.00</b>	<b>3,633.50</b>	<b>6.54 %</b>
<b>Total Revenue</b>					<b>92,612.91</b>	<b>79,955.26</b>	<b>12,657.65</b>	<b>15.83 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	4,569.25	6,248.04	1,678.79	26.87 %
Legal Expense	1	01	4130	5	0.00	838.50	838.50	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	726.28	3,689.55	2,963.27	80.32 %
Postage/FedEx/UPS	1	01	4190.03	5	0.00	427.11	427.11	100.00 %
Advertising and Marketing	1	01	4190.08	5	0.00	427.50	427.50	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	157.30	157.30	100.00 %
Publications	1	01	4190.11	5	100.00	0.00	(100.00)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	0.00	93.27	93.27	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	563.86	414.93	(148.93)	-35.89 %
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	159.24	3,852.70	3,693.46	95.87 %
Other Sundry Expense	1	01	4190.18	5	282.05	251.24	(30.81)	-12.26 %
Administrative Contact Costs	1	01	4190.19	5	4,898.41	4,317.34	(581.07)	-13.46 %
Management Fee Expense - AMP	1	01	4190.21	5	8,687.70	8,380.47	(307.23)	-3.67 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	1,102.50	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>23,753.29</b>	<b>32,864.45</b>	<b>9,111.16</b>	<b>27.72 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	1,785.00	1,468.21	(316.79)	-21.58 %
Ten Services - Recreation, Pub	1	01	4220	5	1,207.38	0.00	(1,207.38)	0.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	518.15	518.15	100.00 %
<b>Total Tenant Services</b>					<b>2,992.38</b>	<b>1,986.36</b>	<b>(1,006.02)</b>	<b>-50.65 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	70.93	62.40	(8.53)	-13.67 %
Electricity	1	01	4320	5	1,151.20	1,068.46	(82.74)	-7.74 %
Gas	1	01	4330	5	148.34	124.62	(23.72)	-19.03 %
4150.2 - MILEAGE REIMBURSEMENT	1	01	4330.2	5	30.63	0.00	(30.63)	0.00 %
Other Utility Expense - Sewer	1	01	4390	5	46.81	51.78	4.97	9.60 %
<b>Total Utilities Expense</b>					<b>1,447.91</b>	<b>1,307.26</b>	<b>(140.65)</b>	<b>-10.76 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	5,129.38	7,397.26	2,267.88	30.66 %
Materials	1	01	4420	5	308.40	1,078.65	770.25	71.41 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	600.00	0.00	(600.00)	0.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	3,845.00	0.00	(3,845.00)	0.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.77	129.60	112.83	87.06 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	123.04	0.00	(123.04)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

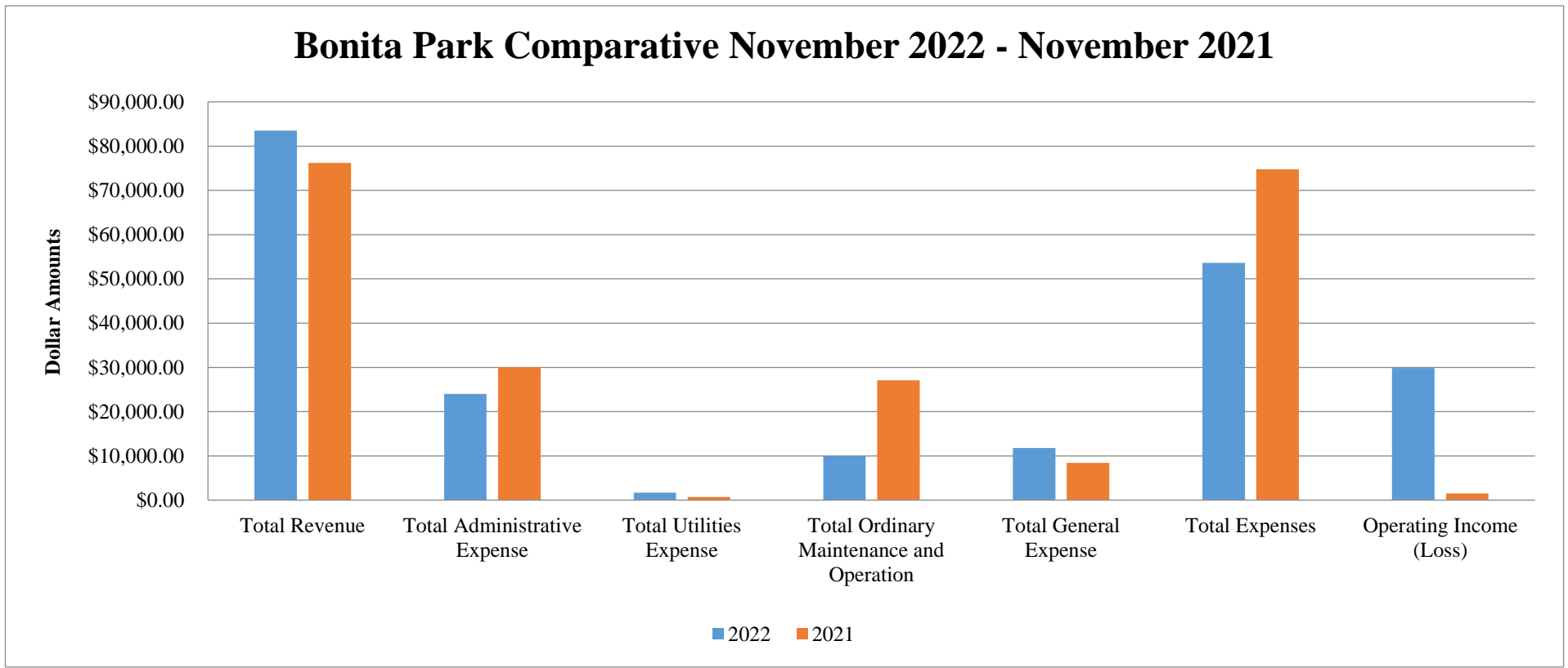
Custom 3: PHA

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

				Start: 11/01/2022	Start: 11/01/2021			
				End: 11/30/2022	End: 11/30/2021	Variance	Variance %	
Contract Costs-Maintenance	1	01	4430.09	5	1,134.68	0.00	(1,134.68)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,500.00	0.00	(1,500.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	55.00	30.00	(25.00)	-83.33 %
Garbage and Trash Collection	1	01	4431	5	265.42	229.10	(36.32)	-15.85 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,171.33	3,441.00	2,269.67	65.96 %
<b>Total Ordinary Maintenance and Operation</b>					<b>14,149.02</b>	<b>12,305.61</b>	<b>(1,843.41)</b>	<b>-14.98 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	1,824.45	7,169.72	5,345.27	74.55 %
<b>Total Protective Services</b>					<b>1,824.45</b>	<b>7,169.72</b>	<b>5,345.27</b>	<b>74.55 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	01	4510.15	5	9,951.99	5,989.67	(3,962.32)	-66.15 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	47.92	47.92	100.00 %
Collection Losses	1	01	4570	5	(470.00)	0.00	470.00	0.00 %
<b>Total General Expense</b>					<b>11,981.99</b>	<b>8,537.59</b>	<b>(3,444.40)</b>	<b>-40.34 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	0.00	2,326.61	2,326.61	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(2,326.61)	(2,326.61)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(56,149.04)</b>	<b>(64,170.99)</b>	<b>8,021.95</b>	<b>-12.50 %</b>
<b>Net Income (Loss)</b>					<b>36,463.87</b>	<b>15,784.27</b>	<b>20,679.60</b>	<b>145.75 %</b>

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

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	\$83,503.34	\$76,247.71
<b>Total Administrative Expense</b>	\$23,983.35	\$30,040.17
<b>Total Utilities Expense</b>	\$1,682.24	\$695.00
<b>Total Ordinary Maintenance and Operation</b>	\$10,040.66	\$27,082.53
<b>Total General Expense</b>	\$11,765.65	\$8,438.54
<b>Total Expenses</b>	\$53,622.01	\$74,742.45
<b>Operating Income (Loss)</b>	\$29,881.33	\$1,505.26



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

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	24,296.00	23,898.00	398.00	1.67 %
Nondwelling Rental	1	02	3190	5	910.00	0.00	910.00	0.00 %
<b>Total Rental Income</b>					<b>25,206.00</b>	<b>23,898.00</b>	<b>1,308.00</b>	<b>5.47 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	170.71	(170.71)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,510.85	0.00	1,510.85	0.00 %
Other Income - Tenants	1	02	3690	5	2,073.00	138.00	1,935.00	1402.17 %
Other Income - Misc Other Reve	1	02	3690.1	5	909.43	0.00	909.43	0.00 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	452.56	0.00	452.56	0.00 %
<b>Total Other Income</b>					<b>4,945.84</b>	<b>308.71</b>	<b>4,637.13</b>	<b>1502.10 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	53,351.50	52,041.00	1,310.50	2.52 %
<b>Total Other Receipts</b>					<b>53,351.50</b>	<b>52,041.00</b>	<b>1,310.50</b>	<b>2.52 %</b>
<b>Total Revenue</b>					<b>83,503.34</b>	<b>76,247.71</b>	<b>7,255.63</b>	<b>9.52 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	6,451.31	5,961.11	(490.20)	-8.22 %
Employee Benefits Cont - Admin	1	02	4182	5	1,193.21	2,276.04	1,082.83	47.58 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	427.11	427.11	100.00 %
Advertising and Marketing	1	02	4190.08	5	0.00	421.80	421.80	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	157.30	157.30	100.00 %
Publications	1	02	4190.11	5	100.00	0.00	(100.00)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	92.60	92.60	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	763.89	520.04	(243.85)	-46.89 %
Forms & Office Supplies	1	02	4190.17	5	257.87	1,902.92	1,645.05	86.45 %
Other Sundry Expense	1	02	4190.18	5	213.51	317.76	104.25	32.81 %
Administrative Contact Costs	1	02	4190.19	5	3,570.56	7,220.60	3,650.04	50.55 %
Management Fee Expense - AMP	1	02	4190.21	5	8,569.50	7,924.39	(645.11)	-8.14 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,042.50	(45.00)	-4.32 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>23,983.35</b>	<b>30,040.17</b>	<b>6,056.82</b>	<b>20.16 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	1,251.25	1,327.13	75.88	5.72 %
Ten Services - Recreation, Pub	1	02	4220	5	2,395.98	0.00	(2,395.98)	0.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,007.41	1,007.41	100.00 %
<b>Total Tenant Services</b>					<b>3,647.23</b>	<b>2,334.54</b>	<b>(1,312.69)</b>	<b>-56.23 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	166.56	180.52	13.96	7.73 %
Electricity	1	02	4320	5	1,148.95	289.36	(859.59)	-297.07 %
Gas	1	02	4330	5	308.85	142.13	(166.72)	-117.30 %
Other Utility Expense - Sewer	1	02	4390	5	57.88	82.99	25.11	30.26 %
<b>Total Utilities Expense</b>					<b>1,682.24</b>	<b>695.00</b>	<b>(987.24)</b>	<b>-142.05 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	2,928.99	6,787.91	3,858.92	56.85 %
Materials	1	02	4420	5	315.11	2,834.85	2,519.74	88.88 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	0.00	525.00	525.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	425.00	875.00	450.00	51.43 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.77	129.60	112.83	87.06 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	97.85	169.96	72.11	42.43 %
Contract Costs-Maintenance	1	02	4430.09	5	2,150.81	0.00	(2,150.81)	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

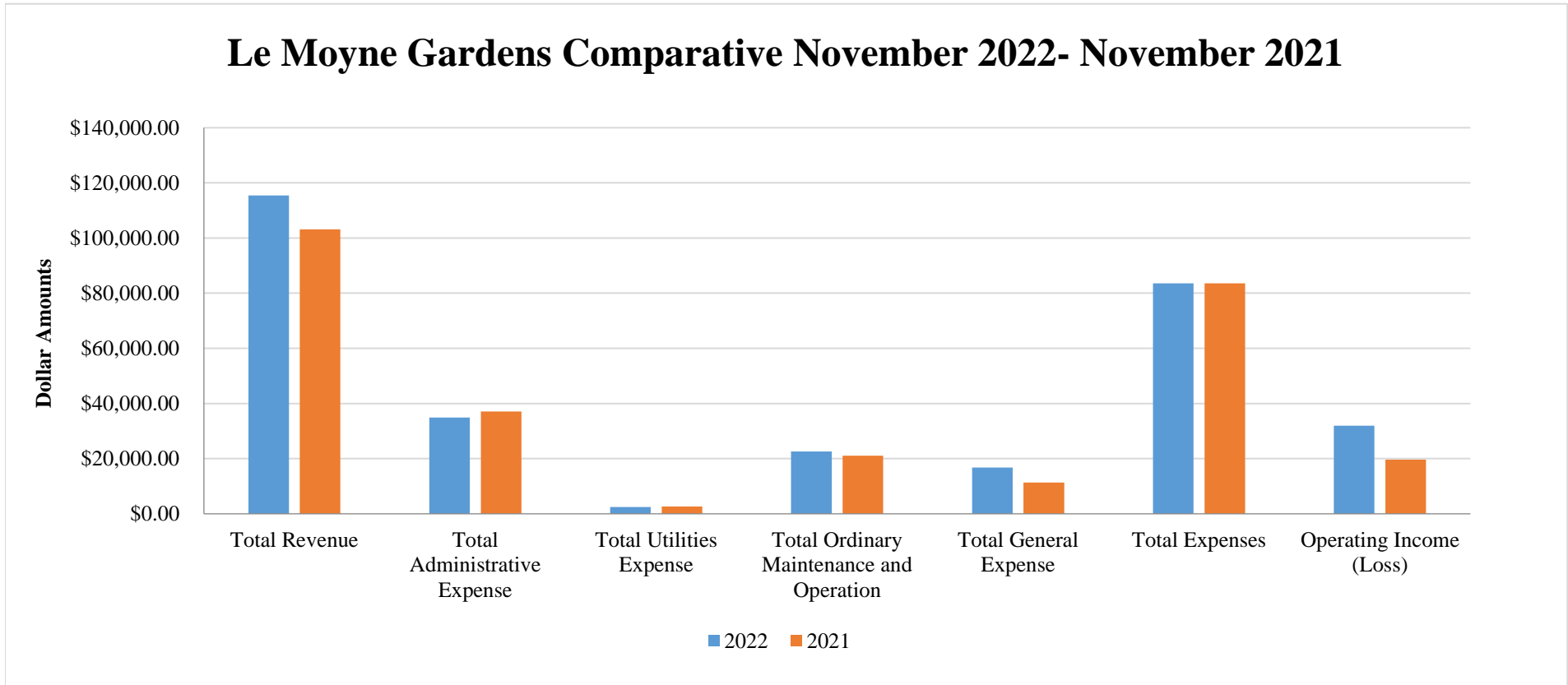
Custom 3: PHA

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

					Start: 11/01/2022	Start: 11/01/2021			
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %	
Contract Costs-Other	1	02	4430.13	5	0.00	4,225.00	4,225.00	100.00 %	
Contract Costs-Heating & Coolin	1	02	4430.17	5	335.00	3,090.00	2,755.00	89.16 %	
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	2,074.93	(525.07)	-25.31 %	
Contract Costs-Electrical Contr	1	02	4430.21	5	125.00	2,435.00	2,310.00	94.87 %	
Connect/Disconnect Fees	1	02	4430.4	5	120.00	135.00	15.00	11.11 %	
Garbage and Trash Collection	1	02	4431	5	309.82	433.16	123.34	28.47 %	
Emp Benefit Cont - Maintenance	1	02	4433	5	616.31	3,367.12	2,750.81	81.70 %	
<b>Total Ordinary Maintenance and Operation</b>					<b>10,040.66</b>	<b>27,082.53</b>	<b>17,041.87</b>	<b>62.93 %</b>	
<b>Protective Services</b>									
Protective Services - Contract	1	02	4480	5	2,502.88	6,151.67	3,648.79	59.31 %	
<b>Total Protective Services</b>					<b>2,502.88</b>	<b>6,151.67</b>	<b>3,648.79</b>	<b>59.31 %</b>	
<b>General Expense</b>									
Insurance - Windstorm	1	02	4510.15	5	9,265.65	5,576.59	(3,689.06)	-66.15 %	
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34)	-9.09 %	
PROPERTY TAXES	1	02	4520.1	5	0.00	47.29	47.29	100.00 %	
Collection Losses	1	02	4570	5	0.00	523.00	523.00	100.00 %	
<b>Total General Expense</b>					<b>11,765.65</b>	<b>8,438.54</b>	<b>(3,327.11)</b>	<b>-39.43 %</b>	
<b>Total Expenses</b>					<b>(53,622.01)</b>	<b>(74,742.45)</b>	<b>21,120.44</b>	<b>-28.26 %</b>	
<b>Net Income (Loss)</b>					<b>29,881.33</b>	<b>1,505.26</b>	<b>28,376.07</b>	<b>1850.38 %</b>	

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

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	<b>\$115,473.12</b>	<b>\$103,156.54</b>
<b>Total Administrative Expense</b>	<b>\$34,911.20</b>	<b>\$37,113.23</b>
<b>Total Utilities Expense</b>	<b>\$2,418.33</b>	<b>\$2,664.26</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$22,602.71</b>	<b>\$21,076.97</b>
<b>Total General Expense</b>	<b>\$16,729.34</b>	<b>\$11,294.26</b>
<b>Total Expenses</b>	<b>\$83,548.51</b>	<b>\$83,555.60</b>
<b>Operating Income (Loss)</b>	<b>\$31,924.61</b>	<b>\$19,600.94</b>



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

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	28,510.00	27,937.00	573.00	2.05 %
Nondwelling Rental	1	03	3190	5	700.00	700.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>29,210.00</b>	<b>28,637.00</b>	<b>573.00</b>	<b>2.00 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	2,846.32	321.54	2,524.78	785.21 %
Other Income-Tenants	1	03	3690	5	3,022.00	362.00	2,660.00	734.81 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	830.80	0.00	830.80	0.00 %
<b>Total Other Income</b>					<b>6,699.12</b>	<b>683.54</b>	<b>6,015.58</b>	<b>880.06 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	79,564.00	73,836.00	5,728.00	7.76 %
<b>Total Other Receipts</b>					<b>79,564.00</b>	<b>73,836.00</b>	<b>5,728.00</b>	<b>7.76 %</b>
<b>Total Revenue</b>					<b>115,473.12</b>	<b>103,156.54</b>	<b>12,316.58</b>	<b>11.94 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	9,990.10	7,546.51	(2,443.59)	-32.38 %
Employee Benefits Cont - Admin	1	03	4182	5	1,703.49	3,485.02	1,781.53	51.12 %
Postage/FedEx/UPS	1	03	4190.03	5	0.00	427.11	427.11	100.00 %
Advertising and Marketing	1	03	4190.08	5	0.00	570.00	570.00	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	209.73	209.73	100.00 %
Publications	1	03	4190.11	5	220.00	0.00	(220.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	129.55	129.55	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,166.72	487.42	(679.30)	-139.37 %
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	267.83	254.63	(13.20)	-5.18 %
Other Sundry Expense	1	03	4190.18	5	274.30	312.51	38.21	12.23 %
Administrative Contact Costs	1	03	4190.19	5	5,237.56	7,847.30	2,609.74	33.26 %
Management Fee Expense - AMP	1	03	4190.21	5	11,347.20	11,116.95	(230.25)	-2.07 %
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	1,440.00	1,462.50	22.50	1.54 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>34,911.20</b>	<b>37,113.23</b>	<b>2,202.03</b>	<b>5.93 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	2,525.39	2,061.67	(463.72)	-22.49 %
Ten Services - Recreation, Pub	1	03	4220	5	1,326.40	271.82	(1,054.58)	-387.97 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	602.56	937.81	335.25	35.75 %
<b>Total Tenant Services</b>					<b>4,454.35</b>	<b>3,271.30</b>	<b>(1,183.05)</b>	<b>-36.16 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	447.94	525.22	77.28	14.71 %
Electricity	1	03	4320	5	1,738.78	1,946.02	207.24	10.65 %
Gas	1	03	4330	5	148.34	125.67	(22.67)	-18.04 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	3.75	0.00	(3.75)	0.00 %
Other Utility Expense - Sewer	1	03	4390	5	79.52	67.35	(12.17)	-18.07 %
<b>Total Utilities Expense</b>					<b>2,418.33</b>	<b>2,664.26</b>	<b>245.93</b>	<b>9.23 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	5,520.81	7,820.54	2,299.73	29.41 %
Materials	1	03	4420	5	361.63	1,387.63	1,026.00	73.94 %
Contract Costs-Other Repairs	1	03	4430.03	5	2,325.00	1,995.00	(330.00)	-16.54 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.35	166.78	144.43	86.60 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	520.04	445.19	85.61 %
Contract Costs-Maintenance	1	03	4430.09	5	557.70	0.00	(557.70)	0.00 %
Contract Costs-Other	1	03	4430.13	5	220.00	0.00	(220.00)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

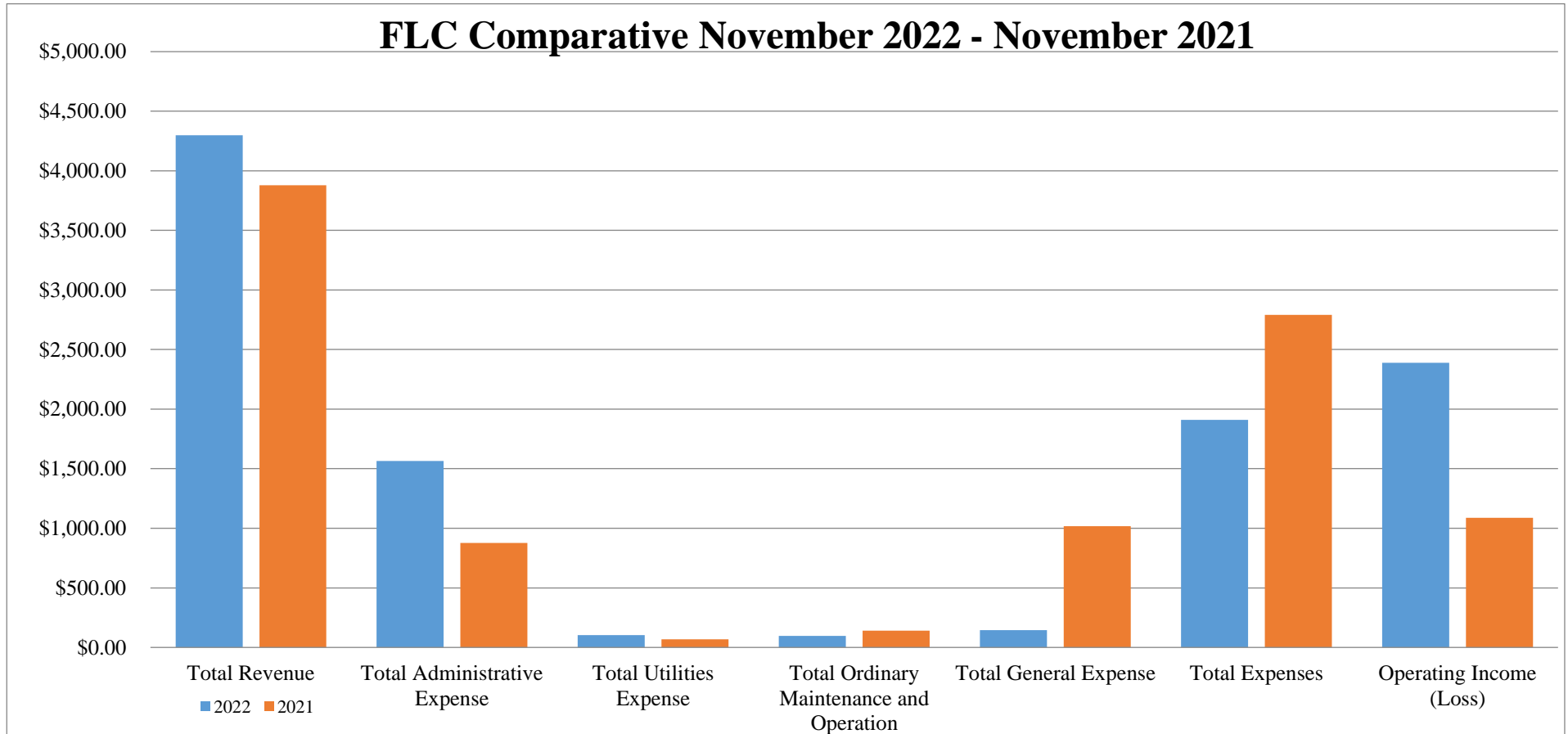
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,625.00	5,150.00	525.00	10.19 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	6,975.00	0.00	(6,975.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	210.00	225.00	15.00	6.67 %
Garbage and Trash Collection	1	03	4431	5	423.36	367.13	(56.23)	-15.32 %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,287.01	3,444.85	2,157.84	62.64 %
<b>Total Ordinary Maintenance and Operation</b>					<b>22,602.71</b>	<b>21,076.97</b>	<b>(1,525.74)</b>	<b>-7.24 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	2,432.58	8,135.58	5,703.00	70.10 %
<b>Total Protective Services</b>					<b>2,432.58</b>	<b>8,135.58</b>	<b>5,703.00</b>	<b>70.10 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	03	4510.15	5	13,812.68	8,313.26	(5,499.42)	-66.15 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	64.34	64.34	100.00 %
<b>Total General Expense</b>					<b>16,729.34</b>	<b>11,294.26</b>	<b>(5,435.08)</b>	<b>-48.12 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	0.00	27,500.00	27,500.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(27,500.00)	(27,500.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(83,548.51)</b>	<b>(83,555.60)</b>	<b>7.09</b>	<b>-0.01 %</b>
<b>Net Income (Loss)</b>					<b>31,924.61</b>	<b>19,600.94</b>	<b>12,323.67</b>	<b>203.17 %</b>



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

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	\$4,297.96	\$3,879.35
<b>Total Administrative Expense</b>	\$1,563.98	\$876.58
<b>Total Utilities Expense</b>	\$102.80	\$67.74
<b>Total Ordinary Maintenance and Operation</b>	\$95.94	\$140.94
<b>Total General Expense</b>	\$145.94	\$1,017.00
<b>Total Expenses</b>	\$1,908.66	\$2,791.22
<b>Operating Income (Loss)</b>	\$2,389.30	\$1,088.13



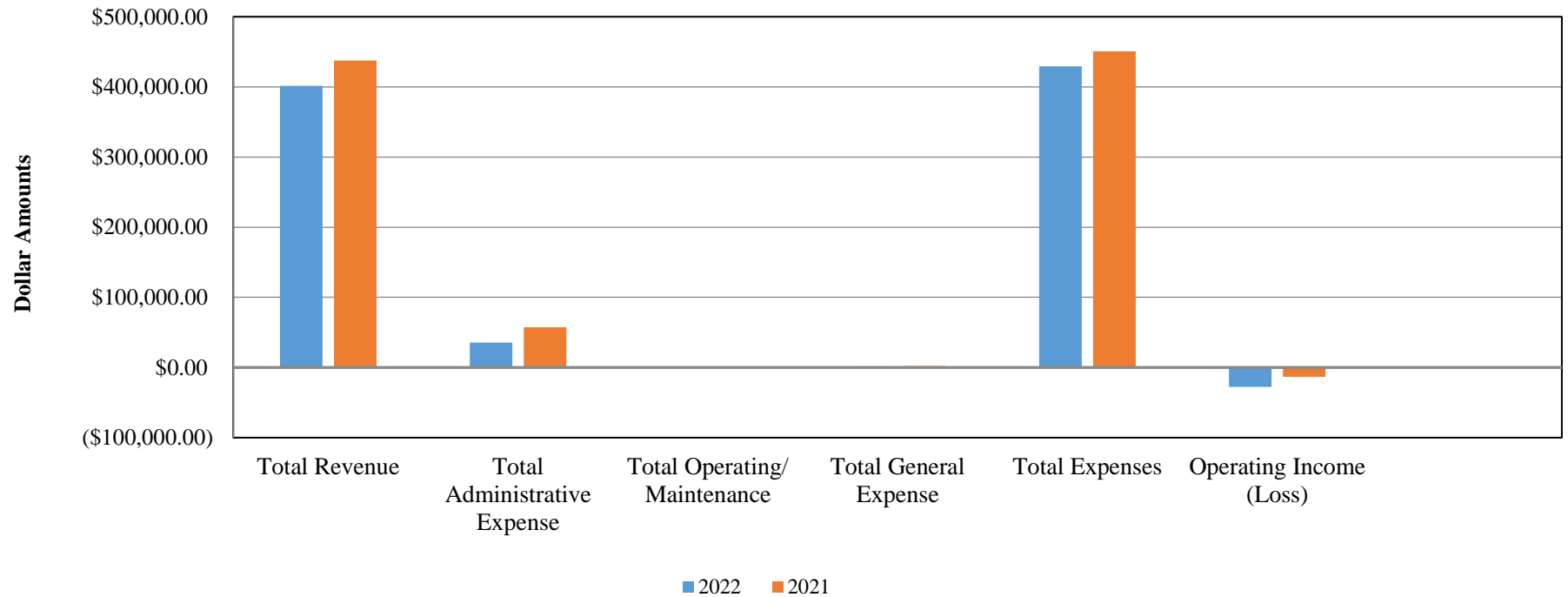
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 Family Living Center  
 HHA - Family Living Center

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,000.00	3,800.00	200.00	5.26 %
<b>Total Rental Income</b>					<b>4,000.00</b>	<b>3,800.00</b>	<b>200.00</b>	<b>5.26 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	252.96	64.35	188.61	293.10 %
Other Income-Tenants	3	01	3690	5	45.00	15.00	30.00	200.00 %
<b>Total Other Income</b>					<b>297.96</b>	<b>79.35</b>	<b>218.61</b>	<b>275.50 %</b>
<b>Total Revenue</b>					<b>4,297.96</b>	<b>3,879.35</b>	<b>418.61</b>	<b>10.79 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	113.95	435.48	321.53	73.83 %
Employee Benefits Cont - Admin	3	01	4182	5	8.23	84.13	75.90	90.22 %
Sundry	3	01	4190	5	224.00	0.00	(224.00)	0.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	34.20	34.20	100.00 %
Forms & Office Supplies	3	01	4190.17	5	110.00	0.00	(110.00)	0.00 %
Other Sundry Expense	3	01	4190.18	5	1,107.80	322.77	(785.03)	-243.22 %
<b>Total Administrative Expense</b>					<b>1,563.98</b>	<b>876.58</b>	<b>(687.40)</b>	<b>-78.42 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	36.06	25.12	(10.94)	-43.55 %
Other Utility Expense - Sewer	3	01	4390	5	66.74	42.62	(24.12)	-56.59 %
<b>Total Utilities Expense</b>					<b>102.80</b>	<b>67.74</b>	<b>(35.06)</b>	<b>-51.76 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	0.00	45.00	45.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>95.94</b>	<b>140.94</b>	<b>45.00</b>	<b>31.93 %</b>
<b>Protective Services</b>								
Protective Services - Contract	3	01	4480	5	0.00	688.38	688.38	100.00 %
<b>Total Protective Services</b>					<b>0.00</b>	<b>688.38</b>	<b>688.38</b>	<b>100.00 %</b>
<b>General Expense</b>								
Insurance - Flood	3	01	4510.11	5	0.00	873.00	873.00	100.00 %
Insurance - Windstorm	3	01	4510.15	5	145.94	144.58	(1.36)	-0.94 %
<b>Total General Expense</b>					<b>145.94</b>	<b>1,017.58</b>	<b>871.64</b>	<b>85.66 %</b>
<b>Total Expenses</b>					<b>(1,908.66)</b>	<b>(2,791.22)</b>	<b>882.56</b>	<b>-31.62 %</b>
<b>Net Income (Loss)</b>					<b>2,389.30</b>	<b>1,088.13</b>	<b>1,301.17</b>	<b>119.70 %</b>

## Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 11/01/2022 End: 11/30/2022	Start: 11/01/2021 End: 11/30/2021
<b>Total Revenue</b>	<b>\$401,517.81</b>	<b>\$437,549.75</b>
<b>Total Administrative Expense</b>	<b>\$35,448.76</b>	<b>\$57,327.02</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,180.71</b>	<b>\$1,145.31</b>
<b>Total General Expense</b>	<b>\$1,833.85</b>	<b>\$2,063.41</b>
<b>Total Expenses</b>	<b>\$429,316.32</b>	<b>\$450,744.00</b>
<b>Operating Income (Loss)</b>	<b>(\$27,798.51)</b>	<b>(\$13,194.25)</b>

### Section 8 Comparative November 2022- November 2021



## Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	56,106.00	35,469.00	20,637.00	58.18 %
Interest Income HA Portion	7	01	3300	5	508.51	76.88	431.63	561.43 %
Portable Admin Fees Earned	7	01	3300.P	5	1,152.30	84.28	1,068.02	1267.23 %
HAP Earned Income	7	01	4902	5	343,751.00	312,609.00	31,142.00	9.96 %
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 %
<b>Total Operating Income</b>					<b>401,517.81</b>	<b>349,651.16</b>	<b>51,866.65</b>	<b>14.83 %</b>
<b>Other Receipts</b>								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	87,898.59	(87,898.59)	-100.00 %
<b>Total Other Receipts</b>					<b>0.00</b>	<b>87,898.59</b>	<b>(87,898.59)</b>	<b>-100.00 %</b>
<b>Total Revenue</b>					<b>401,517.81</b>	<b>437,549.75</b>	<b>(36,031.94)</b>	<b>-8.23 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	8,144.47	(65,709.38)	(73,853.85)	112.39 %
CARES - ADMIN SALARIES	7	01	4110	CR	0.00	75,363.79	75,363.79	100.00 %
Legal Expense	7	01	4130	5	0.00	126.75	126.75	100.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	0.00	(1,068.00)	0.00 %
Office Rent & Utilities CARES	7	01	4180	CR	0.00	1,068.00	1,068.00	100.00 %
Employee Benefits Cont - Admin	7	01	4182	5	1,600.70	(661.45)	(2,262.15)	342.00 %
CARES - ADMIN EMP BENEFITS	7	01	4182	CR	0.00	5,389.14	5,389.14	100.00 %
Postage/Fed Ex/ UPS CARES	7	01	4190.03	CR	0.00	2,121.59	2,121.59	100.00 %
Advertising and Marketing	7	01	4190.08	5	0.00	951.90	951.90	100.00 %
Tenant Tracker	7	01	4190.10	5	0.00	140.00	140.00	100.00 %
Membership Dues and Fees	7	01	4190.12	5	0.00	401.66	401.66	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	470.18	237.30	(232.88)	-98.14 %
Forms & Office Supplies	7	01	4190.17	5	882.70	0.00	(882.70)	0.00 %
Other Sundry Expense	7	01	4190.18	5	144.40	177.78	33.38	18.78 %
Administrative Contact Costs	7	01	4190.19	5	6,797.31	20,572.94	13,775.63	66.96 %
CARES - ADMINISTRATIVE CONTRA	7	01	4190.19	CR	0.00	650.00	650.00	100.00 %
Asset Management Fee - AMP	7	01	4190.22	5	9,108.00	9,252.00	144.00	1.56 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,692.50	5,782.50	90.00	1.56 %
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 %
<b>Total Administrative Expense</b>					<b>35,448.76</b>	<b>57,327.02</b>	<b>21,878.26</b>	<b>38.16 %</b>
<b>Ordinary Maintenance and Operation</b>								
CARES - MATERIALS	7	01	4420	CR	0.00	2,175.26	2,175.26	100.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>0.00</b>	<b>2,175.26</b>	<b>2,175.26</b>	<b>100.00 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	14.50	(1,116.31)	-7698.69 %
Maintenance & Operating Sec 8	7	01	4400	CR	0.00	1,130.81	1,130.81	100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	0.00	(49.90)	0.00 %
<b>Total Operating Expenses</b>					<b>1,180.71</b>	<b>1,145.31</b>	<b>(35.40)</b>	<b>-3.09 %</b>
<b>General Expense</b>								
Admin Fee - Paid for Portabili	7	01	4590.P	5	51.18	40.13	(11.05)	-27.54 %
Portability - Port In Deposits	7	01	4590.PID	5	(4,663.00)	(2,098.00)	2,565.00	-122.26 %
Portability - Port In Expenses	7	01	4590.PIE	5	4,663.00	2,098.00	(2,565.00)	-122.26 %
Portable Admin Fees Paid	7	03	4590.P	5	1,782.67	2,023.28	240.61	11.89 %
Portability - Port In Deposits	7	03	4590.PID	5	(526.96)	0.00	526.96	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	526.96	0.00	(526.96)	0.00 %
<b>Total General Expense</b>					<b>1,833.85</b>	<b>2,063.41</b>	<b>229.56</b>	<b>11.13 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	351,174.00	349,470.00	(1,704.00)	-0.49 %

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: 11/01/2022	Start: 11/01/2021		
					End: 11/30/2022	End: 11/30/2021	Variance	Variance %
HAP Payments - Utilities	7	01	4715.4	5	7,239.00	4,982.00	(2,257.00)	-45.30 %
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	10,710.00	7,776.00	(2,934.00)	-37.73 %
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	14,616.00	19,648.00	5,032.00	25.61 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	492.00	533.00	41.00	7.69 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,257.00	1,125.00	(132.00)	-11.73 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	49.00	(27.00)	-55.10 %
<b>Total Housing Assistance Payments</b>					<b>390,853.00</b>	<b>388,033.00</b>	<b>(2,820.00)</b>	<b>-0.73 %</b>
<b>Total Expenses</b>					<b>(429,316.32)</b>	<b>(450,744.00)</b>	<b>21,427.68</b>	<b>-4.75 %</b>
<b>Net Income (Loss)</b>					<b>(27,798.51)</b>	<b>(13,194.25)</b>	<b>(14,604.26)</b>	<b>110.48 %</b>

Accounting/Human Resources Report  
for January 18, 2023  
Highlights of Activities for December 2022

**Ongoing Activities:**

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:  
Low Rent meetings on Mondays  
Administrative meetings on 1<sup>st</sup> and 2<sup>nd</sup> Wednesdays  
HUD Training Meetings—every other Thursday  
Maintenance meeting on the 2<sup>nd</sup> 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  
Attended the Annual Plan Hearing  
Worked at Le Moyne Gardens on Friday, December 16<sup>th</sup> (half day)
- Prepared financials for the monthly Board Report
- Gave new employees Lindsey access and HUD WASS access
- Assisted Mary with payments for Utility Allowances and Security Deposits
- Assisted Mary with the CFP drawdowns and updating obligations and expenditures on the HUD eLOCC system.
- Worked with the HR Clerk on personnel matters and updates
- Monitored the bank accounts daily; entered journal entries, deposits, and online payment transfers
- Worked with fee accountant on the end of the month financials
- Signed checks for Payrolls and Accounts Payables
- 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  
January 18, 2023**

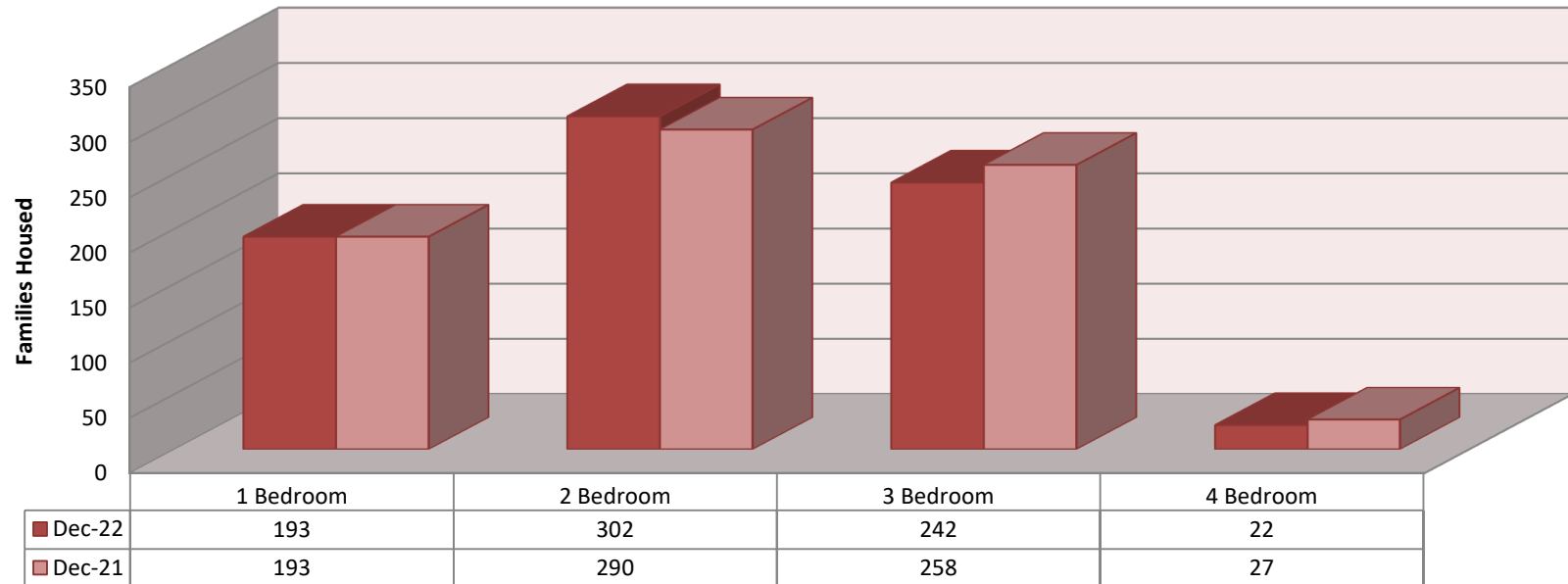
**Total Alloted Vouchers: 743**

**Vouchers Leased: 759**

**Pending Vouchers: 0**

**Vouchers Seaching: 12**

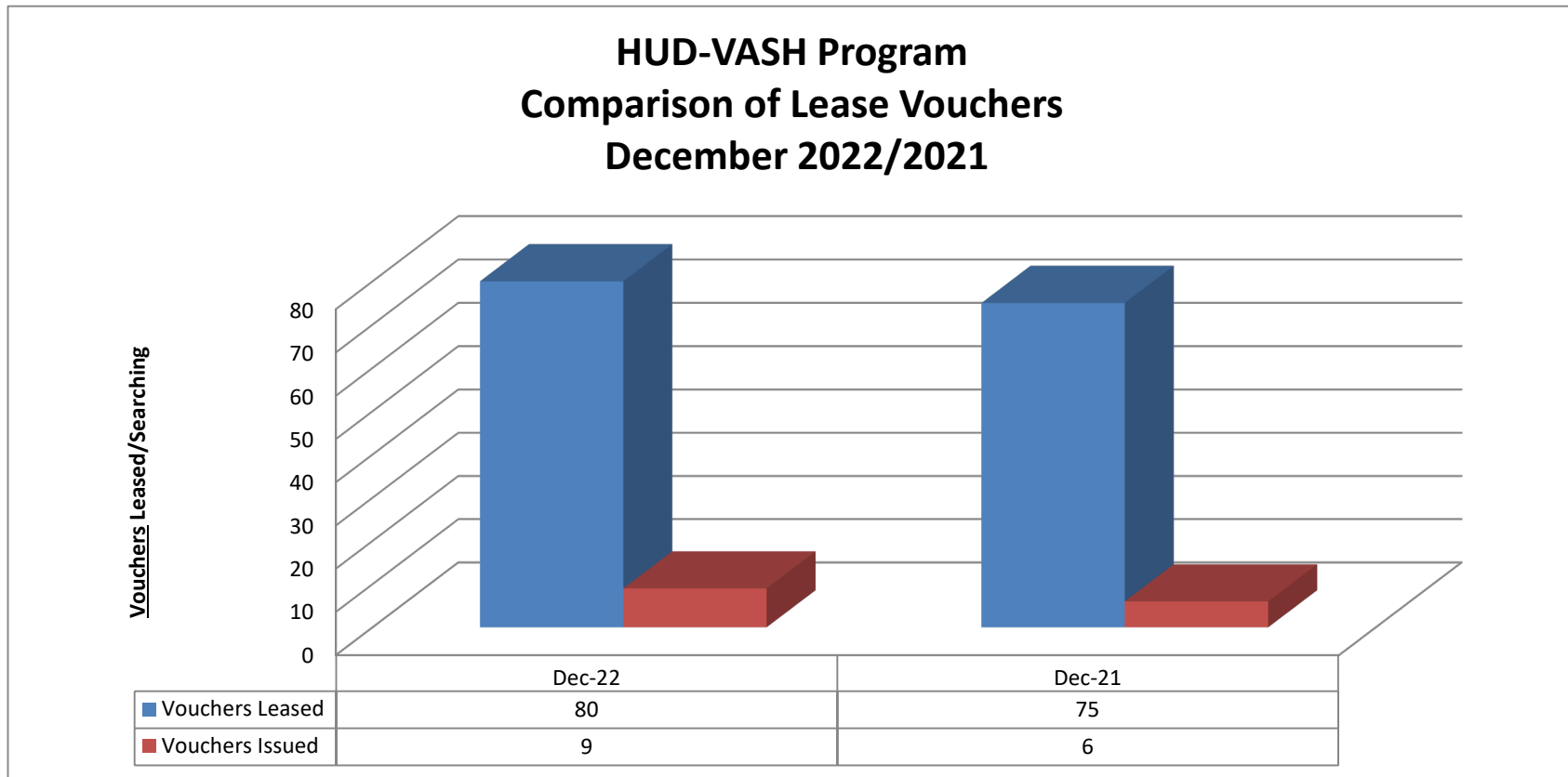
**HCV/Section 8 Program  
Comparison of Leased Vouchers  
December 2022/2021**



<b>Total Families on Waiting List</b>	<b>574</b>
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**Board Meeting Report  
January 18, 2023**

**Total Alloted Vouchers:  
87 VASH Vouchers  
Leased: 80 Port-outs: 48  
Housed in Harlingen: 32**





# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

## Board Meeting Report January 18, 2023

### 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  
November 2022 Score is  
98.75%

### Quality Control

No file audits were done for December 2022 due to holidays

### Activities for the month of December 2022:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on December 8<sup>th</sup> (20 were received)
- Issued HAP Checks for January 2023
- 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 board meeting practices
- Attended the Market Days Event
- Prepared monthly board reports
- Prepared weekly reports
- Other duties as assigned

**Housing Authority of the City of Harlingen, Texas**

**December 31, 2022**

**Low Rent Monthly Occupancy Report**

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	<b>HHA Totals</b>
Units Leased →	146	116	19	4	4	195	<b>484</b>
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	<b>9</b>

***Vacancies***

Market Conditions →	0	0	0	0	0	0	<b>0</b>
CFP →	0	0	0	0	0	0	<b>0</b>
Bedroom Size 1 bed	0	0	0	0	0	0	<b>0</b>
2 bed	0	0	0	0	0	1	<b>1</b>
3 bed	3	1	0	0	0	0	<b>4</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	3	1	0	0	0	1	<b>5</b>
Total Vacancies →	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>

Total Units per Development →	<b>150</b>	<b>120</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>200</b>	<b>498</b>
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Notation: Data based on Manager's Monthly Reports Submitted 12/31/2022

Prepared by: Nancy Garza - Admission Coordinator

\* **OCCUPANCY RATE:**                      98.00%                      99.17%                      100.00%                      100.00%                      100.00%                      99.50%                      **99.00%**

\* **VACANCY RATE:**                              2.00%                              0.83%                              0.00%                              0.00%                              0.00%                              0.50%                              **1.00%**

\* does not include CFP units

<b>Total Points per AMP</b>	16	16	16	16	16	16	
							<b>GRAND TOTAL POINTS      16</b>

*Per unit Fee count*                      147                      119                      20                      4                      4                      199                      493

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 January 18, 2023

Activities for the month of December

WAITING LIST AS OF 12-31-2022

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	67
2 Bedroom	12
3 Bedroom	06
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 88

Unit offers mailed: 28

Security Deposits received: 06

Applications ready for review as of 12-31-2022: 19

Applications pending: 59

**Date: January 1, 2023**

**To: Harlingen Housing Authority Board of Commissioners**

**From: Mary Prieto, Senior Property Manager**

**Subject: January 18, 2023 Public Housing Board Report-December 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 installed a canopy at the Vegetable Garden. This job is 100% complete.

Rudy De La Cruz prepped apartment 126 and apartment 209 for rent. This job is 100% complete.

Valley Fire and Safety conducted the annual fire extinguisher inspections for the office, the family learning center, the maintenance shop, and vehicles. This job is 100% complete.

Industrial Fire and Safety conducted the annual fire extinguisher inspections for all apartments. This job is 100% complete.

**Bonita Park AMP #020:**

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

Big Fellas repaired the A/C at the Bonita Park office. This job is 100% complete.

Valley Fire and Safety conducted the annual fire extinguisher inspections for the office, the family learning center, the maintenance shop, and vehicles. This job is 100% complete.

Industrial Fire and Safety conducted the annual fire extinguisher inspections for all apartments. This job is 100% complete.

**Aragon Duplexes / Arroyo Vista Court AMP #020:**

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

Industrial Fire and Safety conducted the annual fire extinguisher inspections for all apartments. This job is 100% complete.

**Sunset Terrace AMP #020:**

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

Valley Fire and Safety conducted the annual fire extinguisher inspections for the office, the family learning center, and the maintenance shop. This job is 100% complete.

Industrial Fire and Safety conducted the annual fire extinguisher inspections for all apartments. 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 100% complete.

Rudy De La Cruz conducted emergency gas leak repairs for apartments 94, 152, and 190. This job is 100% complete.

Valley Fire and Safety conducted the annual fire extinguisher inspections for the office, the family learning center, the maintenance shop and vehicles. This job is 100% complete.

Industrial Fire and Safety conducted the annual fire extinguisher inspections for all apartments. This job is 100% complete.

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

Tejas Fire Systems conducted the annual fire suppression system inspection at the Boys and Girls Club. 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.

**November 2022 Score is 100%**

**Monthly HUD reports:**

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

**Quality Control:**

I monitor the applicant denials monthly for the Public Housing Program. I had 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. 82% of the Public Housing residents are connected 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 of Merit 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.

**Tenant Association Meetings:** Starting January 2023, Tenant Association Meetings will be held twice a month at each site.

- Los Vecinos - January 11th and January 25th at 2:00 p.m.
- Bonita Park - January 10th and January 24th at 2:00 p.m.
- Sunset Terrace - January 11th and January 25th at 11:00 a.m.
- Le Moyne Gardens - January 12th and January 26th at 10:00 a.m.

**Vegetable Garden Meetings will re-start in March 2023 (tentatively)**

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

**ConnectHome USA:**

- The meeting was held on Monday, December 12, 2022 via Microsoft Teams. The next meeting date is pending.

**Little Free Libraries:**

- The Little Free Libraries are 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, December 22, 2022 at 2:00 p.m. via Zoom. The next meeting date is pending.
- In January 2023 BRE Story time will be presented monthly by each site the first Monday of the month.

**Upcoming NAHRO Merit Award topics are:**

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

**Art Projects/Newsletter:**

- The Christmas Card Poster Contest was a success. Five student Christmas Card Posters were selected. The winners received a \$20.00 gift card.
  - Frida Jimenez, age 16, Delisa Frias, age 17, Jazmin Rodriguez, age 13, Angelique Gonzalez, age 16, and Liliana Salazar, age 16.
- The What Home Means to Me Poster Contest start date is January 17, 2023 with a deadline of February 17, 2023. NAHRO entry deadline is March 17, 2023.
- The newsletter deadline was Dec. 16, 2022; it is in the review process.

**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 Christmas Holiday: December 21, 2022 through January 09, 2023. The learning centers will re-open January 10, 2023.

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

<b>Upcoming 2023 Scholarships: Tentative Due Date</b>				
<b>Scholarship</b>	<b>Due Date</b>	<b>Students contacted</b>	<b>Submission</b>	<b>Awarded</b>
PHADA	1/27/2023	3	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



January 18, 2023  
 Maintenance Report  
 By: Mary Prieto, Senior Property Manager  
 December Activity

Units ready to rent for the Month of December 2022

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	22;126;209	0	3
Bonita Park	0	111	90	0	2
Le Moyne Gardens	0	64;91	47	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	3	5	0	8

Work orders completed for the Month of December 2022

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2022 - 12/31/2022	152	71	227	19	469

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2021 – 12/31/2021	140	42	76	13	271

## Accounting Assistant /MIS Coordinator Board Report

January 18, 2023

## December 2022 Activities

- Attended weekly Staff and Administration meetings
- Attended the HUD Field office meeting
- Attended the Annual Plan meeting
- Attended the Board meeting practices at the AMPs and COCC
- Attended the monthly Board meeting at the COCC
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board Meeting
- Printed out all invoices that were emailed to me for payment
- Coded and Entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Closed Purchase orders once completed and approved by management
- Closed the End of Month
- Combined the End of Month reports and sent them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns
- 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%.
- CNG Update: Internet in the training room has been restored and log in credentials have been emailed to the staff.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: January 3, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the January 18, 2023, 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:**

January 3, 2023, HHA offices continue to be open from 8:30 a.m. to 4:30 p.m. and 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:**

**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 HHA Facebook (1<sup>st</sup> Monday of month LMG)
- 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.
- 05: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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
- 19: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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
- 23: COVID-19 Vaccine Clinic by Su Clinica from 4-7p.m. at Sunset Terrace
- 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
- 24: COVID-19 Vaccine Clinic by Su Clinica from 4-7p.m. Le Moyne Gardens
- 25: COVID-19 Vaccine Clinic by Su Clinica from 4-7p.m. at Los Vecinos
- 26: HAP&UA Checks for February 2023
- 26: Thursday Maintenance Meeting at 3:00 p.m. Los Vecinos (PPE Training)
- 26: COVID-19 Vaccine Clinic by Su Clinica from 4-7p.m. at Bonita Park
- 27: Audit & Review files by PH & S8 at 8:30 a.m. at LMG
- 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.

- 02: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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 HHA Facebook (1<sup>st</sup> Monday of month BP)
- 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
- 16: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 17: Texas NAHRO Scholarships Applications Due [www.txnarho.org](http://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 8:30 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.
- 02: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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 HHA Facebook (1<sup>st</sup> Monday of month LV)
- 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)
- 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
- 16: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 17: Texas NAHRO Poster Contest Due [www.txnarho.org](http://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)
- 22-24 NAHRO Legislative Conference Washington DC
- 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.
- 30: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 31: Audit & Review files by PH & S8 at 8:30 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: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LMG)
- 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 8:30 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: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month BP)
- 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 by PH & S8 at 8:30 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: 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 HHA Facebook (1<sup>st</sup> Monday of month LV)
- 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: 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 HHA Facebook (1<sup>st</sup> Monday of month LMG)
- 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: Lone Star Shredding (Bins on Monday)
- 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 8:30 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 HHA Facebook (1<sup>st</sup> Monday of month BP)  
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.**  
09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)  
10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)  
10: HCV/S8 Applications (20)  
10: Thursday Maintenance Mtg at 3:00 p.m. Webex (Hazzard Communication)  
11: Disinfect & Sanitize Main Office at 9am (Office closed)  
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  
15: Lone Star Shredding (Bins on Monday)  
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  
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 by PH & S8 at 8:30 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 HHA Facebook (1<sup>st</sup> Monday of month LV)  
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: Lone Star Shredding (Bins on Monday)
- 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 8:30 a.m. at **LV**
- 29: Vehicle Inspection at COCC at 10/11 a.m.
- 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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month at 3:00 p.m. The Supervisory staff reviews progress on assignments and deadlines. The Administrative Team meets on the 1<sup>st</sup> and 2<sup>nd</sup> 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 12:00 p.m. The safety and well-being of our Harlingen community is of the outmost importance. Security cameras are connecting and working at all the offices for the safety of everyone. The Vegetable Gardens meetings at Le Moyne Gardens and Los Vecinos, will restart April of 2023, if weather permits. Staff and I are working on our 2023 calendar. Administrative Staff reviewed the Minutes for the December 21, 2022, Regular Board Meeting and the Agenda for the January 18, 2023, Regular Board Meeting. We also reviewed the Minutes for the September 28, 2022, HAHC Annual Board of Directors Meeting and the Agenda for the January 18, 2023 HAHC Board of Directors 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 is scheduled on Wednesday, February 15, 2023, at 12 noon at Bonita Park Apartments, 601 S. Rangerville Rd. 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)

<b>Date</b>	<b>HHA or Non-Profit Meeting</b>	<b>Location</b>	<b>Time</b>
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.
<b>August 2023 No Board Meeting Scheduled</b>			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. 25 <sup>th</sup> St. Harlingen, TX 78550	12:00 P.M.