

**HARLINGEN**

**REGULAR BOARD MEETING**  
**Wednesday, February 15, 2023 @ 12:00 p.m. (Noon)**  
**At the Bonita Park Community Building**  
**601 South Rangerville Rd. Harlingen, TX 78552**  
**AGENDA**

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, February 15, 2023 @ 12:00 p.m. (Noon) at the Bonita Park Community Building at 601 S. Rangerville Rd. Harlingen, TX 78552.

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 260 1861, Password:hha15 or join the video conference by phone at 408-418-9388, Password:44215.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](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. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Diana Perez
5. Pledge of Allegiance – Diana Perez
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 January 18, 2023. (pg.3-6)

**II. NEW BUSINESS**

1. Presentation of Unaudited Financial Statement for all accounts for the month of December 2022, and to take action to approve the Unaudited Financial Statement as presented.  
 Presenter: Cynthia Lucio (pg.7-24)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of January 2023.  
 Presenter: Mary Prieto (pg.25-28)
3. Consider and take action to pass Resolution 1494 adopting the Harlingen Housing Authority’s Low Rent Utility Allowances to become effective April 1, 2023.  
 Presenter: Mary Prieto (pg.29-37)
4. Consider and take action to pass Resolution 1495 adopting the Harlingen Housing Authority’s Housing Choice Voucher/Section 8 Program Utility Allowances to become effective April 1, 2023.  
 Presenter: Diana Perez (pg.38-40)

### III. OLD BUSINESS-NON ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial and Human Resources Report by Cynthia Lucio; *(pg.41-60)*
  - b) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.61-63)*
  - c) Low Rent Occupancy Report by Nancy Garza; *(pg.64-65)*
  - d) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.66-70)*
  - e) Maintenance Report by Mary Prieto; *(pg.71)*
  - f) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.72)*
  
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.73-86)*

### 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, Bonita Park Apartments, 601 South Rangerville Road, Sunset Terrace Apartments, 1401 North Sunset Drive, and Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, February 10, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 10<sup>th</sup> day of February 2023




---

Ariana Valle, Administrative Assistant



Minutes of the Regular Board Meeting  
 Wednesday, January 18, 2023, 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, January 18, 2023, 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, and Bettina Elliott. Not present were Carlos Muñoz and Maria I. Borjas.

**INVOCATION**

Accounting Assistant/MIS Coordinator, Patty Vega gave the invocation.

**PLEDGE OF ALLEGIANCE**

Accounting Assistant/MIS Coordinator, Patty Vega 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, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Samuel Valdez, Computer Network Group, and Julian Alvarez, Business Development Senior Vice President at Lone Star National Bank. Not present Hilda Benavides, Chief Executive Officer.

**PUBLIC COMMENTS**

Mr. Julian Alvarez, Business Development Senior Vice President at the Lone Star National Bank was present at the Administrative Building 219 E. Jackson St. Harlingen, TX 78550 and signed up for Public Comments. Mr. Alvarez shared information regarding services available at the Lone Star National Bank and services available at the Texas Workforce Commission.

**CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 21, 2022.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of December 21, 2022. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of December 21, 2022. Motion was seconded by Commissioner Elliott and passed unanimously.

**PRESENTATION OF “EMPLOYEE OF THE YEAR” AWARD FOR 2022 – 2023 TO ARIANA VALLE.**

Chief Financial Officer Lucio read a letter congratulating Ariana Valle for being selected Employee of the Year 2022-2023. Miss Valle’s employment began January 23, 2017, as an Admissions Specialist for the HCV/S8 Program and when the opportunity arose, she applied and was hired as the CEO’s Administrative Assistant. Miss Valle demonstrates a great deal of initiative by embracing the daily tasks and duties of this position. Her communication, presentation, and leadership skills have improved greatly. Miss Valle has learned to remain calm in crisis situations and she is always willing to help others. Miss Valle plans and prepares in advance for monthly board meetings, and she makes sure that staff and community leaders are

informed of our daily operations. Miss Valle's positive attitude is a great asset to our agency. It is a pleasure working with Miss Valle and seeing her grow to an outstanding employee. Miss Valle has been recognized for her accomplishments and achievements by our Board of Commissioners. She will receive a wall plaque, a gift card, and a reserved parking space. Her 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. Miss Valle 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 NOVEMBER 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 November 2022 was included in the Board packet. She reported as follows:

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	\$367,555.44	\$71,668.11	\$92,612.91	\$83,503.34	\$115,473.12	\$4,297.96	\$401,517.81
Total Expenditures	\$245,782.83	\$50,554.61	\$56,149.04	\$53,622.01	\$83,548.51	\$1,908.66	\$429,316.32
Revenues Over (Under) Expenditures	\$121,772.61	\$21,113.50	\$36,463.87	\$29,881.33	\$31,924.61	\$2,389.30	(\$27,798.51)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,798.51

Chair Perez asked will the Voucher program even out? Chief Financial Officer Lucio stated yes. No other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 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 November 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 DECEMBER 2022 AS PRESENTED.

Senior Housing Manager Prieto informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of December 2022 in the total amount of \$5,729.00. The total amount consists of:

**For the month of December 2022**

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
<b>Total Charge-Off</b>	\$ 1,024.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ 3,625.00

**Grand Total \$ 5,729.00**

Chair Perez asked why is there a large balance for Le Moyne Gardens? Senior Property Manager Prieto stated it was due to unreported income. Chair Perez asked what happened at Los Vecinos? Senior Property Manager Prieto stated it was due to abandoned units. Vice-Chair Sánchez Peña asked why are accounts charged off? Chief Financial Officer Lucio stated charge offs are removed from the books due to debt not paid within that Fiscal Year. Chief Financial Officer Lucio also stated that accounts with a debt are placed on HUD's debt owed system. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2022 in the total amount of \$5,729.00. Commissioner Elliott made the

motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2022 in the total amount of \$5,729.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

### **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.**

Chief Financial Officer Lucio informed the board that the agenda packet contained the Cost Share Agreement with the City of Harlingen on the Los Vecinos Improvements. Chief Financial Officer Lucio also informed the Board of Commissioners that the agreement states that the Housing Authority will pay for the parking improvements at Los Vecinos. Two maps were provided to identify the additional parking at Los Vecinos. At the October 20, 2021, Regular Board Meeting, the Board of Commissioners approved the partnership and agreement with the City of Harlingen. Chair Perez asked is the amount of \$1,104,044.02 from HUD grants? Chief Financial Officer Lucio stated funding sources come from the U.S. Department of HUD and money that is allocated for Los Vecinos. Chair Perez asked will the Los Vecinos account be at a deficit due to the project? Chief Financial Officer Lucio stated no, funding is budgeted from Capital Funds, Operations and Reserves. Chair Perez asked how we started the partnership with the City? Chief Financial Officer Lucio stated the City of Harlingen approached the Housing Authority advising us of plans to repair the streets at Los Vecinos. Vice-Chair Sánchez-Peña asked if the cost share agreement only included financials? Chief Financial Officer Lucio stated yes, it's a cost share agreement with the City of Harlingen for the street improvements at Los Vecinos. Chair Perez asked will the construction be done one street at a time? Chief Financial Officer Lucio stated yes, construction will start on Pierce Street. Chair Perez asked are the families being notified on the project updates? Chief Financial Officer Lucio stated yes. Chair Perez asked when is the completion date for the project? Chief Financial Officer Lucio stated 9 months. After some discussion no other questions were asked. Chair Perez entertain a motion to approve the Cost Sharing Agreement between the City of Harlingen and the Harlingen Housing Authority for the Los Vecinos Apartments Street and Parking Improvements. Vice-Chair Sánchez Peña made a motion to pass the Cost Sharing Agreement between the City of Harlingen and the Harlingen Housing Authority for the Los Vecinos Apartments Street and Parking Improvements. Motion was seconded by Commissioner Elliott 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 Property Manager with Resident Activities Report by Mary Prieto
- e) Maintenance Report by Mary Prieto
- f) Accounting Assistant/MIS Coordinator Report by Patty Vega

Chief Financial Officer Lucio told the Board that the Program Administrators and Coordinators reports were included in their packets. Chair Perez asked about the late fees for residents? Chief Financial Officer Lucio stated most families pay on time, we also have different methods of payment for rent. Chair Perez asked are families given extensions for late fees? Chief Financial Officer Lucio stated Managers work with families on payment agreements. After some discussions no other 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 Financial Officer Lucio told the Board that the Chief Executive Officer's report was included in the agenda packet. Chief Financial Officer Lucio informed the Board that our next Regular Board meeting will be February 15, 2023, at 12:00 p.m. at the Bonita Park Community Building. After some discussion no other questions were asked.

**IV. ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 12:29 p.m.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair, Carlos Perez

\_\_\_\_\_  
Chief Executive Officer, Hilda Benavides

# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**December 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 December 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>\$381,343.08</u>	<u>\$71,410.61</u>	<u>\$94,629.73</u>	<u>\$88,945.47</u>	<u>\$122,073.20</u>	<u>\$4,284.07</u>	<u>\$459,908.24</u>
Total Expenditures	<u>\$312,303.95</u>	<u>\$67,852.15</u>	<u>\$66,520.28</u>	<u>\$70,032.85</u>	<u>\$105,913.69</u>	<u>\$1,984.98</u>	<u>\$523,681.12</u>
Revenues Over (Under) Expenditures	<u>\$69,039.13</u>	<u>\$3,558.46</u>	<u>\$28,109.45</u>	<u>\$18,912.62</u>	<u>\$16,159.51</u>	<u>\$2,299.09</u>	<u>(\$63,772.88)</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>\$63,772.88</u>



**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended December 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>\$3,613,120.15</u>	<u>\$629,329.93</u>	<u>\$921,782.81</u>	<u>\$848,242.64</u>	<u>\$1,176,303.49</u>	<u>\$37,461.28</u>	<u>\$3,924,005.89</u>
Total Expenditures	<u>\$2,612,401.68</u>	<u>\$547,369.96</u>	<u>\$570,595.46</u>	<u>\$669,345.48</u>	<u>\$806,503.17</u>	<u>\$18,587.61</u>	<u>\$4,047,719.15</u>
Revenues Over (Under) Expenditures	<u>\$1,000,718.47</u>	<u>\$81,959.97</u>	<u>\$351,187.35</u>	<u>\$178,897.16</u>	<u>\$369,800.32</u>	<u>\$18,873.67</u>	<u>(\$123,713.26)</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>\$123,713.26</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 December 31, 2022	9 Month(s) Ended December 31, 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	9,000.00	(9,000.00)	-100.00 %
CFP 50120 Admin	1	06	3690.27	5	0.00	0.00	32,118.75	(32,118.75)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	56,085.00	95,999.94	(39,914.94)	-41.58 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	53,040.00	0.00	53,040.00	100.00 %
<b>Total Operating Income</b>					<b>13,260.00</b>	<b>109,125.00</b>	<b>137,118.69</b>	<b>(27,993.69)</b>	<b>-20.42 %</b>
<b>Rental Income</b>									
NON-DWELLING RENT	1	06	3190	5	2,198.81	17,527.67	16,778.25	749.42	4.47 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>17,527.67</b>	<b>16,778.25</b>	<b>749.42</b>	<b>4.47 %</b>
<b>Other Income</b>									
Investment Income - Unrestricted	1	06	3610	5	1,036.14	6,297.40	1,039.50	5,257.90	505.81 %
OTHER INCOME	1	06	3690	5	42.66	12,496.54	9,192.69	3,303.85	35.94 %
Other Income - Management Fee - CC	1	06	3690.2	5	38,967.00	295,902.42	245,252.43	50,649.99	20.65 %
Other Income - Asset Management Fe	1	06	3690.3	5	4,980.00	94,512.00	133,200.00	(38,688.00)	-29.05 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,930.00	83,838.00	87,952.50	(4,114.50)	-4.68 %
IT Fees	1	06	3690.5	5	996.00	8,964.00	8,820.00	144.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	666.90	374.94	291.96	77.87 %
<b>Total Other Income</b>					<b>55,951.80</b>	<b>502,677.26</b>	<b>485,832.06</b>	<b>16,845.20</b>	<b>3.47 %</b>
<b>Total Revenue</b>					<b>71,410.61</b>	<b>629,329.93</b>	<b>639,729.00</b>	<b>(10,399.07)</b>	<b>-1.63 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
NONTECHNICAL SALARIES	1	06	4110	5	42,098.43	251,808.14	331,035.93	79,227.79	23.93 %
LEGAL EXPENSE	1	06	4130	5	0.00	5,226.00	6,899.94	1,673.94	24.26 %
STAFF TRAINING	1	06	4140	5	300.00	4,094.50	7,499.97	3,405.47	45.41 %
TRAVEL	1	06	4150	5	0.00	14,359.98	9,000.00	(5,359.98)	-59.56 %
Travel-Mileage Reimbursement	1	06	4150.2	5	0.00	660.02	374.94	(285.08)	-76.03 %
Accounting Fees	1	06	4170	5	0.00	4,595.41	27,749.97	23,154.56	83.44 %
Audit Fees	1	06	4171	5	0.00	2,991.47	2,999.97	8.50	0.28 %
Employee Benefits Cont - Admin	1	06	4182	5	12,513.31	84,757.21	97,499.97	12,742.76	13.07 %
SUNDRY	1	06	4190	5	0.00	90.00	749.97	659.97	88.00 %
Postage/FedEx/UPS	1	06	4190.03	5	272.60	2,357.00	2,624.94	267.94	10.21 %
Advertising and Marketing	1	06	4190.08	5	0.00	2,931.80	3,749.94	818.14	21.82 %
PUBLICATIONS	1	06	4190.11	5	569.80	1,099.80	2,624.94	1,525.14	58.10 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	345.00	749.97	404.97	54.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,994.29	14,435.23	13,500.00	(935.23)	-6.93 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	819.15	17,228.72	8,249.94	(8,978.78)	-108.83 %
Other Sundry Expense	1	06	4190.18	5	360.34	6,661.56	9,000.00	2,338.44	25.98 %
Administrative Contact Costs	1	06	4190.19	5	5,336.17	67,456.70	56,250.00	(11,206.70)	-19.92 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	9,273.05	5,625.00	(3,648.05)	-64.85 %
<b>Total Administrative Expense</b>					<b>64,264.09</b>	<b>490,371.59</b>	<b>586,185.39</b>	<b>95,813.80</b>	<b>16.35 %</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	25.12	270.05	149.94	(120.11)	-80.11 %
ELECTRICITY	1	06	4320	5	913.70	9,322.26	10,287.00	964.74	9.38 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	42.62	493.26	225.00	(268.26)	-119.23 %
<b>Total Utilities Expense</b>					<b>981.44</b>	<b>10,085.57</b>	<b>10,661.94</b>	<b>576.37</b>	<b>5.41 %</b>
<b>Ordinary Maintenance and Operation</b>									
LABOR - WAGES/SALARIES	1	06	4410	5	828.59	8,200.79	10,733.94	2,533.15	23.60 %
MATERIALS	1	06	4420	5	48.99	3,951.81	3,752.19	(199.62)	-5.32 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	99.00	594.00	749.97	155.97	20.80 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	3,749.94	3,749.94	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	49.90	607.76	599.94	(7.82)	-1.30 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	6,384.50	3,375.00	(3,009.50)	-89.17 %
Contact Costs-Electrical Contracts	1	06	4430.18	5	0.00	430.00	749.97	319.97	42.66 %

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	9 Month(s) Ended	Budget	Variance	Variance %	
				December 31, 2022	December 31, 2022				
		06	4430.21						
Garbage and Trash Removal	1	06	4431	5	46.79	374.32	562.50	188.18	33.45 %
Emp Benefit Cont - Maintenance	1	06	4433	5	59.86	3,354.55	4,353.75	999.20	22.95 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,133.13</b>	<b>23,897.73</b>	<b>28,627.20</b>	<b>4,729.47</b>	<b>16.52 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1	06	4480	5	1,010.21	11,118.69	2,999.97	(8,118.72)	-270.63 %
<b>Total Protective Services</b>					<b>1,010.21</b>	<b>11,118.69</b>	<b>2,999.97</b>	<b>(8,118.72)</b>	<b>-270.63 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	1,615.53	1,499.94	(115.59)	-7.71 %
Insurance - General Liability	1	06	4510.02	5	0.00	387.18	374.94	(12.24)	-3.26 %
Insurance - Automobile	1	06	4510.03	5	0.00	1,199.52	1,125.00	(74.52)	-6.62 %
Insurance - Workman's Comp	1	06	4510.04	5	0.00	3,324.36	3,393.72	69.36	2.04 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	731.74	734.94	3.20	0.44 %
Insurance - Windstorm	1	06	4510.15	5	463.28	3,973.75	3,749.94	(223.81)	-5.97 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	356.41	374.94	18.53	4.94 %
<b>Total General Expense</b>					<b>463.28</b>	<b>11,588.49</b>	<b>11,253.42</b>	<b>(335.07)</b>	<b>-2.98 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	33,750.00	33,750.00	100.00 %
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(33,750.00)	(33,750.00)	-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>(67,852.15)</b>	<b>(547,369.96)</b>	<b>(639,727.92)</b>	<b>92,357.96</b>	<b>14.44 %</b>
<b>Total Net Income (Loss)</b>					<b>3,558.46</b>	<b>81,959.97</b>	<b>1.08</b>	<b>81,958.89</b>	<b>10713786.11 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	25,399.00	169.33	240,573.00	178.20	218,433.87	22,139.13	10.14 %
<b>Total Rental Income</b>			<b>25,399.00</b>	<b>169.33</b>	<b>240,573.00</b>	<b>178.20</b>	<b>218,433.87</b>	<b>22,139.13</b>	<b>10.14 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	24.88	0.17	11,975.42	8.87	2,565.00	9,410.42	366.88 %
Interest Income - Bank Statement	1 01 3610.01	5	3,050.85	20.34	5,924.29	4.39	0.00	5,924.29	100.00 %
Other Income-Tenants	1 01 3690	5	2,442.00	16.28	20,334.00	15.06	19,208.97	1,125.03	5.86 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	188.88	0.14	1,499.94	(1,311.06)	-87.41 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	225.00	(225.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	1,844.22	1.37	450.00	1,394.22	309.83 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	67,500.00	(67,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	0.00	0.00	95,700.00	70.89	0.00	95,700.00	100.00 %
<b>Total Other Income</b>			<b>5,517.73</b>	<b>36.78</b>	<b>135,966.81</b>	<b>100.72</b>	<b>91,448.91</b>	<b>44,517.90</b>	<b>48.68 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	63,713.00	424.75	545,243.00	403.88	511,708.50	33,534.50	6.55 %
<b>Total Other Receipts</b>			<b>63,713.00</b>	<b>424.75</b>	<b>545,243.00</b>	<b>403.88</b>	<b>511,708.50</b>	<b>33,534.50</b>	<b>6.55 %</b>
<b>Total Revenue</b>			<b>94,629.73</b>	<b>630.86</b>	<b>921,782.81</b>	<b>682.80</b>	<b>821,591.28</b>	<b>100,191.53</b>	<b>12.19 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	6,132.74	40.88	45,358.97	33.60	86,103.27	40,744.30	47.32 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	0.00	0.00	7,205.17	5.34	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	0.00	0.00	731.25	0.54	2,250.00	1,518.75	67.50 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Travel-Mileage Reimbursment	1 01 4150.2	5	0.00	0.00	0.00	0.00	900.00	900.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	5.94	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	4.19	5,663.07	0.00	0.00 %
Employee Benefits Cont - Admin	1 01 4182	5	2,329.61	15.53	26,031.96	19.28	40,199.94	14,167.98	35.24 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	0.00	0.00	550.35	0.41	0.00	(550.35)	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	412.47	412.47	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	93.93	0.63	678.38	0.50	749.97	71.59	9.55 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	0.74	2,624.94	1,619.94	61.71 %
Tenant Tracker	1 01 4190.10	5	0.00	0.00	175.50	0.13	2,624.94	2,449.44	93.31 %
Publications	1 01 4190.11	5	555.00	3.70	655.00	0.49	2,250.00	1,595.00	70.89 %
Membership Dues and Fees	1 01 4190.12	5	344.48	2.30	966.98	0.72	1,499.94	532.96	35.53 %

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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
Telephone/Cell Phones/Internet	1 01	4190.13 5	1,087.49	7.25	5,726.00	4.24	5,999.94	273.94	4.57 %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	7,776.00	5.76	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	2,006.82	13.38	3,389.04	2.51	7,499.97	4,110.93	54.81 %
Other Sundry Expense	1 01	4190.18 5	277.92	1.85	2,688.21	1.99	5,999.94	3,311.73	55.20 %
Administrative Contact Costs	1 01	4190.19 5	5,905.86	39.37	36,721.60	27.20	29,420.91	(7,300.69)	-24.81 %
Management Fee Expense - AMP	1 01	4190.21 5	8,805.90	58.71	76,938.20	56.99	75,937.32	(1,000.88)	-1.32 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	13,500.00	10.00	13,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,117.50	7.45	9,960.00	7.38	9,990.00	30.00	0.30 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	2,700.00	2.00	2,700.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	0.00	0.00	108.96	0.08	0.00	(108.96)	-100.00 %
<b>Total Administrative Expense</b>			<b>31,321.25</b>	<b>208.81</b>	<b>256,546.24</b>	<b>190.03</b>	<b>305,602.56</b>	<b>49,056.32</b>	<b>16.05 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 01	4210 5	0.00	0.00	11,066.20	8.20	15,270.12	4,203.92	27.53 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	2,894.41	2.14	5,999.94	3,105.53	51.76 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	4,153.14	3.08	6,345.72	2,192.58	34.55 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>0.00</b>	<b>18,113.75</b>	<b>13.42</b>	<b>27,615.78</b>	<b>9,502.03</b>	<b>34.41 %</b>
<b>Utilities Expense</b>									
Water	1 01	4310 5	43.19	0.29	742.25	0.55	2,624.94	1,882.69	71.72 %
Electricity	1 01	4320 5	1,051.74	7.01	8,449.50	6.26	9,749.97	1,300.47	13.34 %
Gas	1 01	4330 5	152.17	1.01	1,196.16	0.89	974.97	(221.19)	-22.69 %
4150.2 - MILEAGE REIMBURSEMENT	1 01	4330.2 5	0.00	0.00	56.26	0.04	0.00	(56.26)	-100.00 %
Other Utility Expense - Sewer	1 01	4390 5	25.98	0.17	524.64	0.39	1,125.00	600.36	53.37 %
<b>Total Utilities Expense</b>			<b>1,273.08</b>	<b>8.49</b>	<b>10,968.81</b>	<b>8.13</b>	<b>14,474.88</b>	<b>3,506.07</b>	<b>24.22 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 01	4410 5	7,442.77	49.62	48,033.69	35.58	82,147.50	34,113.81	41.53 %
Materials	1 01	4420 5	1,894.68	12.63	25,493.36	18.88	58,032.90	32,539.54	56.07 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.75	37,499.94	36,484.94	97.29 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	575.00	3.83	5,350.00	3.96	8,249.94	2,899.94	35.15 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	8,930.00	6.61	37,499.94	28,569.94	76.19 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.77	0.11	111.97	0.08	749.97	638.00	85.07 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	106.35	0.71	828.41	0.61	4,649.94	3,821.53	82.18 %
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	4,404.42	3.26	1,874.97	(2,529.45)	-134.91 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	3.02	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	1,267.50	0.94	3,749.94	2,482.44	66.20 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.12	3,749.94	3,589.94	95.73 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	13,846.00	10.26	14,999.94	1,153.94	7.69 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	22,500.00	22,500.00	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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	2,215.00	1.64	3,749.94	1,534.94	40.93 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	5,945.00	4.40	22,500.00	16,555.00	73.58 %	
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	0.00	0.00	3,250.00	2.41	0.00	(3,250.00)	-100.00 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,649.97	1,649.97	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	60.00	0.40	325.00	0.24	1,499.94	1,174.94	78.33 %	
Garbage and Trash Collection	1 01	4431 5	219.36	1.46	1,890.96	1.40	2,624.94	733.98	27.96 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,894.30	19.30	21,927.64	16.24	32,868.72	10,941.08	33.29 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>14,709.23</b>	<b>98.06</b>	<b>149,077.31</b>	<b>110.43</b>	<b>340,598.43</b>	<b>191,521.12</b>	<b>56.23 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480 5	6,764.73	45.10	21,831.06	16.17	41,648.13	19,817.07	47.58 %	
<b>Total Protective Services</b>			<b>6,764.73</b>	<b>45.10</b>	<b>21,831.06</b>	<b>16.17</b>	<b>41,648.13</b>	<b>19,817.07</b>	<b>47.58 %</b>	
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	10,638.67	7.88	7,499.97	(3,138.70)	-41.85 %	
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	340.74	0.25	374.94	34.20	9.12 %	
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	1,724.32	1.28	1,874.97	150.65	8.03 %	
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	2,457.14	1.82	2,250.00	(207.14)	-9.21 %	
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	540.86	0.40	824.94	284.08	34.44 %	
Insurance - Windstorm	1 01	4510.15 5	9,951.99	66.35	63,167.72	46.79	52,499.97	(10,667.75)	-20.32 %	
Insurance - Windstorm - 1406	1 01	4510.15P 5	0.00	0.00	10,947.19	8.11	0.00	(10,947.19)	-100.00 %	
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	23,480.07	17.39	22,500.00	(980.07)	-4.36 %	
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.04	74.97	24.39	32.53 %	
Collection Losses	1 01	4570 5	0.00	0.00	711.00	0.53	3,749.94	3,038.94	81.04 %	
<b>Total General Expense</b>			<b>12,451.99</b>	<b>83.01</b>	<b>114,058.29</b>	<b>84.49</b>	<b>91,649.70</b>	<b>(22,408.59)</b>	<b>-24.45 %</b>	
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	4.22	172,744.02	167,044.02	96.70 %	
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(4.22)	(172,744.02)	(167,044.02)	-96.70 %	
<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>(66,520.28)</b>	<b>(443.47)</b>	<b>(570,595.46)</b>	<b>(422.66)</b>	<b>(821,589.48)</b>	<b>250,994.02</b>	<b>30.55 %</b>	
<b>Net Income (Loss)</b>			<b>28,109.45</b>	<b>187.40</b>	<b>351,187.35</b>	<b>260.14</b>	<b>1.80</b>	<b>351,185.55</b>	<b>28790531.66 %</b>	

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	26,358.00	178.09	223,054.00	167.46	218,171.97	4,882.03	2.24 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	4,038.00	3.03	3,150.00	888.00	28.19 %
<b>Total Rental Income</b>			<b>26,358.00</b>	<b>178.09</b>	<b>227,092.00</b>	<b>170.49</b>	<b>221,321.97</b>	<b>5,770.03</b>	<b>2.61 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	6,557.41	4.92	1,658.25	4,899.16	295.44 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,633.47	11.04	3,144.32	2.36	0.00	3,144.32	100.00 %
Other Income - Tenants	1 02 3690	5	3,516.00	23.76	25,196.00	18.92	19,186.47	6,009.53	31.32 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	1,285.35	0.96	0.00	1,285.35	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	235.44	(235.44)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	452.56	0.34	374.94	77.62	20.70 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	67,500.00	(67,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	0.00	0.00	95,700.00	71.85	0.00	95,700.00	100.00 %
<b>Total Other Income</b>			<b>5,149.47</b>	<b>34.79</b>	<b>132,335.64</b>	<b>99.35</b>	<b>88,955.10</b>	<b>43,380.54</b>	<b>48.77 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	57,438.00	388.09	488,815.00	366.98	469,341.00	19,474.00	4.15 %
<b>Total Other Receipts</b>			<b>57,438.00</b>	<b>388.09</b>	<b>488,815.00</b>	<b>366.98</b>	<b>469,341.00</b>	<b>19,474.00</b>	<b>4.15 %</b>
<b>Total Revenue</b>			<b>88,945.47</b>	<b>600.98</b>	<b>848,242.64</b>	<b>636.82</b>	<b>779,618.07</b>	<b>68,624.57</b>	<b>8.80 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	9,274.41	62.66	59,598.82	44.74	113,535.72	53,936.90	47.51 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	0.00	0.00	8,494.25	6.38	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	0.00	0.00	1,404.00	1.05	1,874.97	470.97	25.12 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	374.94	374.94	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	599.94	599.94	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	6.57	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	4.68	4,910.94	(1,325.34)	-26.99 %
Employee Benefits Cont - Admin	1 02 4182	5	2,959.74	20.00	23,500.18	17.64	42,233.94	18,733.76	44.36 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	0.00	0.00	666.10	0.50	0.00	(666.10)	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	74.97	74.97	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	93.93	0.63	678.38	0.51	599.94	(78.44)	-13.07 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	0.74	2,498.94	1,507.34	60.32 %
Tenant Tracker	1 02 4190.10	5	0.00	0.00	175.50	0.13	1,874.97	1,699.47	90.64 %
Publications	1 02 4190.11	5	547.60	3.70	647.60	0.49	2,624.94	1,977.34	75.33 %

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: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 02	4190.12 5	343.81	2.32	966.31	0.73	749.97	(216.34)	-28.85 %
Telephone/Cell Phone/Internet	1 02	4190.13 5	1,631.28	11.02	7,747.64	5.82	11,437.47	3,689.83	32.26 %
Forms & Office Supplies	1 02	4190.17 5	168.43	1.14	2,185.03	1.64	5,249.97	3,064.94	58.38 %
Other Sundry Expense	1 02	4190.18 5	209.97	1.42	1,983.01	1.49	4,649.94	2,666.93	57.35 %
Administrative Contact Costs	1 02	4190.19 5	6,101.66	41.23	45,090.08	33.85	37,499.94	(7,590.14)	-20.24 %
Management Fee Expense - AMP	1 02	4190.21 5	8,628.60	58.30	74,799.57	56.16	69,779.97	(5,019.60)	-7.19 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	13,320.00	10.00	12,600.00	(720.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,095.00	7.40	9,682.50	7.27	9,180.00	(502.50)	-5.47 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,664.00	2.00	2,520.00	(144.00)	-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>32,830.43</b>	<b>221.83</b>	<b>269,655.14</b>	<b>202.44</b>	<b>325,621.44</b>	<b>55,966.30</b>	<b>17.19 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 02	4210 5	0.00	0.00	9,717.37	7.30	15,266.97	5,549.60	36.35 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	2,307.70	1.73	3,749.94	1,442.24	38.46 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	5,737.39	4.31	9,187.47	3,450.08	37.55 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>0.00</b>	<b>17,762.46</b>	<b>13.34</b>	<b>28,204.38</b>	<b>10,441.92</b>	<b>37.02 %</b>
<b>Utilities Expense</b>									
Water	1 02	4310 5	133.36	0.90	1,471.22	1.10	2,099.97	628.75	29.94 %
Electricity	1 02	4320 5	1,309.34	8.85	9,982.90	7.49	10,499.94	517.04	4.92 %
Gas	1 02	4330 5	307.77	2.08	2,449.02	1.84	2,099.97	(349.05)	-16.62 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	34.45	0.23	373.00	0.28	749.97	376.97	50.26 %
<b>Total Utilities Expense</b>			<b>1,784.92</b>	<b>12.06</b>	<b>14,276.14</b>	<b>10.72</b>	<b>16,199.82</b>	<b>1,923.68</b>	<b>11.87 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 02	4410 5	4,516.96	30.52	35,366.90	26.55	70,317.36	34,950.46	49.70 %
Materials	1 02	4420 5	174.10	1.18	24,439.31	18.35	38,721.24	14,281.93	36.88 %
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	4.34	0.00	(5,785.50)	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	12.55	29,999.97	13,279.97	44.27 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	850.00	5.74	7,297.00	5.48	9,000.00	1,703.00	18.92 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	31,425.00	23.59	26,249.94	(5,175.06)	-19.71 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.77	0.11	111.97	0.08	299.97	188.00	62.67 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	74.85	0.51	1,102.20	0.83	2,250.00	1,147.80	51.01 %
Contract Costs-Maintenance	1 02	4430.09 5	1,064.16	7.19	8,453.26	6.35	0.00	(8,453.26)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	9,580.50	7.19	11,250.00	1,669.50	14.84 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	941.90	6.36	5,033.99	3.78	9,000.00	3,966.01	44.07 %
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	45,825.00	34.40	14,999.94	(30,825.06)	-205.50 %

Report Criteria PHA: 1 Project: '02'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True Custom 1: Custom 2: AMP2 Custom 3: PHA



**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %	
4430.01-EXTERMINATING/PEST CONTRO	1 02	4430.2 5	0.00	0.00	0.00	0.00	3,749.94	3,749.94	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	0.00	0.00	23,999.94	23,999.94	100.00 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,225.00	8.28	6,645.00	4.99	0.00	(6,645.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	850.00	5.74	8,380.00	6.29	11,250.00	2,870.00	25.51 %	
Contract Costs-Janitorial Contracts	1 02	4430.23 5	0.00	0.00	0.00	0.00	1,125.00	1,125.00	100.00 %	
Connect/Disconnect Fees	1 02	4430.4 5	45.00	0.30	450.00	0.34	1,125.00	675.00	60.00 %	
Garbage and Trash Collection	1 02	4431 5	244.41	1.65	1,806.64	1.36	3,560.58	1,753.94	49.26 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	1,310.54	8.86	13,715.44	10.30	30,734.73	17,019.29	55.37 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>13,913.69</b>	<b>94.01</b>	<b>222,190.12</b>	<b>166.81</b>	<b>287,633.61</b>	<b>65,443.49</b>	<b>22.75 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 02	4480 5	6,933.16	46.85	24,194.03	18.16	33,750.00	9,555.97	28.31 %	
<b>Total Protective Services</b>			<b>6,933.16</b>	<b>46.85</b>	<b>24,194.03</b>	<b>18.16</b>	<b>33,750.00</b>	<b>9,555.97</b>	<b>28.31 %</b>	
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1 02	4510.01 5	0.00	0.00	11,846.32	8.89	9,749.97	(2,096.35)	-21.50 %	
Insurance - General Liability	1 02	4510.02 5	0.00	0.00	309.75	0.23	374.94	65.19	17.39 %	
Insurance - Automobile	1 02	4510.03 5	0.00	0.00	1,724.32	1.29	1,499.94	(224.38)	-14.96 %	
Insurance - Workman's Comp	1 02	4510.04 5	0.00	0.00	2,312.60	1.74	2,250.00	(62.60)	-2.78 %	
Insurance - Fidelity Bond	1 02	4510.09 5	0.00	0.00	509.03	0.38	776.25	267.22	34.42 %	
Insurance - Windstorm	1 02	4510.15 5	9,265.65	62.61	58,811.34	44.15	47,250.00	(11,561.34)	-24.47 %	
Insurance - Windstorm	1 02	4510.15P 5	0.00	0.00	10,192.21	7.65	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02	4520 5	2,500.00	16.89	24,642.94	18.50	22,500.00	(2,142.94)	-9.52 %	
PROPERTY TAXES	1 02	4520.1 5	0.00	0.00	50.58	0.04	56.25	5.67	10.08 %	
Collection Losses	1 02	4570 5	2,805.00	18.95	4,226.00	3.17	3,749.94	(476.06)	-12.70 %	
Other General Expense	1 02	4590 5	0.00	0.00	992.50	0.75	0.00	(992.50)	-100.00 %	
<b>Total General Expense</b>			<b>14,570.65</b>	<b>98.45</b>	<b>115,617.59</b>	<b>86.80</b>	<b>88,207.29</b>	<b>(27,410.30)</b>	<b>-31.07 %</b>	
<b>Other Expenditures</b>										
Replacement Non-Deprec Equip-1406	1 02	7520.9OP 5	0.00	0.00	5,650.00	4.24	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02	7540.4 5	0.00	0.00	68,050.00	51.09	160,499.97	92,449.97	57.60 %	
Prop Bett & Add-Contract Costs - 1406	1 02	7540.4OP 5	0.00	0.00	6,800.00	5.11	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02	7590 5	0.00	0.00	(68,050.00)	(51.09)	(160,499.97)	(92,449.97)	-57.60 %	
Operating Exp For Prop - Contra-1406	1 02	7590.OP 5	0.00	0.00	(6,800.00)	(5.11)	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>4.24</b>	<b>0.00</b>	<b>(5,650.00)</b>	<b>-100.00 %</b>	
<b>Total Expenses</b>			<b>(70,032.85)</b>	<b>(473.19)</b>	<b>(669,345.48)</b>	<b>(502.51)</b>	<b>(779,616.54)</b>	<b>110,271.06</b>	<b>14.14 %</b>	
<b>Net Income (Loss)</b>			<b>18,912.62</b>	<b>127.79</b>	<b>178,897.16</b>	<b>134.31</b>	<b>1.53</b>	<b>178,895.63</b>	<b>11248080.38 %</b>	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS  
 U/M Month: 200 - U/M YTD: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 03 3110	5	30,413.50	152.07	264,367.28	146.87	247,932.27	16,435.01	6.63 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	3,500.00	1.94	3,150.00	350.00	11.11 %
<b>Total Rental Income</b>			<b>30,413.50</b>	<b>152.07</b>	<b>267,867.28</b>	<b>148.82</b>	<b>251,082.27</b>	<b>16,785.01</b>	<b>6.69 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,014.50	15.07	18,278.73	10.15	2,745.72	15,533.01	565.72 %
Other Income-Tenants	1 03 3690	5	2,945.00	14.73	23,077.00	12.82	24,464.97	(1,387.97)	-5.67 %
Other Income - Misc Other Revenue	1 03 3690.1	5	34.20	0.17	964.68	0.54	32,790.96	(31,826.28)	-97.06 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	830.80	0.46	412.47	418.33	101.42 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	0.00	0.00	74,250.00	(74,250.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	0.00	0.00	127,600.00	70.89	0.00	127,600.00	100.00 %
<b>Total Other Income</b>			<b>5,993.70</b>	<b>29.97</b>	<b>170,751.21</b>	<b>94.86</b>	<b>134,664.12</b>	<b>36,087.09</b>	<b>26.80 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 03 8020	0	85,666.00	428.33	737,685.00	409.82	674,415.00	63,270.00	9.38 %
<b>Total Other Receipts</b>			<b>85,666.00</b>	<b>428.33</b>	<b>737,685.00</b>	<b>409.82</b>	<b>674,415.00</b>	<b>63,270.00</b>	<b>9.38 %</b>
<b>Total Revenue</b>			<b>122,073.20</b>	<b>610.37</b>	<b>1,176,303.49</b>	<b>653.50</b>	<b>1,060,161.39</b>	<b>116,142.10</b>	<b>10.96 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 03 4110	5	11,590.88	57.95	76,686.89	42.60	139,597.83	62,910.94	45.07 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	0.00	0.00	14,600.40	8.11	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130	5	0.00	0.00	1,150.50	0.64	2,999.97	1,849.47	61.65 %
Staff Training	1 03 4140	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Accounting Fees	1 03 4170	5	0.00	0.00	11,680.29	6.49	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171	5	0.00	0.00	8,524.03	4.74	5,999.94	(2,524.09)	-42.07 %
Employee Benefits Cont - Admin	1 03 4182	5	2,946.98	14.73	25,042.44	13.91	58,169.97	33,127.53	56.95 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	0.00	0.00	1,116.92	0.62	0.00	(1,116.92)	-100.00 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	93.93	0.47	678.38	0.38	749.97	71.59	9.55 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	1,340.00	0.74	1,499.94	159.94	10.66 %
Tenant Tracker	1 03 4190.10	5	0.00	0.00	234.00	0.13	3,206.34	2,972.34	92.70 %
Publications	1 03 4190.11	5	740.00	3.70	960.00	0.53	3,749.94	2,789.94	74.40 %
Membership Dues and Fees	1 03 4190.12	5	459.31	2.30	1,289.31	0.72	1,499.94	210.63	14.04 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	1,154.74	5.77	9,841.37	5.47	10,499.94	658.57	6.27 %

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: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	7,776.00	4.32	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 03	4190.17 5	974.74	4.87	4,085.40	2.27	5,999.94	1,914.54	31.91 %
Other Sundry Expense	1 03	4190.18 5	260.16	1.30	2,856.20	1.59	3,749.94	893.74	23.83 %
Administrative Contact Costs	1 03	4190.19 5	7,558.33	37.79	53,559.83	29.76	28,382.31	(25,177.52)	-88.71 %
Management Fee Expense - AMP	1 03	4190.21 5	11,524.50	57.62	99,419.65	55.23	99,539.46	119.81	0.12 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,462.50	7.31	12,870.00	7.15	13,095.00	225.00	1.72 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %
Board Meeting Expense	1 03	4190.9 5	0.00	0.00	108.96	0.06	0.00	(108.96)	-100.00 %
<b>Total Administrative Expense</b>			<b>42,030.07</b>	<b>210.15</b>	<b>355,420.57</b>	<b>197.46</b>	<b>413,366.22</b>	<b>57,945.65</b>	<b>14.02 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 03	4210 5	5,460.46	27.30	22,791.27	12.66	17,601.84	(5,189.43)	-29.48 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	3,198.64	1.78	3,600.00	401.36	11.15 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	1,866.12	9.33	10,252.13	5.70	7,875.00	(2,377.13)	-30.19 %
<b>Total Tenant Services</b>			<b>7,326.58</b>	<b>36.63</b>	<b>36,242.04</b>	<b>20.13</b>	<b>29,076.84</b>	<b>(7,165.20)</b>	<b>-24.64 %</b>
<b>Utilities Expense</b>									
Water	1 03	4310 5	525.57	2.63	4,747.07	2.64	4,500.00	(247.07)	-5.49 %
Electricity	1 03	4320 5	1,596.90	7.98	14,600.18	8.11	15,750.00	1,149.82	7.30 %
Gas	1 03	4330 5	149.28	0.75	1,239.66	0.69	1,499.94	260.28	17.35 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	0.00	0.00	28.13	0.02	0.00	(28.13)	-100.00 %
Other Utility Expense - Sewer	1 03	4390 5	61.72	0.31	1,037.56	0.58	1,499.94	462.38	30.83 %
<b>Total Utilities Expense</b>			<b>2,333.47</b>	<b>11.67</b>	<b>21,652.60</b>	<b>12.03</b>	<b>23,249.88</b>	<b>1,597.28</b>	<b>6.87 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 03	4410 5	8,899.27	44.50	70,175.66	38.99	105,141.69	34,966.03	33.26 %
Materials	1 03	4420 5	2,261.76	11.31	24,014.19	13.34	59,999.94	35,985.75	59.98 %
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.49	22,500.00	21,625.00	96.11 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,249.00	6.25	6,142.00	3.41	22,500.00	16,358.00	72.70 %
Contract Costs-Other Repairs	1 03	4430.03 5	1,000.00	5.00	16,045.00	8.91	22,500.00	6,455.00	28.69 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.36	0.11	149.28	0.08	749.97	600.69	80.10 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	1,332.79	0.74	3,749.94	2,417.15	64.46 %
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	2,017.02	1.12	11,250.00	9,232.98	82.07 %
Contract Costs-Other	1 03	4430.13 5	0.00	0.00	2,105.00	1.17	22,500.00	20,395.00	90.64 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	1.02	37,499.94	35,663.96	95.10 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	2,900.00	14.50	30,400.00	16.89	33,040.08	2,640.08	7.99 %
Contract Costs-Unit Turnaround	1 03	4430.20 5	6,975.00	34.88	19,935.00	11.07	18,749.97	(1,185.03)	-6.32 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	785.00	0.44	26,249.94	25,464.94	97.01 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(2.94)	7,499.97	12,799.97	170.67 %

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: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	175.00	0.88	910.00	0.51	1,499.94	589.94	39.33 %	
Garbage and Trash Collection	1 03	4431 5	724.15	3.62	3,251.45	1.81	2,250.00	(1,001.45)	-44.51 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	3,678.31	18.39	34,046.36	18.91	42,808.50	8,762.14	20.47 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	527.22	527.22	100.00 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>27,959.70</b>	<b>139.80</b>	<b>208,719.73</b>	<b>115.96</b>	<b>442,517.04</b>	<b>233,797.31</b>	<b>52.83 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 03	4480 5	9,019.53	45.10	29,702.70	16.50	45,000.00	15,297.30	33.99 %	
<b>Total Protective Services</b>			<b>9,019.53</b>	<b>45.10</b>	<b>29,702.70</b>	<b>16.50</b>	<b>45,000.00</b>	<b>15,297.30</b>	<b>33.99 %</b>	
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1 03	4510.01 5	0.00	0.00	13,865.80	7.70	11,250.00	(2,615.80)	-23.25 %	
Insurance - General Liability	1 03	4510.02 5	0.00	0.00	464.64	0.26	1,424.97	960.33	67.39 %	
Insurance - Automobile	1 03	4510.03 5	0.00	0.00	2,324.08	1.29	1,874.97	(449.11)	-23.95 %	
Insurance - Workman's Comp	1 03	4510.04 5	0.00	0.00	3,902.51	2.17	5,549.94	1,647.43	29.68 %	
Insurance - Fidelity Bond	1 03	4510.09 5	0.00	0.00	859.01	0.48	1,125.00	265.99	23.64 %	
Insurance - Windstorm	1 03	4510.15 5	13,812.68	69.06	87,672.37	48.71	54,000.00	(33,672.37)	-62.36 %	
Insurance - Windstorm	1 03	4510.15P 5	0.00	0.00	15,193.95	8.44	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03	4520 5	2,916.66	14.58	25,245.74	14.03	26,249.94	1,004.20	3.83 %	
PROPERTY TAXES	1 03	4520.1 5	0.00	0.00	67.43	0.04	74.97	7.54	10.06 %	
Collection Losses	1 03	4570 5	515.00	2.58	5,170.00	2.87	5,400.00	230.00	4.26 %	
<b>Total General Expense</b>			<b>17,244.34</b>	<b>86.22</b>	<b>154,765.53</b>	<b>85.98</b>	<b>106,949.79</b>	<b>(47,815.74)</b>	<b>-44.71 %</b>	
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1 03	7540.4 5	0.00	0.00	254,948.63	141.64	240,191.01	(14,757.62)	-6.14 %	
Prop Bett & Add- Contracts - 1406	1 03	7540.4OP 5	0.00	0.00	17,301.37	9.61	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03	7590 5	0.00	0.00	(254,948.63)	(141.64)	(240,191.01)	14,757.62	6.14 %	
Operating Exp Prop - Contra - 1406	1 03	7590.OP 5	0.00	0.00	(17,301.37)	(9.61)	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>(105,913.69)</b>	<b>(529.57)</b>	<b>(806,503.17)</b>	<b>(448.06)</b>	<b>(1,060,159.77)</b>	<b>253,656.60</b>	<b>23.93 %</b>	
<b>Net Income (Loss)</b>			<b>16,159.51</b>	<b>80.81</b>	<b>369,800.32</b>	<b>205.44</b>	<b>1.62</b>	<b>369,798.70</b>	<b>21759094.43 %</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: 72 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 2022	PUM	Budget	Variance	Variance %	
<b>Rental Income</b>										
Dwelling Rental	3	01 3110	5	4,000.00	500.00	35,158.00	488.31	36,000.00	(842.00)	-2.34 %
<b>Total Rental Income</b>				<b>4,000.00</b>	<b>500.00</b>	<b>35,158.00</b>	<b>488.31</b>	<b>36,000.00</b>	<b>(842.00)</b>	<b>-2.34 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01 3610	5	239.07	29.88	1,913.28	26.57	639.00	1,274.28	199.42 %
Other Income-Tenants	3	01 3690	5	45.00	5.63	390.00	5.42	168.75	221.25	131.11 %
<b>Total Other Income</b>				<b>284.07</b>	<b>35.51</b>	<b>2,303.28</b>	<b>31.99</b>	<b>807.75</b>	<b>1,495.53</b>	<b>185.15 %</b>
<b>Total Revenue</b>				<b>4,284.07</b>	<b>535.51</b>	<b>37,461.28</b>	<b>520.30</b>	<b>36,807.75</b>	<b>653.53</b>	<b>1.78 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01 4110	5	170.82	21.35	1,464.55	20.34	6,264.00	4,799.45	76.62 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	149.94	149.94	100.00 %
Accounting Fees	3	01 4170	5	0.00	0.00	1,304.25	18.11	0.00	(1,304.25)	-100.00 %
Audit Fees	3	01 4171	5	0.00	0.00	1,018.48	14.15	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin	3	01 4182	5	12.57	1.57	453.61	6.30	3,049.47	2,595.86	85.12 %
Sundry	3	01 4190	5	1,033.00	129.13	1,257.00	17.46	749.97	(507.03)	-67.61 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	80.40	1.12	187.47	107.07	57.11 %
Publications	3	01 4190.11	5	44.40	5.55	44.40	0.62	149.94	105.54	70.39 %
Forms & Office Supplies	3	01 4190.17	5	0.00	0.00	110.00	1.53	0.00	(110.00)	-100.00 %
Other Sundry Expense	3	01 4190.18	5	334.74	41.84	3,308.95	45.96	4,121.28	812.33	19.71 %
<b>Total Administrative Expense</b>				<b>1,595.53</b>	<b>199.44</b>	<b>9,041.64</b>	<b>125.58</b>	<b>14,672.07</b>	<b>5,630.43</b>	<b>38.38 %</b>
<b>Utilities Expense</b>										
Water	3	01 4310	5	30.93	3.87	236.03	3.28	319.50	83.47	26.13 %
Other Utility Expense - Sewer	3	01 4390	5	55.43	6.93	418.22	5.81	585.00	166.78	28.51 %
<b>Total Utilities Expense</b>				<b>86.36</b>	<b>10.79</b>	<b>654.25</b>	<b>9.09</b>	<b>904.50</b>	<b>250.25</b>	<b>27.67 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01 4410	5	0.00	0.00	219.80	3.05	6,972.75	6,752.95	96.85 %
Materials	3	01 4420	5	0.00	0.00	19.80	0.28	1,499.94	1,480.14	98.68 %
Contract Cots-Extermination	3	01 4430.01	5	45.00	5.63	360.00	5.00	401.94	41.94	10.43 %
Contract Costs-Other Repairs	3	01 4430.03	5	0.00	0.00	3,645.00	50.63	2,043.00	(1,602.00)	-78.41 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	0.00	0.00	350.00	4.86	1,721.97	1,371.97	79.67 %
Connect/Disconnect Fees	3	01 4430.4	5	0.00	0.00	0.00	0.00	22.50	22.50	100.00 %
Garbage and Trash Collection	3	01 4431	5	95.94	11.99	767.52	10.66	974.97	207.45	21.28 %
Emp Benefit Cont - Maintenance	3	01 4433	5	0.00	0.00	72.85	1.01	4,196.97	4,124.12	98.26 %
<b>Total Ordinary Maintenance and Operation</b>				<b>140.94</b>	<b>17.62</b>	<b>5,434.97</b>	<b>75.49</b>	<b>17,834.04</b>	<b>12,399.07</b>	<b>69.52 %</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: 72 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2022	PUM	9 Month(s) Ended December 31, 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	28.05	1,718.10	(301.38)	-17.54 %
Insurance - General Liability	3	01 4510.02 5	0.00	0.00	46.47	0.65	47.97	1.50	3.13 %
Insurance - Windstorm	3	01 4510.15 5	162.15	20.27	1,390.80	19.32	1,630.44	239.64	14.70 %
<b>Total General Expense</b>			<b>162.15</b>	<b>20.27</b>	<b>3,456.75</b>	<b>48.01</b>	<b>3,396.51</b>	<b>(60.24)</b>	<b>-1.77 %</b>
<b>Total Expenses</b>			<b>(1,984.98)</b>	<b>(248.12)</b>	<b>(18,587.61)</b>	<b>(258.16)</b>	<b>(36,807.12)</b>	<b>18,219.51</b>	<b>49.50 %</b>
<b>Net Income (Loss)</b>			<b>2,299.09</b>	<b>287.38</b>	<b>18,873.67</b>	<b>262.13</b>	<b>0.63</b>	<b>18,873.04</b>	<b>2957682.54 %</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	9 Month(s) Ended	Budget	Variance	Variance %
						December 31, 2022	December 31, 2022			
<b>Revenue</b>										
<b>Operating Income</b>										
Administrative Fees Earned	7	01	3112	5		62,830.00	515,506.00	391,612.50	123,893.50	31.64 %
Interest Income HA Portion	7	01	3300	5		483.08	3,594.38	911.97	2,682.41	294.13 %
Fraud Recovery PHA Section 8	7	01	3300.3	5		0.00	4,145.00	5,531.22	(1,386.22)	-25.06 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	0.00	749.97	(749.97)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5		309.16	20,970.51	2,723.22	18,247.29	670.06 %
Other Income	7	01	3690	5		0.00	35.00	78.75	(43.75)	-55.56 %
HAP Earned Income	7	01	4902	5		396,286.00	3,379,755.00	3,289,262.94	90,492.06	2.75 %
<b>Total Operating Income</b>						<b>459,908.24</b>	<b>3,924,005.89</b>	<b>3,690,870.57</b>	<b>233,135.32</b>	<b>6.32 %</b>
<b>Total Revenue</b>						<b>459,908.24</b>	<b>3,924,005.89</b>	<b>3,690,870.57</b>	<b>233,135.32</b>	<b>6.32 %</b>
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	7	01	4110	5		11,275.86	78,177.67	107,057.25	28,879.58	26.98 %
Legal Expense	7	01	4130	5		0.00	5,918.25	1,499.94	(4,418.31)	-294.57 %
STAFF TRAINING	7	01	4140	5		0.00	1,470.00	1,874.97	404.97	21.60 %
Travel	7	01	4150	5		0.00	861.50	1,874.97	1,013.47	54.05 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	168.42	374.94	206.52	55.08 %
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	2,250.00	1,456.71	64.74 %
Office Rent & Utilities	7	01	4180	5		1,068.00	9,612.00	9,927.00	315.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		3,883.29	35,138.73	37,134.00	1,995.27	5.37 %
Sundry	7	01	4190	5		0.00	0.00	527.22	527.22	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5		466.60	3,369.82	2,700.00	(669.82)	-24.81 %
Advertising and Marketing	7	01	4190.08	5		0.00	2,237.80	1,499.94	(737.86)	-49.19 %
Tenant Tracker	7	01	4190.10	5		0.00	1,020.00	2,250.00	1,230.00	54.67 %
Publications	7	01	4190.11	5		1,235.80	1,235.80	3,749.94	2,514.14	67.04 %
Membership Dues and Fees	7	01	4190.12	5		1,764.40	1,764.40	749.97	(1,014.43)	-135.26 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		466.59	4,662.72	7,499.97	2,837.25	37.83 %
Forms & Office Supplies	7	01	4190.17	5		0.00	9,213.56	11,999.97	2,786.41	23.22 %
Other Sundry Expense	7	01	4190.18	5		58.95	922.15	4,472.19	3,550.04	79.38 %
Administrative Contact Costs	7	01	4190.19	5		9,316.35	56,320.61	29,999.97	(26,320.64)	-87.74 %
Asset Management Fee - AMP	7	01	4190.22	5		9,036.00	81,396.00	81,324.00	(72.00)	-0.09 %
AMP Bookkeeping Fees	7	01	4190.23	5		5,647.50	50,872.50	50,827.50	(45.00)	-0.09 %
Asset Management Fee - AMP	7	03	4190.22	5		972.00	8,304.00	7,776.00	(528.00)	-6.79 %
AMP Bookkeeping Fees	7	03	4190.23	5		607.50	5,190.00	4,860.00	(330.00)	-6.79 %
<b>Total Administrative Expense</b>						<b>45,798.84</b>	<b>361,958.99</b>	<b>372,229.74</b>	<b>10,270.75</b>	<b>2.76 %</b>
<b>Operating Expenses</b>										
Maintenance & Operating Sec 8	7	01	4400	5		1,130.81	10,177.29	1,499.94	(8,677.35)	-578.51 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5		49.90	596.85	0.00	(596.85)	-100.00 %
<b>Total Operating Expenses</b>						<b>1,180.71</b>	<b>10,774.14</b>	<b>1,499.94</b>	<b>(9,274.20)</b>	<b>-618.30 %</b>
<b>General Expense</b>										
Insurance - Automobile	7	01	4510.03	5		0.00	524.80	1,125.00	600.20	53.35 %
Insurance - Workman's Comp	7	01	4510.04	5		0.00	2,457.14	2,752.47	295.33	10.73 %
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	749.97	749.97	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	753.97	749.97	(4.00)	-0.53 %
Portability - Port In Deposits	7	01	4590.PID	5		(7,573.88)	(41,836.88)	0.00	41,836.88	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		7,573.88	41,836.88	0.00	(41,836.88)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,734.71	16,967.61	22,500.00	5,532.39	24.59 %
Portability - Port In Deposits	7	03	4590.PID	5		0.00	(526.96)	0.00	526.96	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5		0.00	526.96	0.00	(526.96)	-100.00 %
<b>Total General Expense</b>						<b>1,785.89</b>	<b>29,591.38</b>	<b>27,877.41</b>	<b>(1,713.97)</b>	<b>-6.15 %</b>
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipm	7	01	7520	5		0.00	0.00	37,499.94	37,499.94	100.00 %
Operating Exp For Property - Contra	7	01	7590	5		0.00	0.00	(37,499.94)	(37,499.94)	-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 December 31, 2022	9 Month(s) Ended December 31, 2022	Budget	Variance	Variance %
<b>Housing Assistance Payments</b>							
HAP Payments - Rents	7	01 4715.1 5	431,374.68	3,281,810.68	3,069,845.19	(211,965.49)	-6.90 %
HAP Payments - Utilities	7	01 4715.4 5	6,823.00	54,490.00	24,750.00	(29,740.00)	-120.16 %
Fraud Recovery HUD	7	01 4715.8 5	0.00	(4,145.00)	2,999.97	7,144.97	238.17 %
HAP Portability	7	01 4715.P 5	0.00	0.00	5,999.94	5,999.94	100.00 %
HAP Payments - Port Out	7	01 4715.PO 5	1,311.00	13,008.00	29,999.97	16,991.97	56.64 %
HAP Payments - Rents	7	02 4715.1 5	3,375.00	32,708.00	47,475.72	14,767.72	31.11 %
HAP Payments - Utilities	7	02 4715.4 5	0.00	0.00	3,749.94	3,749.94	100.00 %
HAP Payments - Rent - VASH	7	03 4715.1 5	15,770.00	106,162.00	37,499.94	(68,662.06)	-183.10 %
HAP Payments - Utilities - VASH	7	03 4715.4 5	92.00	485.00	3,749.94	3,264.94	87.07 %
HAP Payments - Portability	7	03 4715.P 5	0.00	0.00	3,785.94	3,785.94	100.00 %
HAP Payments - Port Out	7	03 4715.PO 5	14,345.00	144,229.96	24,876.00	(119,353.96)	-479.80 %
HAP Payments - Rent - Home Owners	7	04 4715.1 5	492.00	4,420.00	0.00	(4,420.00)	-100.00 %
HAP Payments - Home Ownership Prc	7	04 4715.HO 5	0.00	0.00	15,593.94	15,593.94	100.00 %
HAP Payments - Rent - Foster Youth	7	05 4715.1 5	1,257.00	11,442.00	15,593.94	4,151.94	26.63 %
HAP Payments - Utilities - Foster Yout	7	05 4715.4 5	76.00	784.00	3,341.97	2,557.97	76.54 %
<b>Total Housing Assistance Payments</b>			<b>474,915.68</b>	<b>3,645,394.64</b>	<b>3,289,262.40</b>	<b>(356,132.24)</b>	<b>-10.83 %</b>
<b>Total Expenses</b>			<b>(523,681.12)</b>	<b>(4,047,719.15)</b>	<b>(3,690,869.49)</b>	<b>(356,849.66)</b>	<b>-9.67 %</b>
<b>Total Net Income (Loss)</b>			<b>(63,772.88)</b>	<b>(123,713.26)</b>	<b>1.08</b>	<b>(123,714.34)</b>	<b>11691880.58 %</b>



# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, FEBRUARY 15, 2023

CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
DUE FOR VACATED UNIT ACCOUNTS FOR  
THE MONTH OF  
JANUARY 2023

<b>Los Vecinos</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
<b>Bonita Park</b>		
Apartment	Tenant Id.	Amounts
111	30772	\$168.00
Bonita Park Total		\$168.00
<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
28	29121	\$95.00
Le Moyne Gardens Total		\$95.00
<b>Grand Total</b>		<b>\$263.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 02/01/23

**FOR THE MONTH OF January 2023**

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

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

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

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

	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
--	---------------	--------	--------	--------	--------	--------	--------	--------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 02/01/23

**FOR THE MONTH OF JANUARY 2023**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
111	30772	-\$200.00	\$0.00	\$218.00	\$50.00	\$115.00	\$0.00	\$183.00	Unit Abandoned - rents, late fees, and sales and services fees.

**Rent due: October 2022 \$109.00 + November 2022 \$109.00 + Late Fee: October 2022 \$25.00 + November 2022 \$25.00 + Sales and Service fees: Lock and Key**

**Replacement \$85.00 + Spectrum: November 2022 \$15.00 = Amount due: \$368.00 - Security Deposit \$200.00 = \$183.00**

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

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

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

	<b>TOTALS</b>	-\$200.00	\$0.00	\$218.00	\$50.00	\$115.00	\$0.00	\$183.00	
--	---------------	-----------	--------	----------	---------	----------	--------	----------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 02/01/23

**FOR THE MONTH OF January 2023**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
28	29121	\$200.00	\$0.00	\$270.00	\$25.00	\$0.00	\$0.00	\$95.00	Unit Abandoned rents and late fee

**Rents due: January 2023 \$270.00 + Late fee: January 2023 \$25.00 = Amount due: \$295.00 - Security Deposit \$200.00 = \$95.00**

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

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

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

	<b>TOTALS</b>	\$200.00	\$0.00	\$270.00	\$25.00	\$0.00	\$0.00	\$95.00	
--	---------------	----------	--------	----------	---------	--------	--------	---------	--

The Harlingen Housing Authority

Board Resolution No. 1494

**Resolution to Adopt Utility Allowance Schedule  
for Public Housing Apartments  
Resident-Purchased Utilities**

**WHEREAS**, HUD regulation 24 CFR 966.502 requires that Public Housing Agencies (PHAs) establish and maintain allowances for resident purchased utilities for all utilities purchased directly from the utility suppliers, and

**WHEREAS**, HUD requires the PHA to review their Utility Allowances at least annually; and

**WHEREAS**, the PHA must revise its allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and

**WHEREAS**, the PHA has completed its annual review and complied with the provision to inform the residents of the planned allowances, surcharges, and revisions; and

**WHEREAS**, it is the desire and intent of the Board of Commissioners to comply with HUD regulations,

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached Utility Allowances set out in Chart 1, for resident purchased utilities as presented on this the 15<sup>th</sup> day of February, 2023.

The revised Utility Allowances Schedule shall become effective April 1, 2023.

\_\_\_\_\_  
Carlos "Charlie" Perez                      Date  
Chairperson-Board of Commissioners

\_\_\_\_\_  
Hilda Benavides    Date  
Chief Executive Officer

## **Resolution #1494**

### **Board Summary for Public Housing Utility Allowances 2023**

**The Utility rates were evaluated by Nelrod:**

**Electric rates increased by 49%.**

**Texas Gas service rates increased by 14%.**

**The water flat fee remained the same. The sewer flat rate remained the same.**

**The trash collection monthly rate decreased by 7%.**

**Since the utility provider's rates have changed more than 10%, we have adjusted the utility allowances.**

**The Utility allowances have been adjusted and changed at an increase ranging from \$14.00 to \$43.00.**

**The Utility allowances increased which means that the residents are paying more on utilities and an less of rent with the Housing Authority.**

**Attachments are as follows:**

- |                     |   |
|---------------------|---|
| <b>Attachment 1</b> | <b>Proposed Utility allowances for 2022-2023 presented to the Board</b> |
| <b>Attachment 2</b> | <b>Last utility allowances for 2021-2022</b>                            |
| <b>Attachment 3</b> | <b>Comparison of Previous and Current Utility Rates</b>                 |



## Attachment 1

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX PUBLIC HOUSING

### PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2022-2023

#### Building Type: Row House/Townhouse

Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$58.00	\$68.00		
Natural Gas (H,WH,C)			\$57.00	\$61.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
<b>Totals</b>			<b>\$171.00</b>	<b>\$194.00</b>		

#### Building Type: Semi-Detached/Duplex

Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00		
Natural Gas (H,WH,C)		\$52.00	\$58.00	\$63.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
<b>Totals</b>		<b>\$150.00</b>	<b>\$172.00</b>	<b>\$196.00</b>		

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&amp;A= Lights &amp; Appliances

EE Items= Energy Efficient Items

H= Space Heating

Win= Windows

WH= Water Heating

Ins= Insulation

C= Cooking

WS= Water Saving Appliances

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

Bonita Park TX-65-002 (EE Equip: H)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00	\$77.00	
Natural Gas (H,WH,C)		\$55.00	\$63.00	\$67.00	\$70.00	
Water		\$13.00	\$16.00	\$20.00	\$24.00	
Sewer		\$16.00	\$24.00	\$32.00	\$41.00	
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	
<b>Totals</b>		<b>\$157.00</b>	<b>\$184.00</b>	<b>\$210.00</b>	<b>\$235.00</b>	

#### Building Type: Semi-Detached/Duplex

Le Moyne Gardens TX-65-003	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00		
Natural Gas (H,WH,C)		\$56.00	\$63.00	\$68.00		
Water		\$13.00	\$16.00	\$20.00		
Sewer		\$16.00	\$24.00	\$32.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
<b>Totals</b>		<b>\$158.00</b>	<b>\$184.00</b>	<b>\$211.00</b>		

#### Building Type: Semi-Detached/Duplex

Sunset Terrace TX-65-002	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$68.00	\$77.00	
Natural Gas (H,WH,C)				\$68.00	\$71.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$211.00</b>	<b>\$236.00</b>	

#### Building Type: Detached House

Sunset Terrace TX-65-002	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$68.00	\$77.00	
Natural Gas (H,WH,C)				\$92.00	\$98.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$235.00</b>	<b>\$263.00</b>	



## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

<b>Aragon Units TX-65-002</b> (All Electric) (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$150.00			
Water			\$16.00			
Sewer			\$24.00			
Trash Collection			\$23.00			
<b>Totals</b>			<b>\$213.00</b>			

#### Building Type: Row House/Townhouse

<b>Arroyo Vista Court (All Electric)</b> (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$128.00	\$153.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
<b>Totals</b>			<b>\$184.00</b>	<b>\$218.00</b>		



## Attachment 2

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX PUBLIC HOUSING

### PROPOSED MONTHLY UTILITY ALLOWANCES

#### Chart 1

**UPDATE 2021-2022**

#### Building Type: Row House/Townhouse

<b>Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$45.00	\$52.00		
Natural Gas (H,WH,C)			\$52.00	\$56.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$24.00	\$24.00		
<b>Totals</b>			<b>\$154.00</b>	<b>\$174.00</b>		

#### Building Type: Semi-Detached/Duplex

<b>Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$40.00	\$45.00	\$52.00		
Natural Gas (H,WH,C)		\$47.00	\$53.00	\$57.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$24.00	\$24.00	\$24.00		
<b>Totals</b>		<b>\$136.00</b>	<b>\$155.00</b>	<b>\$175.00</b>		

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances

EE Items= Energy Efficient Items

H= Space Heating

Win= Windows

WH= Water Heating

Ins= Insulation

C= Cooking

WS= Water Saving Appliances

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

<b>Bonita Park TX-65-002</b> (EE Equip: H)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$40.00	\$45.00	\$52.00	\$58.00	
Natural Gas (H,WH,C)		\$50.00	\$57.00	\$61.00	\$64.00	
Water		\$13.00	\$16.00	\$20.00	\$24.00	
Sewer		\$16.00	\$24.00	\$32.00	\$41.00	
Trash Collection		\$24.00	\$24.00	\$24.00	\$24.00	
<b>Totals</b>		<b>\$143.00</b>	<b>\$166.00</b>	<b>\$189.00</b>	<b>\$211.00</b>	

#### Building Type: Semi-Detached/Duplex

<b>Le Moyne Gardens TX-65-003</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$40.00	\$45.00	\$52.00		
Natural Gas (H,WH,C)		\$51.00	\$57.00	\$62.00		
Water		\$13.00	\$16.00	\$20.00		
Sewer		\$16.00	\$24.00	\$32.00		
Trash Collection		\$24.00	\$24.00	\$24.00		
<b>Totals</b>		<b>\$144.00</b>	<b>\$166.00</b>	<b>\$190.00</b>		

#### Building Type: Semi-Detached/Duplex

<b>Sunset Terrace TX-65-002</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$52.00	\$58.00	
Natural Gas (H,WH,C)				\$62.00	\$65.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$24.00	\$24.00	
<b>Totals</b>				<b>\$190.00</b>	<b>\$212.00</b>	

#### Building Type: Detached House

<b>Sunset Terrace TX-65-002</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$52.00	\$58.00	
Natural Gas (H,WH,C)				\$83.00	\$88.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$24.00	\$24.00	
<b>Totals</b>				<b>\$211.00</b>	<b>\$235.00</b>	

#### Building Type: Semi-Detached/Duplex

<b>Aragon Units TX-65-002</b> (All Electric) (EE Equip: Win)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$108.00			
Water			\$16.00			
Sewer			\$24.00			
Trash Collection			\$24.00			
<b>Totals</b>			<b>\$172.00</b>			

# HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

## PUBLIC HOUSING

**Building Type: Row House/Townhouse**

<b>Arroyo Vista Court (All Electric) (EE Equip: Win,WH,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$93.00	\$109.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$24.00	\$24.00		
<b>Totals</b>			<b>\$150.00</b>	<b>\$175.00</b>		

## Comparison of Previous and Current Utility Rates Public Housing

### HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

**NOTE: Rates in bold print indicate changes and gray print indicates removal.**

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

#### ELECTRIC

UPDATE 2022

<b>Reliant Energy (Secure Advantage 24)</b>		Rates		Difference	
Description	Measure	11/2021	11/2022	Amount	Percent
Total Monthly Charges	per month	\$15.83	<b>\$14.74</b>	-\$1.09	<b>-7%</b>
Total Energy Charges	per kwh	0.132559	<b>0.196559</b>	0.064000	<b>49%</b>
Total Taxes	% of total	4.1637%	4.1637%	0.00	<b>0%</b>

#### NATURAL GAS

<b>Texas Gas Service (Rate Schedule 10)</b>		Rates		Difference	
Description	Measure	11/2021	11/2022	Amount	Percent
Customer Charge	per month	\$17.52	<b>\$18.02</b>	\$0.50	<b>3%</b>
Total Energy Charges	per ccf	1.36176	<b>1.54610</b>	0.18434	<b>14%</b>
Total Taxes	% of total	9.1637%	9.1637%	0.00	<b>0%</b>

#### WATER, SEWER AND TRASH COLLECTION

<b>Harlingen Waterworks System</b>		Rates		Difference	
Description - <b>Water</b>	Measure	11/2021	11/2022	Amount	Percent
Water Flat Fee	per month	\$7.93	\$7.93	\$0.00	<b>0%</b>
Water Rate & Fuel Adjustment	per 1000 gals	\$1.71	\$1.71	\$0.00	<b>0%</b>
Description - <b>Sewer</b>	Measure	11/2021	11/2022	Amount	Percent
Sewer Flat Rate	per month	\$6.18	\$6.18	\$0.00	<b>0%</b>
Sewer Rate & Fuel Adjustment	per 1000 gals	\$3.77	\$3.77	\$0.00	<b>0%</b>
Description - <b>Trash Collection</b>	Measure	11/2021	11/2022	Amount	Percent
Total Monthly Charges (Tax Included)	per month	\$23.99	<b>\$22.50</b>	-\$1.49	<b>-7%</b>

Housing Authority of the City of Harlingen  
Board Resolution No. 1495

**HCV/Section 8 Utility Allowances**

WHEREAS: HUD requires in 24 CFR 982.517 that Housing Agencies maintain a Section 8 Utility Allowance Schedule for all tenant-paid utilities; and

WHEREAS: HUD requires Housing Agencies review their Utility Allowances at least annually and must revise its allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS: It is the desire and intent of the Board of Commissioners to comply with HUD regulations.”

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached Section 8 Updated Utility Allowances on this the 15th day of February 2023.

---

Carlos “Charlie” Perez  
Chairperson – Board of Commissioner

---

Hilda Benavides  
Chief Executive Officer

## Utility Allowance Summary

### HCV/S8 Program

2023-2024

Light Only	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$111.00	\$127.00	\$168.00	\$207.00	\$247.00
<b>Difference of</b>	\$27.00	\$29.00	\$42.00	\$53.00	\$65.00
<b>% Difference</b>	25%	23%	25%	26%	26%
<b>Current U/A</b>	\$84.00	\$98.00	\$126.00	\$154.00	\$182.00

Light & Water	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$168.00	\$184.00	\$234.00	\$281.00	\$329.00
<b>Difference of</b>	\$26.00	\$28.00	\$41.00	\$52.00	\$64.00
<b>% Difference</b>	16%	16%	18%	19%	20%
<b>Current U/A</b>	\$142.00	\$156.00	\$193.00	\$229.00	\$265.00

Light, Water & Gas	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$183.00	\$197.00	\$244.00	\$287.00	\$334.00
<b>Difference of</b>	\$21.00	\$24.00	\$33.00	\$42.00	\$51.00
<b>% Difference</b>	12%	12%	14%	15%	15%
<b>Current U/A</b>	\$162.00	\$173.00	\$211.00	\$245.00	\$283.00

## Utility Allowance Summary

### HCV/S8 Program

2023-2024

The HHA is responsible for establishing and maintaining a utility allowance schedule that provides reasonable allowances for tenant-paid utilities. The utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality.

In calculating the gross rent for units leased under the Housing Choice Voucher Program, as well as the HAP payment for which the family qualifies, the HHA must consider not only the contract rent that is paid to the owner, but also the anticipated cost of any utilities that the tenant family is required to pay.

The HHA maintains a utility allowance schedule for tenant-paid utilities, tenant supplied refrigerators and ranges, and other tenant-paid housing services (such as trash collection). The utility allowance schedule must include the utilities and services necessary to provide housing that complies with HQS. The utility allowance schedule should not include allowances for personal expenses, such as telephone, and nonessential utility costs such as the cost of cable or satellite TV.



# City of Harlingen Housing Authority

December 2022

Bank Balances

Comparative Income Statements/Charts

Accounting Report

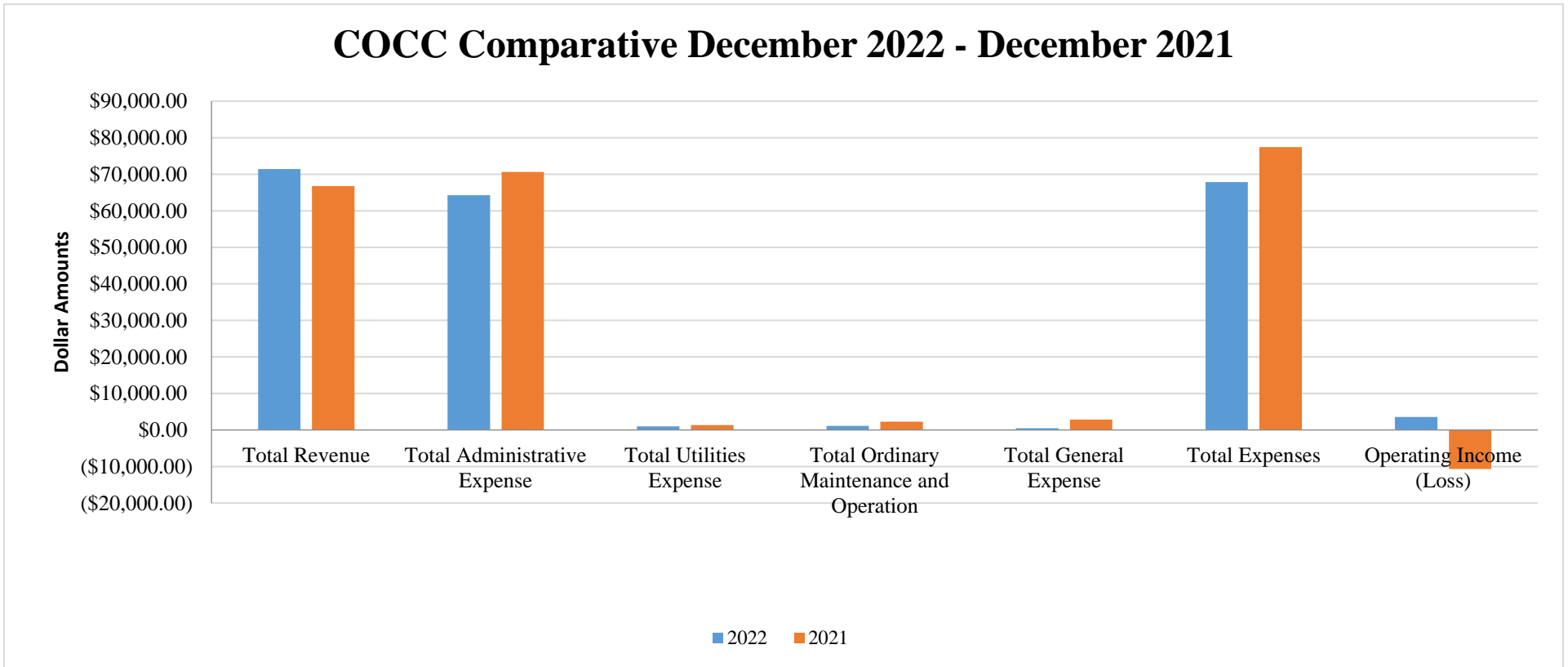


Bank Balances- Reserves as of 12/31/2022

	December 2022 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$57,956.48 COCC Investment Account		
\$471,581.62 COCC General Fund	\$67,852.15	7.80
<b>Low Rent Reserves:</b>		
\$1,801,847.01 Los Vecinos	\$66,520.28	27.09
\$965,158.34 Bonita Park	\$70,032.85	13.78
\$1,774,933.46 Le Moyne Gardens	\$105,913.69	16.76
<b>Family Living Center Reserves:</b>		
\$119,966.76 FLC bank cash account	\$1,984.98	60.44
<b>Section 8 Reserves:</b>		
\$167,014.89 Admin	\$48,765.44	3.42
\$39,446.69 HAP	\$474,915.68	0.08

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

	Start: 12/01/2022 End:12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	<b>\$71,410.61</b>	<b>\$66,772.52</b>
<b>Total Administrative Expense</b>	<b>\$64,264.09</b>	<b>\$70,610.08</b>
<b>Total Utilities Expense</b>	<b>\$981.44</b>	<b>\$1,356.58</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$1,133.13</b>	<b>\$2,250.38</b>
<b>Total General Expense</b>	<b>\$463.28</b>	<b>\$2,811.76</b>
<b>Total Expenses</b>	<b>\$67,852.15</b>	<b>\$77,427.45</b>
<b>Operating Income (Loss)</b>	<b>\$3,558.46</b>	<b>(\$10,654.93)</b>



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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	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	1,036.14	119.93	916.21	763.95 %
OTHER INCOME	1	06	3690	5	42.66	56.22	(13.56)	-24.12 %
Other Income - Management Fee	1	06	3690.2	5	38,967.00	27,592.84	11,374.16	41.22 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	15,084.00	(10,104.00)	-66.98 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,930.00	9,945.00	(15.00)	-0.15 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	0.00	74.72	(74.72)	-100.00 %
<b>Total Other Income</b>					<b>55,951.80</b>	<b>53,868.71</b>	<b>2,083.09</b>	<b>3.87 %</b>
<b>Total Revenue</b>					<b>71,410.61</b>	<b>66,772.52</b>	<b>4,638.09</b>	<b>6.95 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	42,098.43	52,338.63	10,240.20	19.57 %
LEGAL EXPENSE	1	06	4130	5	0.00	1,072.50	1,072.50	100.00 %
STAFF TRAINING	1	06	4140	5	300.00	0.00	(300.00)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	12,513.31	11,173.46	(1,339.85)	-11.99 %
Postage/FedEx/UPS	1	06	4190.03	5	272.60	0.00	(272.60)	0.00 %
PUBLICATIONS	1	06	4190.11	5	569.80	0.00	(569.80)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,994.29	1,714.20	(280.09)	-16.34 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	819.15	215.16	(603.99)	-280.72 %
Other Sundry Expense	1	06	4190.18	5	360.34	1,389.84	1,029.50	74.07 %
Administrative Contact Costs	1	06	4190.19	5	5,336.17	1,342.37	(3,993.80)	-297.52 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	1,363.92	1,363.92	100.00 %
<b>Total Administrative Expense</b>					<b>64,264.09</b>	<b>70,610.08</b>	<b>6,345.99</b>	<b>8.99 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	25.12	13.49	(11.63)	-86.21 %
ELECTRICITY	1	06	4320	5	913.70	1,326.11	412.41	31.10 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	42.62	16.98	(25.64)	-151.00 %
<b>Total Utilities Expense</b>					<b>981.44</b>	<b>1,356.58</b>	<b>375.14</b>	<b>27.65 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	828.59	1,368.84	540.25	39.47 %
MATERIALS	1	06	4420	5	48.99	81.86	32.87	40.15 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	99.00	198.00	99.00	50.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	49.90	0.00	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	59.86	504.99	445.13	88.15 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,133.13</b>	<b>2,250.38</b>	<b>1,117.25</b>	<b>49.65 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	1,010.21	398.65	(611.56)	-153.41 %
<b>Total Protective Services</b>					<b>1,010.21</b>	<b>398.65</b>	<b>(611.56)</b>	<b>-153.41 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	06	4510.01	5	0.00	478.12	478.12	100.00 %
Insurance - General Liability	1	06	4510.02	5	0.00	129.05	129.05	100.00 %
Insurance - Automobile	1	06	4510.03	5	0.00	428.19	428.19	100.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

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

				Start: 12/01/2022	Start: 12/01/2021			
				End: 12/31/2022	End: 12/31/2021	Variance	Variance %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	1,119.40	1,119.40	100.00 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	243.92	243.92	100.00 %
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20)	-12.15 %
<b>Total General Expense</b>					<b>463.28</b>	<b>2,811.76</b>	<b>2,348.48</b>	<b>83.52 %</b>
<b>Total Expenses</b>					<b>(67,852.15)</b>	<b>(77,427.45)</b>	<b>9,575.30</b>	<b>-12.37 %</b>
<b>Net Income (Loss)</b>					<b>3,558.46</b>	<b>(10,654.93)</b>	<b>14,213.39</b>	<b>-133.87 %</b>

Report Criteria PHA: 1 Project: '06'

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

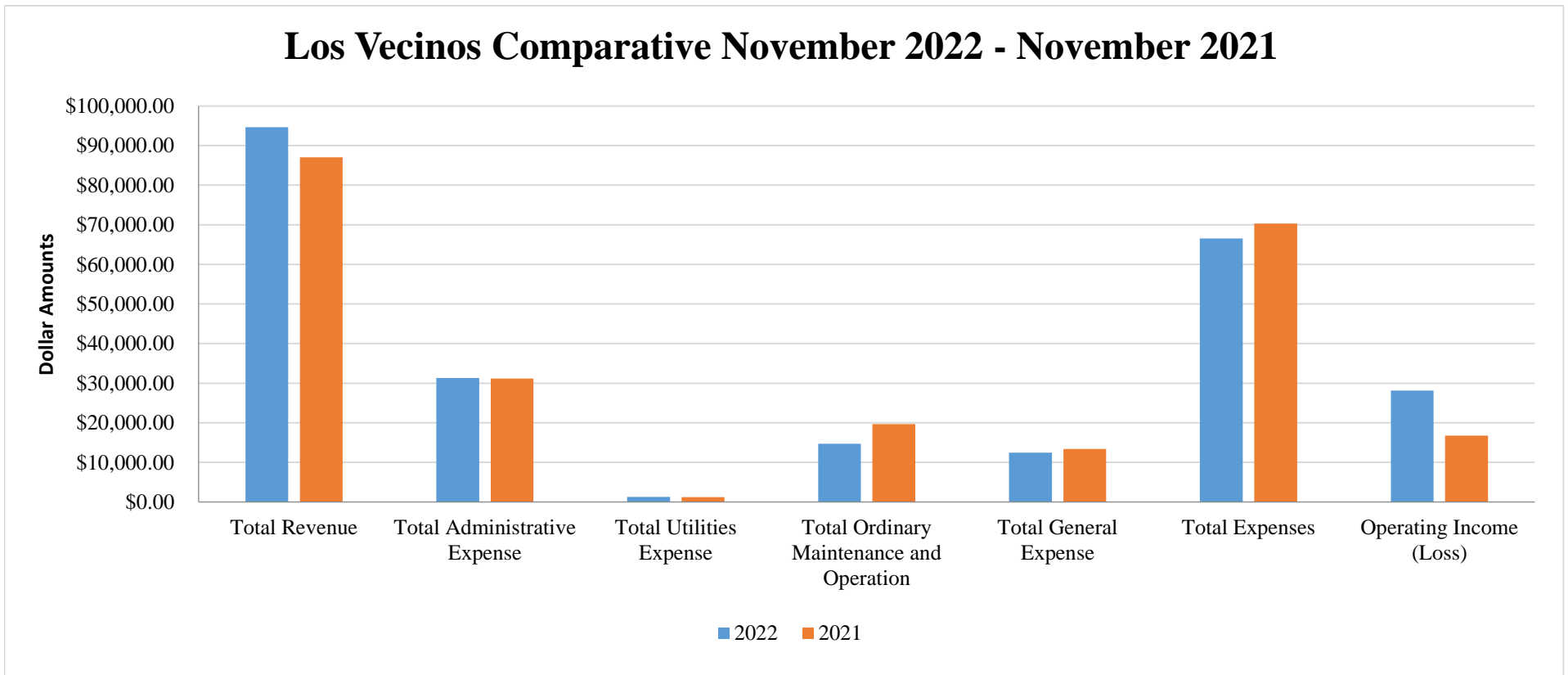
Custom 2: COCC

Custom 3:

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

HHA Low Rent  
LOS VECINOS

	Start: 12/01/2022 End: 12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	<b>\$94,629.73</b>	<b>\$87,045.65</b>
<b>Total Administrative Expense</b>	<b>\$31,321.25</b>	<b>\$31,143.46</b>
<b>Total Utilities Expense</b>	<b>\$1,273.08</b>	<b>\$1,242.70</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$14,709.23</b>	<b>\$19,695.80</b>
<b>Total General Expense</b>	<b>\$12,451.99</b>	<b>\$13,374.96</b>
<b>Total Expenses</b>	<b>\$66,520.28</b>	<b>\$70,291.25</b>
<b>Operating Income (Loss)</b>	<b>\$28,109.45</b>	<b>\$16,754.40</b>



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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	25,399.00	25,008.00	391.00	1.56 %
<b>Total Rental Income</b>					<b>25,399.00</b>	<b>25,008.00</b>	<b>391.00</b>	<b>1.56 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	24.88	289.65	(264.77)	-91.41 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,050.85	0.00	3,050.85	0.00 %
Other Income-Tenants	1	01	3690	5	2,442.00	16.00	2,426.00	15162.50 %
<b>Total Other Income</b>					<b>5,517.73</b>	<b>305.65</b>	<b>5,212.08</b>	<b>1705.24 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	63,713.00	61,732.00	1,981.00	3.21 %
<b>Total Other Receipts</b>					<b>63,713.00</b>	<b>61,732.00</b>	<b>1,981.00</b>	<b>3.21 %</b>
<b>Total Revenue</b>					<b>94,629.73</b>	<b>87,045.65</b>	<b>7,584.08</b>	<b>8.71 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	6,132.74	9,655.35	3,522.61	36.48 %
Employee Benefits Cont - Admin	1	01	4182	5	2,329.61	4,336.35	2,006.74	46.28 %
Postage/FedEx/UPS	1	01	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	01	4190.10	5	0.00	252.90	252.90	100.00 %
Publications	1	01	4190.11	5	555.00	0.00	(555.00)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	344.48	0.00	(344.48)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	1,087.49	703.35	(384.14)	-54.62 %
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	2,006.82	1,809.67	(197.15)	-10.89 %
Other Sundry Expense	1	01	4190.18	5	277.92	248.12	(29.80)	-12.01 %
Administrative Contact Costs	1	01	4190.19	5	5,905.86	1,861.73	(4,044.13)	-217.22 %
Management Fee Expense - AMP	1	01	4190.21	5	8,805.90	8,494.49	(311.41)	-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	1,117.50	1,117.50	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>31,321.25</b>	<b>31,143.46</b>	<b>(177.79)</b>	<b>-0.57 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	0.00	1,750.41	1,750.41	100.00 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	40.00	40.00	100.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	608.62	608.62	100.00 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>2,399.03</b>	<b>2,399.03</b>	<b>100.00 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	43.19	37.11	(6.08)	-16.38 %
Electricity	1	01	4320	5	1,051.74	1,053.74	2.00	0.19 %
Gas	1	01	4330	5	152.17	129.83	(22.34)	-17.21 %
Other Utility Expense - Sewer	1	01	4390	5	25.98	22.02	(3.96)	-17.98 %
<b>Total Utilities Expense</b>					<b>1,273.08</b>	<b>1,242.70</b>	<b>(30.38)</b>	<b>-2.44 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	7,442.77	10,957.13	3,514.36	32.07 %
Materials	1	01	4420	5	1,894.68	3,665.29	1,770.61	48.31 %
Contract Costs	1	01	4430	5	0.00	58.16	58.16	100.00 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	575.00	950.00	375.00	39.47 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.77	0.00	(16.77)	0.00 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	106.35	128.04	21.69	16.94 %
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	60.00	0.00	(60.00)	0.00 %
Garbage and Trash Collection	1	01	4431	5	219.36	167.74	(51.62)	-30.77 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,894.30	3,769.44	875.14	23.22 %

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: 12/01/2022	Start: 12/01/2021		
				End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Total Ordinary Maintenance and Operation</b>				<b>14,709.23</b>	<b>19,695.80</b>	<b>4,986.57</b>	<b>25.32 %</b>
<b>Protective Services</b>							
Protective Services - Contract	1	01	4480	5	6,764.73	2,435.30	(4,329.43) -177.78 %
<b>Total Protective Services</b>					<b>6,764.73</b>	<b>2,435.30</b>	<b>(4,329.43) -177.78 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC	1	01	4510.01	5	0.00	3,148.49	3,148.49 100.00 %
Insurance - General Liability	1	01	4510.02	5	0.00	113.58	113.58 100.00 %
Insurance - Automobile	1	01	4510.03	5	0.00	615.54	615.54 100.00 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	827.39	827.39 100.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	180.29	180.29 100.00 %
Insurance - Windstorm	1	01	4510.15	5	9,951.99	5,989.67	(3,962.32) -66.15 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00 0.00 %
<b>Total General Expense</b>					<b>12,451.99</b>	<b>13,374.96</b>	<b>922.97 6.90 %</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract	1	01	7540.4	5	0.00	26,000.00	26,000.00 100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(26,000.00)	(26,000.00) 100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00 0.00 %</b>
<b>Total Expenses</b>					<b>(66,520.28)</b>	<b>(70,291.25)</b>	<b>3,770.97 -5.36 %</b>
<b>Net Income (Loss)</b>					<b>28,109.45</b>	<b>16,754.40</b>	<b>11,355.05 222.96 %</b>

Report Criteria PHA: 1 Project: '01'

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

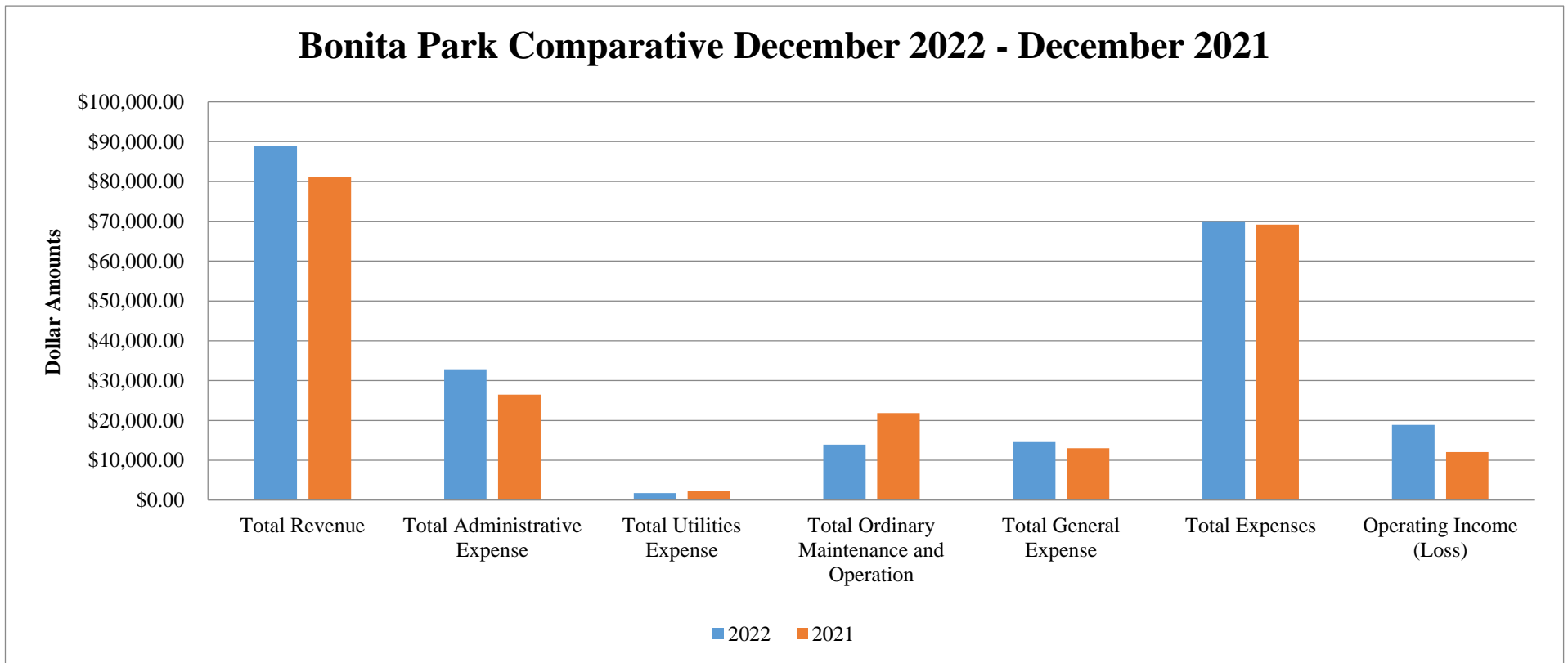
Custom 2: AMP1

Custom 3: PHA



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

	Start: 12/01/2022 End: 12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	\$88,945.47	\$81,229.84
<b>Total Administrative Expense</b>	\$32,830.43	\$26,494.90
<b>Total Utilities Expense</b>	\$1,784.92	\$2,375.76
<b>Total Ordinary Maintenance and Operation</b>	\$13,913.69	\$21,845.72
<b>Total General Expense</b>	\$14,570.65	\$13,041.33
<b>Total Expenses</b>	\$70,032.85	\$69,196.50
<b>Operating Income (Loss)</b>	\$18,912.62	\$12,033.34



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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	26,358.00	23,169.00	3,189.00	13.76 %
Nondwelling Rental	1	02	3190	5	0.00	700.00	(700.00)	-100.00 %
<b>Total Rental Income</b>					<b>26,358.00</b>	<b>23,869.00</b>	<b>2,489.00</b>	<b>10.43 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	175.84	(175.84)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,633.47	0.00	1,633.47	0.00 %
Other Income - Tenants	1	02	3690	5	3,516.00	50.00	3,466.00	6932.00 %
<b>Total Other Income</b>					<b>5,149.47</b>	<b>225.84</b>	<b>4,923.63</b>	<b>2180.14 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	57,438.00	57,135.00	303.00	0.53 %
<b>Total Other Receipts</b>					<b>57,438.00</b>	<b>57,135.00</b>	<b>303.00</b>	<b>0.53 %</b>
<b>Total Revenue</b>					<b>88,945.47</b>	<b>81,229.84</b>	<b>7,715.63</b>	<b>9.50 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	9,274.41	9,486.80	212.39	2.24 %
Employee Benefits Cont - Admin	1	02	4182	5	2,959.74	2,602.43	(357.31)	-13.73 %
Postage/FedEx/UPS	1	02	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	02	4190.10	5	0.00	252.90	252.90	100.00 %
Publications	1	02	4190.11	5	547.60	0.00	(547.60)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	343.81	0.00	(343.81)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	1,631.28	797.37	(833.91)	-104.58 %
Forms & Office Supplies	1	02	4190.17	5	168.43	725.70	557.27	76.79 %
Other Sundry Expense	1	02	4190.18	5	209.97	208.14	(1.83)	-0.88 %
Administrative Contact Costs	1	02	4190.19	5	6,101.66	1,678.67	(4,422.99)	-263.48 %
Management Fee Expense - AMP	1	02	4190.21	5	8,628.60	7,924.39	(704.21)	-8.89 %
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	1,095.00	1,042.50	(52.50)	-5.04 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>32,830.43</b>	<b>26,494.90</b>	<b>(6,335.53)</b>	<b>-23.91 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	0.00	1,679.90	1,679.90	100.00 %
Ten Services - Recreation, Pub	1	02	4220	5	0.00	80.00	80.00	100.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,287.90	1,287.90	100.00 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>3,047.80</b>	<b>3,047.80</b>	<b>100.00 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	133.36	190.12	56.76	29.85 %
Electricity	1	02	4320	5	1,309.34	1,844.14	534.80	29.00 %
Gas	1	02	4330	5	307.77	262.60	(45.17)	-17.20 %
Other Utility Expense - Sewer	1	02	4390	5	34.45	78.90	44.45	56.34 %
<b>Total Utilities Expense</b>					<b>1,784.92</b>	<b>2,375.76</b>	<b>590.84</b>	<b>24.87 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	4,516.96	7,001.06	2,484.10	35.48 %
Materials	1	02	4420	5	174.10	2,436.61	2,262.51	92.85 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	850.00	1,050.00	200.00	19.05 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.77	0.00	(16.77)	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	74.85	857.80	782.95	91.27 %
Contract Costs-Maintenance	1	02	4430.09	5	1,064.16	0.00	(1,064.16)	0.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	941.90	0.00	(941.90)	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	6,700.00	4,100.00	61.19 %
Contract Costs-Electrical Contr	1	02	4430.21	5	1,225.00	0.00	(1,225.00)	0.00 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	850.00	975.00	125.00	12.82 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

01/26/2023 02:37 PM

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

					Start: 12/01/2022	Start: 12/01/2021			
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %	
Connect/Disconnect Fees	1	02	4430.4	5	45.00	135.00	90.00	66.67 %	
Garbage and Trash Collection	1	02	4431	5	244.41	310.77	66.36	21.35 %	
Emp Benefit Cont - Maintenance	1	02	4433	5	1,310.54	2,379.48	1,068.94	44.92 %	
<b>Total Ordinary Maintenance and Operation</b>					<b>13,913.69</b>	<b>21,845.72</b>	<b>7,932.03</b>	<b>36.31 %</b>	
<b>Protective Services</b>									
Protective Services - Contract	1	02	4480	5	6,933.16	2,390.99	(4,542.17)	-189.97 %	
<b>Total Protective Services</b>					<b>6,933.16</b>	<b>2,390.99</b>	<b>(4,542.17)</b>	<b>-189.97 %</b>	
<b>General Expense</b>									
Insurance -Property (Fire & EC	1	02	4510.01	5	0.00	3,505.89	3,505.89	100.00 %	
Insurance - General Liability	1	02	4510.02	5	0.00	103.25	103.25	100.00 %	
Insurance - Automobile	1	02	4510.03	5	0.00	615.54	615.54	100.00 %	
Insurance - Workman's Comp	1	02	4510.04	5	0.00	778.72	778.72	100.00 %	
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	169.68	169.68	100.00 %	
Insurance - Windstorm	1	02	4510.15	5	9,265.65	5,576.59	(3,689.06)	-66.15 %	
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34)	-9.09 %	
Collection Losses	1	02	4570	5	2,805.00	0.00	(2,805.00)	0.00 %	
<b>Total General Expense</b>					<b>14,570.65</b>	<b>13,041.33</b>	<b>(1,529.32)</b>	<b>-11.73 %</b>	
<b>Other Expenditures</b>									
Property Better & Add-Contract	1	02	7540.4	5	0.00	18,900.00	18,900.00	100.00 %	
Operating Exp For Property - C	1	02	7590	5	0.00	(18,900.00)	(18,900.00)	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>(70,032.85)</b>	<b>(69,196.50)</b>	<b>(836.35)</b>	<b>1.21 %</b>	
<b>Net Income (Loss)</b>					<b>18,912.62</b>	<b>12,033.34</b>	<b>6,879.28</b>	<b>214.23 %</b>	

Report Criteria PHA: 1 Project: '02'

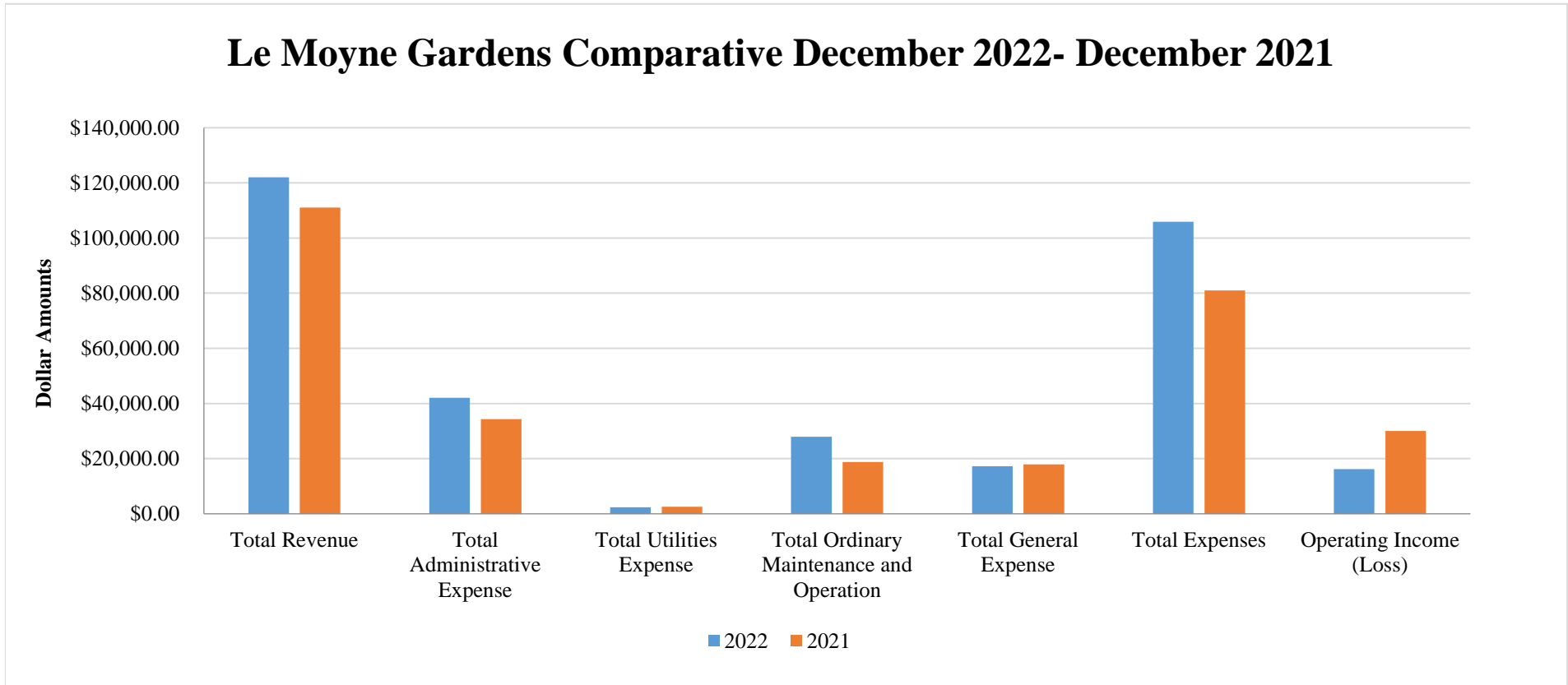
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 12/01/2022 End: 12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	<b>\$122,073.20</b>	<b>\$111,102.88</b>
<b>Total Administrative Expense</b>	<b>\$42,030.07</b>	<b>\$34,324.69</b>
<b>Total Utilities Expense</b>	<b>\$2,333.47</b>	<b>\$2,533.73</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$27,959.70</b>	<b>\$18,760.60</b>
<b>Total General Expense</b>	<b>\$17,244.34</b>	<b>\$17,918.42</b>
<b>Total Expenses</b>	<b>\$105,913.69</b>	<b>\$81,040.96</b>
<b>Operating Income (Loss)</b>	<b>\$16,159.51</b>	<b>\$30,061.92</b>



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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	30,413.50	28,663.10	1,750.40	6.11 %
<b>Total Rental Income</b>					<b>30,413.50</b>	<b>28,663.10</b>	<b>1,750.40</b>	<b>6.11 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,014.50	332.36	2,682.14	807.00 %
Other Income-Tenants	1	03	3690	5	2,945.00	(8.00)	2,953.00	-36912.50 %
Other Income - Misc Other Reve	1	03	3690.1	5	34.20	58.42	(24.22)	-41.46 %
<b>Total Other Income</b>					<b>5,993.70</b>	<b>382.78</b>	<b>5,610.92</b>	<b>1465.83 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	85,666.00	82,057.00	3,609.00	4.40 %
<b>Total Other Receipts</b>					<b>85,666.00</b>	<b>82,057.00</b>	<b>3,609.00</b>	<b>4.40 %</b>
<b>Total Revenue</b>					<b>122,073.20</b>	<b>111,102.88</b>	<b>10,970.32</b>	<b>9.87 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	11,590.88	10,636.48	(954.40)	-8.97 %
Employee Benefits Cont - Admin	1	03	4182	5	2,946.98	3,768.53	821.55	21.80 %
Postage/FedEx/UPS	1	03	4190.03	5	93.93	0.00	(93.93)	0.00 %
Tenant Tracker	1	03	4190.10	5	0.00	337.20	337.20	100.00 %
Publications	1	03	4190.11	5	740.00	0.00	(740.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	459.31	0.00	(459.31)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	1,154.74	901.65	(253.09)	-28.07 %
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	974.74	856.03	(118.71)	-13.87 %
Other Sundry Expense	1	03	4190.18	5	260.16	294.19	34.03	11.57 %
Administrative Contact Costs	1	03	4190.19	5	7,558.33	1,622.65	(5,935.68)	-365.80 %
Management Fee Expense - AMP	1	03	4190.21	5	11,524.50	11,173.96	(350.54)	-3.14 %
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	1,462.50	1,470.00	7.50	0.51 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>42,030.07</b>	<b>34,324.69</b>	<b>(7,705.38)</b>	<b>-22.45 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	5,460.46	3,449.73	(2,010.73)	-58.29 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	40.00	40.00	100.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	1,866.12	972.40	(893.72)	-91.91 %
<b>Total Tenant Services</b>					<b>7,326.58</b>	<b>4,462.13</b>	<b>(2,864.45)</b>	<b>-64.19 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	525.57	522.34	(3.23)	-0.62 %
Electricity	1	03	4320	5	1,596.90	1,854.29	257.39	13.88 %
Gas	1	03	4330	5	149.28	127.41	(21.87)	-17.17 %
Other Utility Expense - Sewer	1	03	4390	5	61.72	29.69	(32.03)	-107.88 %
<b>Total Utilities Expense</b>					<b>2,333.47</b>	<b>2,533.73</b>	<b>200.26</b>	<b>7.90 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	8,899.27	11,470.53	2,571.26	22.42 %
Materials	1	03	4420	5	2,261.76	(1,283.35)	(3,545.11)	276.24 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,249.00	1,098.00	(151.00)	-13.75 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,000.00	0.00	(1,000.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.36	0.00	(22.36)	0.00 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	3,200.00	300.00	9.38 %
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	175.00	30.00	(145.00)	-483.33 %
Garbage and Trash Collection	1	03	4431	5	724.15	214.80	(509.35)	-237.13 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

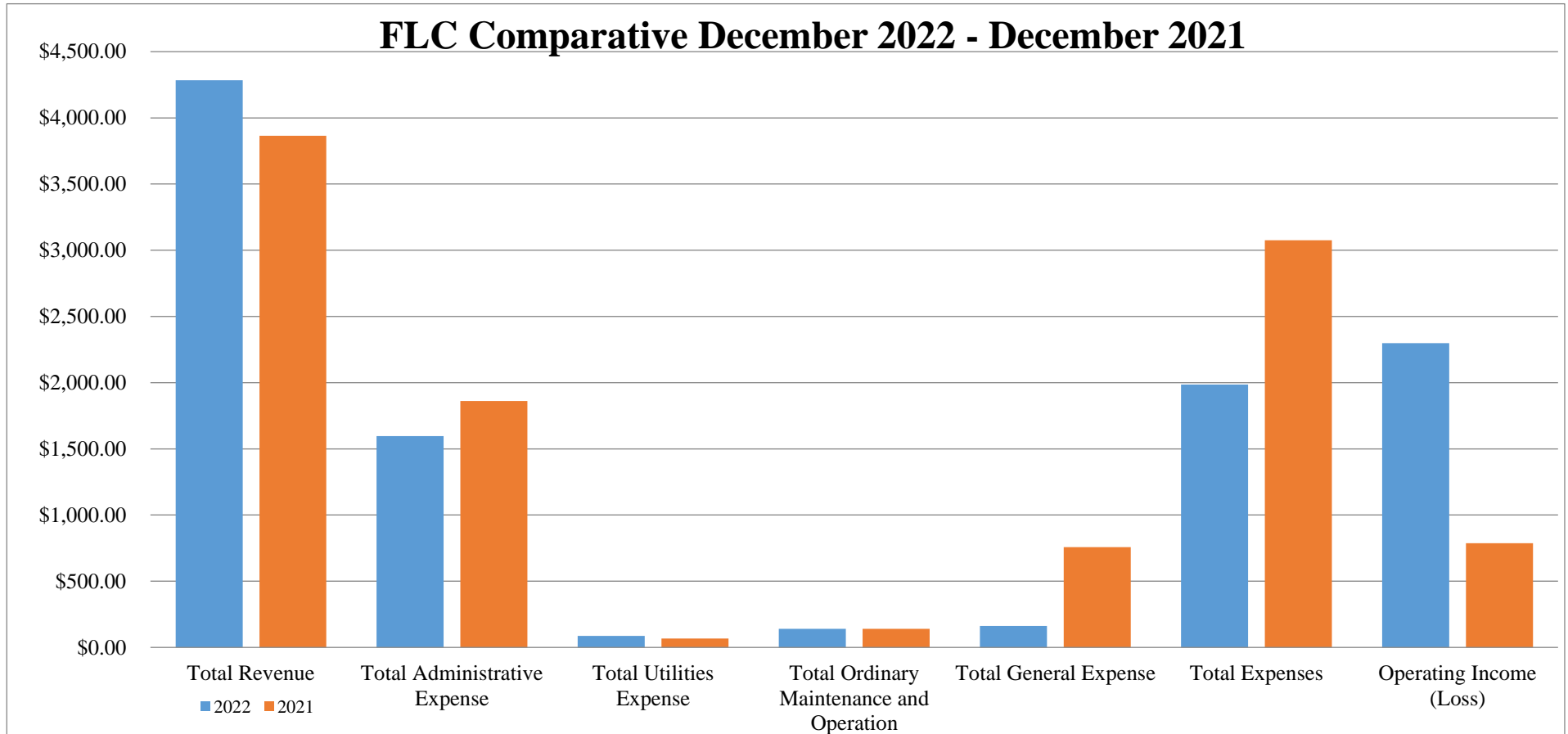
Custom 3: PHA

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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,678.31	3,955.77	277.46	7.01 %
<b>Total Ordinary Maintenance and Operation</b>					<b>27,959.70</b>	<b>18,760.60</b>	<b>(9,199.10)</b>	<b>-49.03 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	9,019.53	3,041.39	(5,978.14)	-196.56 %
<b>Total Protective Services</b>					<b>9,019.53</b>	<b>3,041.39</b>	<b>(5,978.14)</b>	<b>-196.56 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	03	4510.01	5	0.00	4,103.55	4,103.55	100.00 %
Insurance - General Liability	1	03	4510.02	5	0.00	154.88	154.88	100.00 %
Insurance - Automobile	1	03	4510.03	5	0.00	829.64	829.64	100.00 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	1,314.09	1,314.09	100.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	286.34	286.34	100.00 %
Insurance - Windstorm	1	03	4510.15	5	13,812.68	8,313.26	(5,499.42)	-66.15 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	515.00	0.00	(515.00)	0.00 %
<b>Total General Expense</b>					<b>17,244.34</b>	<b>17,918.42</b>	<b>674.08</b>	<b>3.76 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	0.00	12,025.00	12,025.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(12,025.00)	(12,025.00)	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>(105,913.69)</b>	<b>(81,040.96)</b>	<b>(24,872.73)</b>	<b>30.69 %</b>
<b>Net Income (Loss)</b>					<b>16,159.51</b>	<b>30,061.92</b>	<b>(13,902.41)</b>	<b>-6.25 %</b>

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

	Start: 12/01/2022 End: 12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	\$4,284.07	\$3,863.88
<b>Total Administrative Expense</b>	\$1,595.53	\$1,860.20
<b>Total Utilities Expense</b>	\$86.36	\$66.65
<b>Total Ordinary Maintenance and Operation</b>	\$140.94	\$140.94
<b>Total General Expense</b>	\$162.15	\$757.73
<b>Total Expenses</b>	\$1,984.98	\$3,075.84
<b>Operating Income (Loss)</b>	\$2,299.09	\$788.04



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

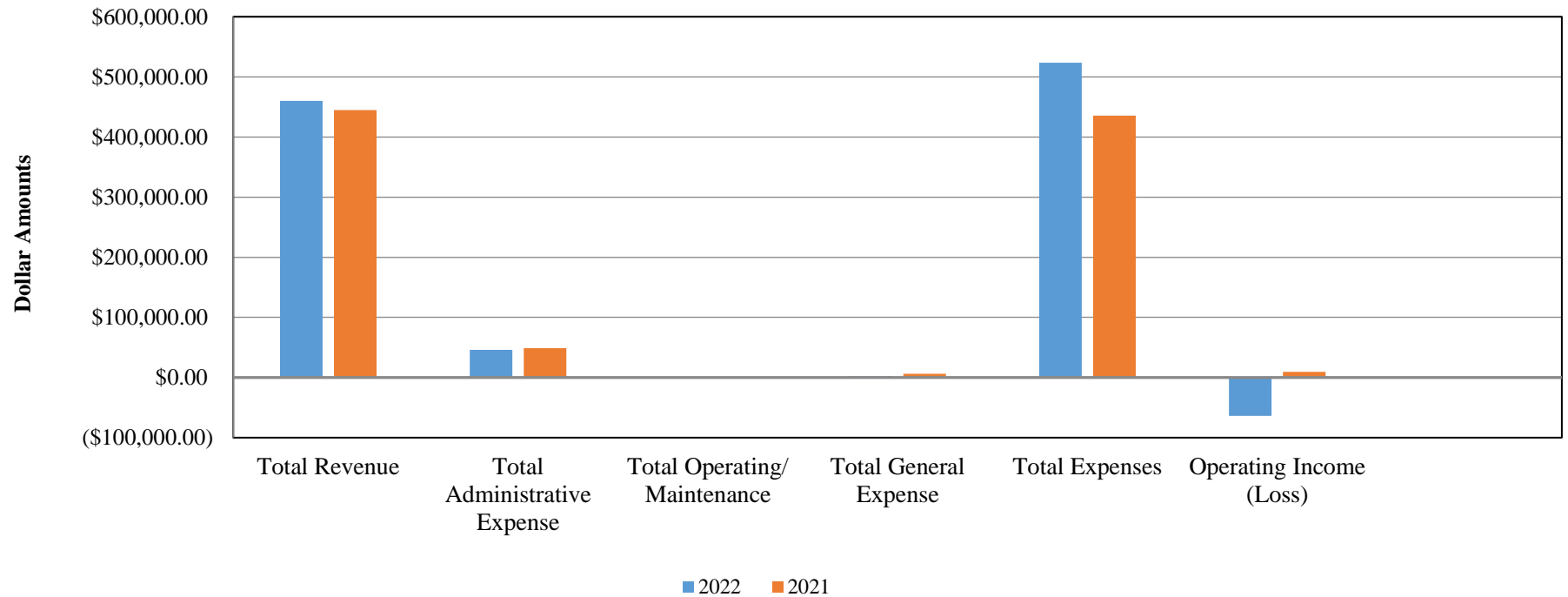
					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,000.00	3,800.00	200.00	5.26 %
<b>Total Rental Income</b>					<b>4,000.00</b>	<b>3,800.00</b>	<b>200.00</b>	<b>5.26 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	239.07	63.88	175.19	274.25 %
Other Income-Tenants	3	01	3690	5	45.00	0.00	45.00	0.00 %
<b>Total Other Income</b>					<b>284.07</b>	<b>63.88</b>	<b>220.19</b>	<b>344.69 %</b>
<b>Total Revenue</b>					<b>4,284.07</b>	<b>3,863.88</b>	<b>420.19</b>	<b>10.87 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	170.82	376.14	205.32	54.59 %
Employee Benefits Cont - Admin	3	01	4182	5	12.57	105.58	93.01	88.09 %
Sundry	3	01	4190	5	1,033.00	83.94	(949.06)	-1130.64 %
Publications	3	01	4190.11	5	44.40	0.00	(44.40)	0.00 %
Other Sundry Expense	3	01	4190.18	5	334.74	1,294.54	959.80	74.14 %
<b>Total Administrative Expense</b>					<b>1,595.53</b>	<b>1,860.20</b>	<b>264.67</b>	<b>14.23 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	30.93	24.78	(6.15)	-24.82 %
Other Utility Expense - Sewer	3	01	4390	5	55.43	41.87	(13.56)	-32.39 %
<b>Total Utilities Expense</b>					<b>86.36</b>	<b>66.65</b>	<b>(19.71)</b>	<b>-29.57 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	45.00	45.00	0.00	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>140.94</b>	<b>140.94</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Protective Services</b>								
Protective Services - Contract	3	01	4480	5	0.00	250.32	250.32	100.00 %
<b>Total Protective Services</b>					<b>0.00</b>	<b>250.32</b>	<b>250.32</b>	<b>100.00 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	3	01	4510.01	5	0.00	597.66	597.66	100.00 %
Insurance - General Liability	3	01	4510.02	5	0.00	15.49	15.49	100.00 %
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
<b>Total General Expense</b>					<b>162.15</b>	<b>757.73</b>	<b>595.58</b>	<b>78.60 %</b>
<b>Total Expenses</b>					<b>(1,984.98)</b>	<b>(3,075.84)</b>	<b>1,090.86</b>	<b>-35.47 %</b>
<b>Net Income (Loss)</b>					<b>2,299.09</b>	<b>788.04</b>	<b>1,511.05</b>	<b>193.98 %</b>



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

	Start: 12/01/2022 End: 12/31/2022	Start: 12/01/2021 End: 12/31/2021
<b>Total Revenue</b>	<b>\$459,908.24</b>	<b>\$445,002.99</b>
<b>Total Administrative Expense</b>	<b>\$45,798.84</b>	<b>\$48,903.21</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,180.71</b>	<b>\$1,212.76</b>
<b>Total General Expense</b>	<b>\$1,785.89</b>	<b>\$5,973.44</b>
<b>Total Expenses</b>	<b>\$523,681.12</b>	<b>\$435,585.41</b>
<b>Operating Income (Loss)</b>	<b>(\$63,772.88)</b>	<b>\$9,417.58</b>

### Section 8 Comparative December 2022- December 2021



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

					Start: 12/01/2022	Start: 12/01/2021		
					End: 12/31/2022	End: 12/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	62,830.00	35,468.00	27,362.00	77.15 %
Interest Income HA Portion	7	01	3300	5	483.08	75.68	407.40	538.32 %
Portable Admin Fees Earned	7	01	3300.P	5	309.16	126.24	182.92	144.90 %
HAP Earned Income	7	01	4902	5	396,286.00	396,022.00	264.00	0.07 %
CARES ACT REVENUE HAP/UA	7	01	8029.3	CH	0.00	12.00	(12.00)	-100.00 %
HAP Earned Income - VASH	7	03	4902	5	0.00	930.00	(930.00)	-100.00 %
<b>Total Operating Income</b>					<b>459,908.24</b>	<b>432,633.92</b>	<b>27,274.32</b>	<b>6.30 %</b>
<b>Other Receipts</b>								
CARES ACT - Revenue ADMIN FEES	7	01	8029.3	CR	0.00	12,369.07	(12,369.07)	-100.00 %
<b>Total Other Receipts</b>					<b>0.00</b>	<b>12,369.07</b>	<b>(12,369.07)</b>	<b>-100.00 %</b>
<b>Total Revenue</b>					<b>459,908.24</b>	<b>445,002.99</b>	<b>14,905.25</b>	<b>3.35 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	11,275.86	16,695.31	5,419.45	32.46 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	3,883.29	4,637.14	753.85	16.26 %
Postage/FedEx/UPS	7	01	4190.03	5	466.60	0.00	(466.60)	0.00 %
Tenant Tracker	7	01	4190.10	5	0.00	30.00	30.00	100.00 %
Publications	7	01	4190.11	5	1,235.80	0.00	(1,235.80)	0.00 %
Membership Dues and Fees	7	01	4190.12	5	1,764.40	0.00	(1,764.40)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	466.59	566.79	100.20	17.68 %
Forms & Office Supplies	7	01	4190.17	5	0.00	5,613.25	5,613.25	100.00 %
Other Sundry Expense	7	01	4190.18	5	58.95	80.12	21.17	26.42 %
Administrative Contact Costs	7	01	4190.19	5	9,316.35	3,793.60	(5,522.75)	-145.58 %
Asset Management Fee - AMP	7	01	4190.22	5	9,036.00	9,216.00	180.00	1.95 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,647.50	5,760.00	112.50	1.95 %
Asset Management Fee - AMP	7	03	4190.22	5	972.00	888.00	(84.00)	-9.46 %
AMP Bookkeeping Fees	7	03	4190.23	5	607.50	555.00	(52.50)	-9.46 %
<b>Total Administrative Expense</b>					<b>45,798.84</b>	<b>48,903.21</b>	<b>3,104.37</b>	<b>6.35 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,162.86	32.05	2.76 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
<b>Total Operating Expenses</b>					<b>1,180.71</b>	<b>1,212.76</b>	<b>32.05</b>	<b>2.64 %</b>
<b>General Expense</b>								
Insurance - Automobile	7	01	4510.03	5	0.00	187.34	187.34	100.00 %
Insurance - Workman's Comp	7	01	4510.04	5	0.00	827.39	827.39	100.00 %
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	180.29	180.29	100.00 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5	0.00	2,640.00	2,640.00	100.00 %
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	(7,573.88)	(1,723.00)	5,850.88	-339.58 %
Portability - Port In Expenses	7	01	4590.PIE	5	7,573.88	1,723.00	(5,850.88)	-339.58 %
Portable Admin Fees Paid	7	03	4590.P	5	1,734.71	2,098.29	363.58	17.33 %
<b>Total General Expense</b>					<b>1,785.89</b>	<b>5,973.44</b>	<b>4,187.55</b>	<b>70.10 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Non-Expe	7	01	7540.3	5	0.00	17,232.93	17,232.93	100.00 %
Operating Exp For Property - C	7	01	7590	5	0.00	(17,232.93)	(17,232.93)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	431,374.68	342,642.00	(88,732.68)	-25.90 %
HAP Payments - Utilities	7	01	4715.4	5	6,823.00	3,950.00	(2,873.00)	-72.73 %
CARES ACT HAP Utilities Paymen	7	01	4715.4	CR	0.00	12.00	12.00	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,311.00	734.00	(577.00)	-78.61 %

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: 12/01/2022	Start: 12/01/2021			Variance	Variance %
				End: 12/31/2022	End: 12/31/2021				
HAP Payments - Rents	7	02	4715.1	5	3,375.00	3,704.00		329.00	8.88 %
HAP Payments - Rent - VASH	7	03	4715.1	5	15,770.00	8,739.00		(7,031.00)	-80.46 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	92.00	0.00		(92.00)	0.00 %
HAP Payments - Portability	7	03	4715.P	5	0.00	565.00		565.00	100.00 %
HAP Payments - Port Out	7	03	4715.PO	5	14,345.00	17,443.00		3,098.00	17.76 %
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>474,915.68</b>	<b>379,496.00</b>		<b>(95,419.68)</b>	<b>-25.14 %</b>
<b>Total Expenses</b>					<b>(523,681.12)</b>	<b>(435,585.41)</b>		<b>(88,095.71)</b>	<b>20.22 %</b>
<b>Net Income (Loss)</b>					<b>(63,772.88)</b>	<b>9,417.58</b>		<b>(73,190.46)</b>	<b>-776.88 %</b>

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

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

Custom 2: VOUCH

Custom 3:

Accounting/Human Resources Report  
for February 15, 2023  
Highlights of Activities for January 2023

**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  
Motivational staff meetings on Fridays
- **Other meetings:**  
Board Reports review, Board meeting practices, Board meetings  
HUD Two-Year tool meeting, MRI Server meeting, conducted Staff training  
Worked at Le Moyne Gardens on Friday, January 13<sup>th</sup> (half day)
- Prepared financials for the monthly board reports- HHA and HAHC
- 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's system.
- Worked with the HR Clerk on personnel matters and updates
- Proofread the newsletter drafts for completion
- Monitored the bank accounts daily; entered journal entries, deposits, and online payment transfers
- Trained Melissa to generate and print w-2's and 1099's
- Submitted the IRS Quarterly 941 report and the Wage report to TWC
- 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.

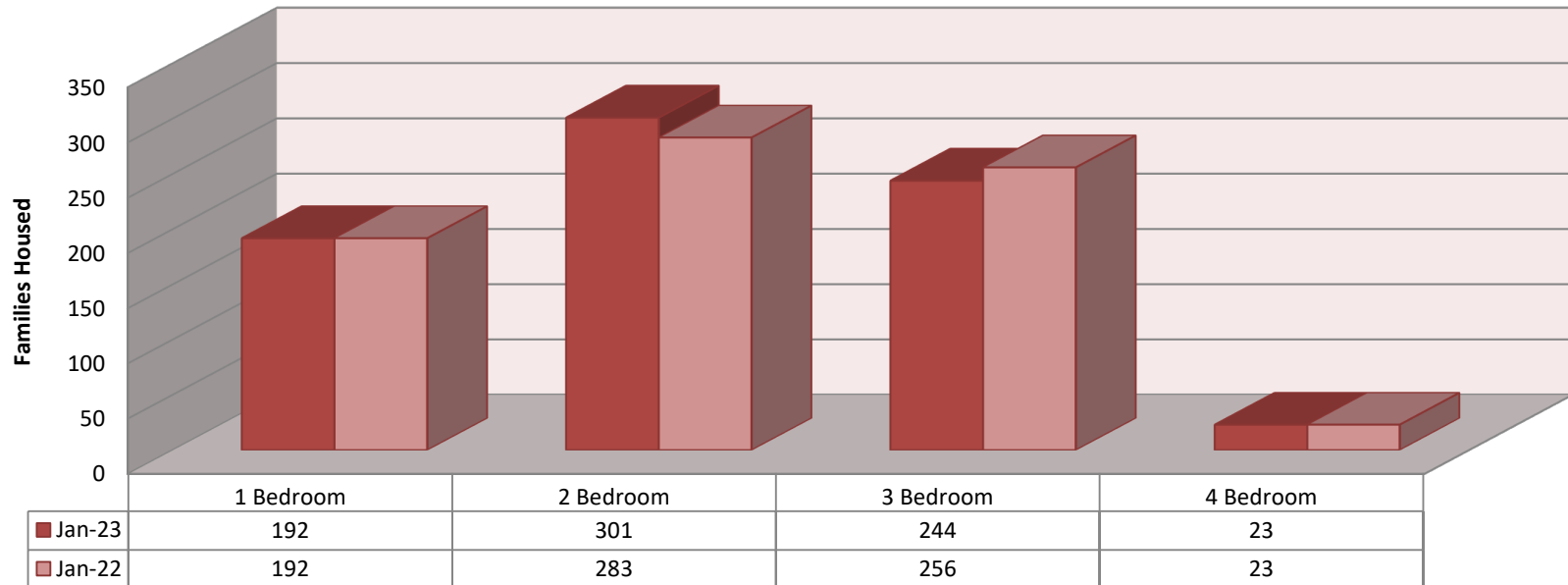
Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

**Board Meeting Report  
February 15, 2023**

**Total Alloted Vouchers: 743  
Vouchers Leased: 760  
Pending Vouchers: 0  
Vouchers Seaching: 24**

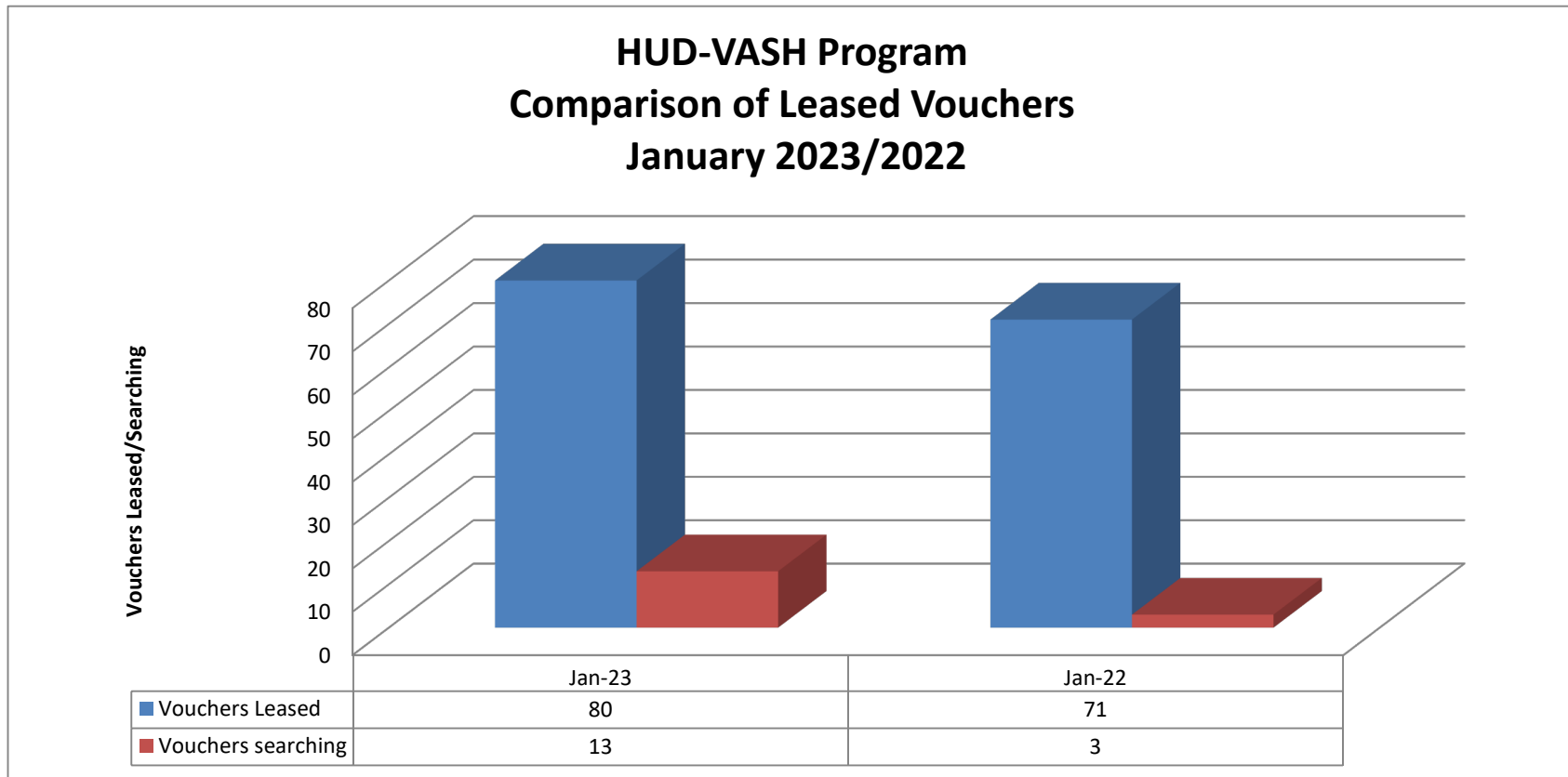
**HCV/Section 8 Program  
Comparison of Leased Vouchers  
January 2023/2022**



<b>Total Families on Waiting List</b>	<b>597</b>
---------------------------------------	------------

**Board Meeting Report  
February 15, 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 February 15, 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  
December 2022 Score is  
97.90%

### Quality Control

File audit was held on January 27, 2023 at Le Moyne Gardens  
4 files were audited

### Activities for the month of January 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on January 12<sup>th</sup> (20 were received)
- Issued HAP Checks for February 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**

**January 31, 2023**

**Low Rent Monthly Occupany Report**

AMP's →	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	148	115	19	4	4	191	<b>481</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	1	0	0	0	1	<b>2</b>
2 bed	0	0	0	0	0	3	<b>3</b>
3 bed	1	1	0	0	0	1	<b>3</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	1	2	0	0	0	5	<b>8</b>
Total Vacancies →	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>8</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>
-------------------------------	------------	------------	-----------	----------	----------	------------	------------

Notation: Data based on Manager's Monthly Reports Submitted 1/31/2023

Prepared by: Nancy Garza - Admission Coordinator

\* **OCCUPANCY RATE:**                    99.33%                    98.33%                    100.00%                    100.00%                    100.00%                    97.50%                    **98.39%**

\* **VACANCY RATE:**                    0.67%                    1.67%                    0.00%                    0.00%                    0.00%                    2.50%                    **1.61%**

\* does not include CFP units

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

*Per unit Fee count*                    149                    118                    20                    4                    4                    490



Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 February 15, 2023

Activities for the month of January

WAITING LIST AS OF 01-31-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	64
2 Bedroom	10
3 Bedroom	13
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 90

Unit offers mailed: 20

Security Deposits received: 08

Applications ready for review as of 01-31-2023: 25

Applications pending: 42

**Date: February 1, 2023**

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

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

**Subject: February 15, 2023 Public Housing Board Report-January 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 re-surfaced the basketball court. This job is 100% complete.

Rudy De La Cruz installed carbon monoxide alarms in 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.

Rudy De La Cruz installed carbon monoxide alarms in 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.

**Sunset Terrace AMP #020:**

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

Rudy De La Cruz installed carbon monoxide alarms in 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.

GS Electric and Remodeling installed metal roofing at apartments 27 through 30; 131 through 134; 135 through 138; 141 through 144 and 155 through 158. This job is 100 % complete.

Rudy De La Cruz installed metal roofing at apartments 31 through 34 and 149 through 152.  
This job is 100 % complete.

Rudy De La Cruz is installing carbon monoxide alarms in all apartments. This job is 86% complete.

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

No contracts currently.

**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.

**December 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.

I train staff on daily operations, staff and I meet via Webex once a week to discuss the program's progress, daily operations, and concerns that may arise.

I conduct an operation update meeting on Mondays at 3:00 p.m. via Webex.

**Resident and Youth Activities Board Report  
February 15, 2023  
January Activities**

**Tenant Association Meetings:** Tenant Association Meetings were held twice a month at each site.

- Los Vecinos - January 11th and January 25th at 2:00 p.m.
  - 5 residents attended; the topics discussed were street repairs at Los Vecinos.
- Bonita Park - January 10th and January 24th at 2:00 p.m.
  - 10 residents attended; the topics discussed Tenant Association recruitment.
- Sunset Terrace - January 11th and January 25th at 11:00 a.m.
  - 4 residents attended; the topics discussed Tenant Association recruitment.
- Le Moyne Gardens - January 12th and January 26th at 10:00 a.m.
  - 4 residents attended; the topics discussed Tenant Association recruitment.

**Vegetable Garden Meetings will re-start in April 2023**

**Recycling Program:**

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

**Security Meetings/Quarterly Crime Prevention Meetings:**

- Security meetings are held every Monday with managers and the security team.
- The Crime Prevention meeting was held on January 24, 2023 at 3:00 p.m. at the Le Moyne Gardens Conference room. HHA Staff, In-House Courtesy officers, and G-Force Security attended. Su Clinica Familiar presented on services their agency offers. Site updates by In-House Courtesy officers and G-Force Security team were also discussed.

**ConnectHome USA:**

- No meetings held January 2023. 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 held on Thursday, January 26, 2023 at 2:00 p.m. via Zoom.
  - Integrating BRE into other resident services and programming
- BRE Story time was presented by Le Moyne Gardens.
  - Ms. Diana Cheramie, Low Rent Clerk read “What If” by Samantha Berger

**2023 Awards of Merit:** The application process opened on January 19, 2023. The deadline for application submission is March 17, 2023.

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

**Art Projects/Newsletter:**

- The What Home Means to Me Poster Contest start date was January 17, 2023 with a deadline of February 17, 2023. NAHRO entry deadline is March 17, 2023.
- The newsletter is in the review process.

**Resident and Youth Activities Board Report  
February 15, 2023  
January Activities**

**COVID-19 Vaccine Clinic with Su Clinica Familiar:**

- The clinics were held at each site from 4:00 p.m. to 7:00 p.m.
  - Sunset Terrace on January 23, 2023 - 3 people received vaccines
  - Le Moyne Gardens on January 24, 2023 - 6 people received vaccines
  - Los Vecinos on January 25, 2023 – 5 people received vaccines
  - Bonita Park on January 26, 2023 - 6 people received vaccines

**Exercise Class/ Feeding Texas Program**

- Tu Salud Si Cuenta hosts an exercise class every Wednesday at Le Moyne Gardens at 10:00 a.m.
- Low-Rent staff is preparing for the Feeding Program with food handlers permits and City permits.

**Family Learning Centers and other activities:**

- 2022-2023 Family Learning Center dates: September 19, 2022 through May 12, 2023
- HHA Staff meets with HCISD Counselors monthly to discuss all the Learning Centers activities, scholarships, calendars and supplies needed.

<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

**Resident and Youth Activities Board Report  
February 15, 2023  
January Activities**

<b>Upcoming 2023 Scholarships: Tentative Due Date</b>				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/27/2023	3	2	0
TX NAHRO	2/17/2023	4	0	0
HAHC	4/2023	0	0	0
HAVE-STR	4/2023	0	0	0
Los Vecinos Tenant Association	4/2023	0	0	0
Sunset Tenant Association	4/2023	0	0	0
Bonita Park Tenant Association	4/2023	0	0	0
Le Moyne Gardens Tenant Association	4/2023	0	0	0
NELROD	5/2023	0	0	0

**HARLINGEN****Housing Authority**

February 15, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

January Activity

## Units ready to rent for the Month of January 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	1	0	0	1
Le Moyne Gardens	166	05;28;29;184	073	0	6
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>7</b>

## Work orders completed for the Month of January 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2023 - 01/31/2023	192	64	213	7	476

## Work orders completed for the Month of January 2022 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2022 – 01/31/2022	146	87	197	16	446

## Accounting Assistant /MIS Coordinator Board Report

February 15, 2023

January 2023 Activities

- Attended weekly Staff and Administration meetings
- Attended the HUD Field office meeting
- Attended the HCV 2-year tool meeting
- Attended the SAAS Virtual server meeting
- Attended the Board meeting practices at the AMPs and COCC
- Attended the monthly Board meeting and the Board of Directors 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 has completed the test and the server is up and running. We are at 100%.
- CNG Update: DVR to access AMP security cameras at COCC, Cameras are up and running separately, we are pending to add Sunset Terrace camera to COCC. We are at 90%.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator



DATE: February 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the February 15, 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:**

February 01, 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:**

**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: 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: Los Vecinos site visit for Construction on street and parking at 9:00 a.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: Financial Workshop to Finalize FYE 2024 Budget 10:00 a.m. – 12:00 p.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 09: Board Mtg Practice at 9:30/10 a.m. at LV
- 09: HCV/S8 Application (20)
- 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 9:00 a.m. – 11:00 a.m.
- 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: Board Mtg Overview & Admin Team Mtg at 2:00 p.m. Webex
- 15: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 09: Board Mtg Practice at 9:30/10 a.m. at LV (after LV Construction Mtg)
- 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: Board Mtg Overview at 2:00 p.m. Webex
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 23: Thursday Maintenance Mtg at 3:00 p.m. at Sunset Terrace (Ladder Safety)
- 24: Vehicle Inspections at COCC at 10/11 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 30: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 30-31: TWC Texas Conference for Employers: Harlingen Convention Center 8am-5pm
- 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.
- 06: Los Vecinos Construction site visit on street and parking at 9:00 a.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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 13: HCV/S8 Applications (20)
- 13: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 20: Board Mtg Practice at LV at 9:30/10 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.
- 26: Board Mtg Overview at 2:00 p.m. Webex
- 27: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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 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.
- 04: Los Vecinos Construction site visit on street and parking at 9:00 a.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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 11: Board Mtg Practice at 9:30/10 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: Board Mtg Overview at 2:00 p.m. Webex
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control at Le Moyne Gardens
- 18: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 25: Thursday Maintenance Mtg at 3:00 p.m. at LV (Hurricane & Emergency Plan)
- 26: Vehicle Inspections at COCC at 10/11 a.m.
- 26: HAP&UA Checks June 2023
- 26: Audit & Review files by PH & S8 at 8:30 a.m.
- 26: June 21, 2023 Board Agenda & Minutes for May 17, Board Mtg due 12 (Noon)
- 26: Board Reports Due
- 26: Tentative Board Agendas due for June, July & September 2023
- 26: Friday Staff Mtg at 3:00 p.m.
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed) Employees will work from home
- 29: Holiday (Memorial Day)
- 30: Tuesday (Monday) Security Mtg at 9:00 a.m. Webex
- 30: Tuesday (Monday) Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 31: Review Board Packet by Administration at 10:00 a.m.???
- June 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 01: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.  
 15: Board Mtg Practice at 9:30/10 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: Board Mtg Overview at 2:00 p.m. Webex  
 21: City of Harlingen Commissioners Mtg at 5:30 p.m.  
 21-22: Pest Control at Le Moyne Gardens  
 22: Los Vecinos Construction site visit on street and parking at 9:00 a.m.  
 22: Thursday Maintenance Mtg at 3:00 p.m. at BP (Avoid Slips, Trips & Falls)  
 23: Audit & Review files by PH & S8 at 8:30 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  
 29: Los Vecinos Construction site visit on street and parking at 9:00 a.m.  
 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.  
 06: Los Vecinos Construction site visit on street and parking at 9:00 a.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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 13: Board Mtg Practice at 9:30/10 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.**
- 19: Board Mtg Overview at 2:00 p.m. Webex
- 20: Los Vecinos Construction site visit on street and parking 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: 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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 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
- 02: Wednesday Admin Mtg at 2:00 p.m.
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 03: Los Vecinos Construction site visit on street and parking at 9:00 a.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: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 09: Wednesday Admin Mtg at 2:00 p.m.
- 10: Disinfect & Sanitize Offices at BP at 9am & ST at 11am (offices closed)
- 10: HCV/S8 Applications (20)
- 10: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 10: Thursday Maintenance Mtg at 3:00 p.m. Webex (Hazzard Communication)
- 11: Disinfect & Sanitize Main Office at 9am (offices 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
- 17: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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.
- 31: Los Vecinos Construction site visit on street and parking at 9:00 a.m.

**September 2023: Schedule may change at any time**

- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: Holiday (Labor Day)
- 05: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LV)
- 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.
- 07: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 21: Board Mtg Practice at 9:30/10 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: HAP&UA Checks for October 2023
- 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 Mtg Overview at 3:00 p.m. Webex

- 27: Board Reports are Due
- 27: Tentative Board Agendas due for October, November & December 2023
- 28: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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.
- October 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 02: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LMG)
- 02: Security Mtg Monday at 9:00 a.m. Webex
- 02: 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: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: Security Mtg 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
- 11: Board Mtg Practice at 9:00 a.m. at BP
- 11: Wednesday Admin Mtg at 2:00 p.m.
- 11: Pest Control at Bonita Park
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 12: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 12: Board Mtg Practice at 9:30/10 a.m. at LV
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 12: HCV/S8 Applications (20)
- 12: Thursday Maintenance Mtg at 3:00 p.m. Webex
- 13: Disinfect & Sanitize Main Office at 9am (Office closed)
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg at 9:00 a.m. Webex
- 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
- 17-18: Board Mtg Practice at 8:15 a.m. at COCC
- 18: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Mary Prieto  
Auditor will present Agency Audit
- 18: Overview of Board Mtg at 2:00 p.m.
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 19: Annual Resource Fair at Le Moyne Gardens 4:00 – 7:00 p.m.?
- 20: Calendars due (AMPs will add Resident services and FLC activities)
- 20: Friday Staff Mtg at 3:00 p.m.
- 23: Security Mtg at ST at 9:00 a.m. Webex ST
- 23: Board Mtg Practice at ST at 9:30 a.m.

- 23: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 24: Quarterly Crime Prevention Mtg at 3:00 p.m. at Los Vecinos
- 26: HAP&UA Checks for November 2023
- 26: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 26: Thursday Maintenance Mtg at 3:00 p.m. at BP (Water & Wall Heater Safety)
- 26: Annual Resource Fair at Le Moyne Gardens 4:00 – 7:00 p.m.?
- 27: Audit & Review files by PH & S8 at 8:30 a.m. at BP
- 27: Board Reports are Due
- 27: Tentative Board Agendas due for November & December 2023 & January 2024
- 27: Friday Staff Mtg at 3:00 p.m.
- 30: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed)
- 30: Security Mtg at 9:00 a.m. Webex
- 30: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 31: Happy Halloween!

**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 utmost importance. Security cameras are connecting and working at all the offices for the safety of everyone. The Vegetable Garden meetings will restart April of 2023, at Le Moyne Gardens, if weather permits. We partnered with the City of Harlingen for street and parking repairs at Los Vecinos. Construction has started and we are meeting weekly on Thursdays at 9:00 a.m. at Los Vecinos. The Administrative Staff reviewed the Minutes for the January 18, 2023, Regular Board Meeting and the Agenda for February 15, 2023, Regular Board Meeting. We also reviewed the Minutes for the January 18, 2023 HAHC Board of Directors Meeting and the Agenda for the April 26, 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, March 15, 2023, at 12 noon at 219 E. Jackson Street. The option to join the board meetings virtually by Webex or conference call is available. A board quorum must be present in person.

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

Thanks,  
Hilda Benavides, CEO

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

<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.