



REGULAR BOARD MEETING
Wednesday, March 15, 2023 @ 12:00 p.m. (Noon)
At the Administrative Building
219 E. Jackson Street, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, March 15, 2023 @ 12:00 p.m. (Noon) at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting #2550 120 3534, 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.

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. Roll call/determination of a Quorum – Carlos Perez
3. 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?”
4. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of February 15, 2023. (pg.3-6)
9. Presentation of “Employee of the Quarter” for the months of April, May, and June 2023. Presenter: Hilda Benavides (pg.7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of January 2023, and to take action to approve the Unaudited Financial Statement as presented. Presenter: Cynthia Lucio (pg.8-25)
2. Consider and take action to pass Resolution 1496 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2024, Operating Budgets that include a cost of living increase for employees. Presenter: Cynthia Lucio (pg.26-40)
3. Executive Session under Government Code Section 551.074 (personnel deliberation) regarding the evaluation of the job performance of the Chief Executive Officer.
4. Discuss and take action on the job performance and compensation of the Chief Executive Officer and possible action on Contract. Presenter: Board of Commissioners & Hilda Benavides (pg.41-44)

III. OLD BUSINESS-NON ACTION ITEMS

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1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.45-64)
 - b) HR & Accounting Coordinator Report by Melissa Guajardo; (pg.65)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.66-68)
 - d) Housing Choice Voucher/Section 8 Summary Report by Diana Perez; (pg.69-70)
(Comparative for 2022-2021)
 - e) Low Rent Occupancy Report by Nancy Garza; (pg.71-72)
 - f) Low Rent Summary Report by Nancy Garza; (pg.73-74)
(Comparative for 2022-2021)
 - g) Senior Property Manager with Resident Activities Report by Mary Prieto; (pg.75-77)
 - h) Maintenance Report by Mary Prieto; (pg.78)
 - i) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.79-80)
 - j) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.81)
 - k) Zero unpaid balances due for vacated unit accounts for the month of February 2023
Report by Mary Prieto; (pg.82-85)
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months.
Presenter: Hilda Benavides; (pg.86-99)

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., Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, 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, March 10, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 10th day of March 2023



Ariana Valle
Ariana Valle, Administrative Assistant



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Minutes of the Regular Board Meeting
Wednesday, February 15, 2023, at 12:00 p.m. (noon)
At the Bonita Park Community Building
601 South Rangerville Rd., Harlingen, TX 78552
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, February 15, 2023, at 12:00 p.m. (noon) at the Bonita Park Community Building 601 South Rangerville Rd., 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 consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Maria I. Borjas, Carlos Muñiz and Bettina Elliott.

INVOCATION

HCV/S8 & Admissions Administrator, Diana Perez gave the invocation.

PLEDGE OF ALLEGIANCE

HCV/S8 & Admissions Administrator, Diana Perez led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant, Ariana Valle introduced staff and visitors starting Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/S8 & Admissions Administrator, Melissa Guajardo, HR & Accounting Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Samuel Valdez, Computer Network Group.

PUBLIC COMMENTS

No members of the public were present at the Bonita Park Community Building, 601 South Rangerville Rd., Harlingen, Texas 78550, via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 18, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of January 18, 2023. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of January 18, 2023. Motion was seconded by Commissioner Muñiz and passed unanimously.

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.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of December 2022 are included in the Board packet. She reported as follows:

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

	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>Voucher Program</u>
Total Revenues	\$381,343.08	\$71,410.61	\$94,629.73	\$88,945.47	\$122,073.20	\$4,284.07	\$459,908.24
Total Expenditures	\$312,303.95	\$67,852.15	\$66,520.28	\$70,032.85	\$105,913.69	\$1,984.98	\$523,681.12
Revenues Over (Under) Expenditures	\$69,039.13	\$3,558.46	\$28,109.45	\$18,912.62	\$16,159.51	\$2,299.09	(\$63,772.88)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63,772.88

Chair Perez asked is the Voucher program year-to-date amount correct? Chief Financial Officer Lucio stated yes. Chair Perez asked is the Voucher program at a deficit? Chief Financial Officer Lucio stated the deficit is in the Housing Assistance Payments (HAP) funds. The Administrative funds supplement the HAP funds if needed; our Administrative bank account has funds to cover extra expenses in order to help more families. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of December 2022, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of December 2022 as presented by Administration. Motion was seconded by Commissioner Elliott and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF JANUARY 2023 AS PRESENTED.

Senior Property Manager Prieto informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of January 2023 in the total amount of \$263.00. Total amounts consist of:

For the month of January 2023

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 168.00	\$ -	\$ -	\$ -	\$ 95.00

Grand Total \$ 263.00

Commissioner Elliott stated the amounts are low this month. Senior Property Manager Prieto stated the amounts vary from month to month. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of January 2023 in the total amount of \$263.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit account for the month of January 2023 in the total amount of \$263.00. Motion was seconded by Commissioner Muñiz and passed unanimously.

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.

Senior Property Manager Prieto informed the Board that the agenda packet included a summary and comparison of the current and proposed utility allowances. HUD requires the PHA to review the Utility Allowances annually. If the utility rates change by 10%, the PHA must update the utility allowances. Senior Property Manager Prieto told the Board 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 charge 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 less rent with the Housing Authority. No questions were asked. Chair Perez entertained a motion to pass Resolution 1494 adopting the Harlingen Housing Authority’s Low Rent Utility Allowances to become effective April 1, 2023. Commissioner Elliott made a motion to pass Resolution 1494 adopting the Harlingen Housing Authority’s Low Rent Utility Allowances to become effective April 1, 2023. The motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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.

HCV/Section 8 & Admissions Administrator Perez presented Resolution 1495 and informed the Board the utility rates were evaluated by Nelrod. 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 the 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 inspections. 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. Chair Perez asked have we been approached by Solar Panel companies? Chief Executive Officer Benavides stated no. Chair Perez asked has HUD recommended solar panels for our communities? Chief Executive Officer Benavides stated no. Chair Perez asked do we offer wireless internet to our residents? Chief Executive Officer Benavides stated yes, residents may connect at a cost of \$20 a month with Spectrum. Vice-Chair Sánchez Peña asked is the office in this area connected to wi-fi? Chief Executive Officer Benavides stated yes. Vice-Chair Sánchez Peña asked do residents have hot spots? Chief Executive Officer Benavides stated we have provided hot spots to our residents in the past. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1495 adopting the utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2023. Commissioner Elliott made the motion to pass Resolution 1495 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2023. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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
- 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 Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets. Chair Perez asked are all the student mentor positions filled at the Family Learning Centers? Chief Executive Officer Benavides stated yes. Chief Executive Officer Benavides added that the hiring of the HCISD Counselors has been a great success. Chair Perez asked is Sylvia Gonzalez the Director of the Family and Community Engagement Program? Chief Executive Officer Benavides stated yes. Chair Perez asked is Gerald Gathright the Executive Director of the Boys and Girls Club? Chief Executive Officer Benavides stated yes and informed the board that we are planning to start a summer program at the Family Learning Centers. After some discussion, 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 Executive Officer Benavides told the Board that her report was included in the agenda packet and informed the Board that our next Regular Board meeting will be March 15, 2023, at 12:00 p.m. at the Administrative Building. After some discussion no 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 12:24 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HUD Recognized “High Performer”
Established 1949

Commissioners:

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

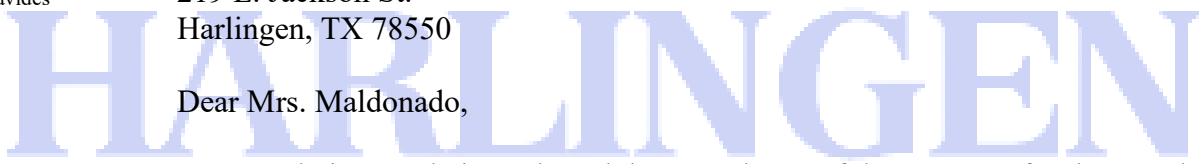
March 1, 2023

Counselor:
Law Office of
Alan T. Ozuna

Anita Navarro Maldonado
Harlingen Housing Authority
219 E. Jackson St.
Harlingen, TX 78550

Chief Executive Officer:
Hilda Benavides

Dear Mrs. Maldonado,



Congratulations on being selected the “Employee of the Quarter” for the months of April, May & June 2023.

On January 20, 2020, you were hired as an Assistant Property Manager for the Low Rent Program at the Le Moyne Gardens Apartments. You have worked at all the properties and currently you are the HCV/S8 Intake Coordinator/Inspector for the HCV/S8 Program.

Your positive attitude and willingness to assist others is a great asset to the agency. Your hard work and dedication are displayed in your daily tasks. It is a pleasure working with you and seeing you grow to an outstanding employee.

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

Sincerely Yours,

Hilda Benavides,
Chief Executive Officer

Charlie Perez,
Chair

Irma Sánchez Peña,
Vice-Chair



Carlos Muñiz,
Commissioner

Bettina Elliott,
Commissioner

Maria Ines Borjas,
Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

January 2023

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 January 2023**

	COCC/Low- Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	<u>\$413,227.09</u>	<u>\$71,674.06</u>	<u>\$105,129.66</u>	<u>\$99,427.73</u>	<u>\$132,505.57</u>	<u>\$4,490.07</u>	<u>\$446,063.71</u>
Total Expenditures	<u>\$358,827.92</u>	<u>\$87,574.28</u>	<u>\$81,829.64</u>	<u>\$74,941.77</u>	<u>\$111,656.44</u>	<u>\$2,825.79</u>	<u>\$476,296.67</u>
Revenues Over (Under) Expenditures	<u>\$54,399.17</u>	<u>(\$15,900.22)</u>	<u>\$23,300.02</u>	<u>\$24,485.96</u>	<u>\$20,849.13</u>	<u>\$1,664.28</u>	<u>(\$30,232.96)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$15,900.22</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$30,232.96</u>

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended January 2023

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	Voucher Program
Total Revenues	<u>\$4,026,347.24</u>	<u>\$701,003.99</u>	<u>\$1,026,912.47</u>	<u>\$947,670.37</u>	<u>\$1,308,809.06</u>	<u>\$41,951.35</u>	<u>\$4,370,069.60</u>
Total Expenditures	<u>\$2,971,229.60</u>	<u>\$634,944.24</u>	<u>\$652,425.10</u>	<u>\$744,287.25</u>	<u>\$918,159.61</u>	<u>\$21,413.40</u>	<u>\$4,524,015.82</u>
Revenues Over (Under) Expenditures	<u>\$1,055,117.64</u>	<u>\$66,059.75</u>	<u>\$374,487.37</u>	<u>\$203,383.12</u>	<u>\$390,649.45</u>	<u>\$20,537.95</u>	<u>(\$153,946.22)</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>\$153,946.22</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 January 31, 2023	10 Month(s) Ended January 31, 2023	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22	5	0.00	0.00	10,000.00	(10,000.00) -100.00 %
CFP 50120 Admin	1	06 3690.27	5	0.00	0.00	35,687.50	(35,687.50) -100.00 %
CFP Admin 50121	1	06 3690.28	5	0.00	56,085.00	106,666.60	(50,581.60) -47.42 %
Other Income - CFP 22	1	06 3690.29	5	13,260.00	66,300.00	0.00	66,300.00 100.00 %
Total Operating Income				13,260.00	122,385.00	152,354.10	(29,969.10) -19.67 %
Rental Income							
NON-DWELLING RENT	1	06 3190	5	2,198.81	19,726.48	18,642.50	1,083.98 5.81 %
Total Rental Income				2,198.81	19,726.48	18,642.50	1,083.98 5.81 %
Other Income							
Investment Income - Unrestricted	1	06 3610	5	1,043.57	7,340.97	1,155.00	6,185.97 535.58 %
OTHER INCOME	1	06 3690	5	42.66	12,539.20	10,214.10	2,325.10 22.76 %
Other Income - Management Fee - CC	1	06 3690.2	5	39,215.52	335,117.94	272,502.70	62,615.24 22.98 %
Other Income - Asset Management Fe	1	06 3690.3	5	4,980.00	99,492.00	148,000.00	(48,508.00) -32.78 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4	5	9,937.50	93,775.50	97,725.00	(3,949.50) -4.04 %
IT Fees	1	06 3690.5	5	996.00	9,960.00	9,800.00	160.00 1.63 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88	5	0.00	666.90	416.60	250.30 60.08 %
Total Other Income				56,215.25	558,892.51	539,813.40	19,079.11 3.53 %
Total Revenue				71,674.06	701,003.99	710,810.00	(9,806.01) -1.38 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06 4110	5	43,679.57	295,487.71	367,817.70	72,329.99 19.66 %
LEGAL EXPENSE	1	06 4130	5	1,706.25	6,932.25	7,666.60	734.35 9.58 %
STAFF TRAINING	1	06 4140	5	4,417.65	8,512.15	8,333.30	(178.85) -2.15 %
TRAVEL	1	06 4150	5	0.00	14,359.98	10,000.00	(4,359.98) -43.60 %
Travel-Mileage Reimbursement	1	06 4150.2	5	0.00	660.02	416.60	(243.42) -58.43 %
Accounting Fees	1	06 4170	5	0.00	4,595.41	30,833.30	26,237.89 85.10 %
Audit Fees	1	06 4171	5	0.00	2,991.47	3,333.30	341.83 10.26 %
Employee Benefits Cont - Admin	1	06 4182	5	14,836.89	99,594.10	108,333.30	8,739.20 8.07 %
SUNDRY	1	06 4190	5	1,001.85	1,091.85	833.30	(258.55) -31.03 %
Postage/FedEx/UPS	1	06 4190.03	5	266.56	2,623.56	2,916.60	293.04 10.05 %
Advertising and Marketing	1	06 4190.08	5	0.00	2,931.80	4,166.60	1,234.80 29.64 %
PUBLICATIONS	1	06 4190.11	5	0.00	1,099.80	2,916.60	1,816.80 62.29 %
MEMBERSHIP DUES AND FEES	1	06 4190.12	5	98.45	443.45	833.30	389.85 46.78 %
Telephone/Cell Phone/Internet	1	06 4190.13	5	2,112.08	16,547.31	15,000.00	(1,547.31) -10.32 %
FORMS & OFFICE SUPPLIES	1	06 4190.17	5	386.23	17,614.95	9,166.60	(8,448.35) -92.16 %
Other Sundry Expense	1	06 4190.18	5	358.07	7,019.63	10,000.00	2,980.37 29.80 %
Administrative Contact Costs	1	06 4190.19	5	8,819.07	76,275.77	62,500.00	(13,775.77) -22.04 %
BOARD MEETING EXPENSE	1	06 4190.9	5	0.00	9,273.05	6,250.00	(3,023.05) -48.37 %
Total Administrative Expense				77,682.67	568,054.26	651,317.10	83,262.84 12.78 %
Tenant Services							
TEN SERVICES - RECREATION, PU	1	06 4220	5	0.00	307.89	0.00	(307.89) -100.00 %
Total Tenant Services				0.00	307.89	0.00	(307.89) -100.00 %
Utilities Expense							
WATER	1	06 4310	5	24.61	294.66	166.60	(128.06) -76.87 %
ELECTRICITY	1	06 4320	5	842.73	10,164.99	11,430.00	1,265.01 11.07 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390	5	41.49	534.75	250.00	(284.75) -113.90 %
Total Utilities Expense				908.83	10,994.40	11,846.60	852.20 7.19 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06 4410	5	635.38	8,836.17	11,926.60	3,090.43 25.91 %
MATERIALS	1	06 4420	5	239.54	4,191.35	4,169.10	(22.25) -0.53 %
Contract Cots-Extermination/Pest Con	1	06 4430.01	5	198.00	792.00	833.30	41.30 4.96 %
Contract Costs-Other Repairs	1	06 4430.03	5	0.00	0.00	4,166.60	4,166.60 100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06 4430.08	5	49.90	657.66	666.60	8.94 1.34 %
Contract Costs-Other	1	06 4430.13	5	121.50	121.50	0.00	(121.50) -100.00 %
Contact Costs-Heating & Cooling Cont	1		5	3,363.69	9,748.19	3,750.00	(5,998.19) -159.95 %

Report Criteria PHA: 1 Project: '06'

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
 HHA Low Rent
 ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	10 Month(s) Ended January 31, 2023	Budget	Variance	Variance %
		06 4430.17					
Contact Costs-Electrical Contracts	1	06 4430.21	5	0.00	430.00	833.30	403.30 48.40 %
Garbage and Trash Removal	1	06 4431	5	46.79	421.11	625.00	203.89 32.62 %
Emp Benefit Cont - Maintenance	1	06 4433	5	44.72	3,399.27	4,837.50	1,438.23 29.73 %
Total Ordinary Maintenance and Operation				4,699.52	28,597.25	31,808.00	3,210.75 10.09 %
Protective Services							
Protective Services - Contract Costs	1	06 4480	5	446.67	11,565.36	3,333.30	(8,232.06) -246.96 %
Total Protective Services				446.67	11,565.36	3,333.30	(8,232.06) -246.96 %
General Expense							
Insurance -Property (Fire & EC)	1	06 4510.01	5	659.33	2,274.86	1,666.60	(608.26) -36.50 %
Insurance - General Liability	1	06 4510.02	5	129.06	516.24	416.60	(99.64) -23.92 %
Insurance - Automobile	1	06 4510.03	5	435.28	1,634.80	1,250.00	(384.80) -30.78 %
Insurance - Workman's Comp	1	06 4510.04	5	1,905.72	5,230.08	3,770.80	(1,459.28) -38.70 %
Insurance - Fidelity Bond	1	06 4510.09	5	243.92	975.66	816.60	(159.06) -19.48 %
Insurance - Windstorm	1	06 4510.15	5	463.28	4,437.03	4,166.60	(270.43) -6.49 %
MATLAND PROPERTY TAXES	1	06 4520.1	5	0.00	356.41	416.60	60.19 14.45 %
Total General Expense				3,836.59	15,425.08	12,503.80	(2,921.28) -23.36 %
Other Expenditures							
Property Better & Add-Contract Costs	1	06 7540.4	5	0.00	0.00	37,500.00	37,500.00 100.00 %
Operating Exp For Property - Contra	1	06 7590	5	0.00	0.00	(37,500.00)	(37,500.00) -100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00 -100.00 %
Total Expenses				(87,574.28)	(634,944.24)	(710,808.80)	75,864.56 10.67 %
Total Net Income (Loss)				(15,900.22)	66,059.75	1.20	66,058.55 8629879.17 %

Report Criteria PHA: 1 Project: '06'

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
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	25,805.00	172.03	266,378.00	177.59	242,704.30	23,673.70	9.75 %
Nondwelling Rental	1 01 3190	5	257.00	1.71	257.00	0.17	0.00	257.00	100.00 %
Total Rental Income			26,062.00	173.75	266,635.00	177.76	242,704.30	23,930.70	9.86 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	30.79	0.21	12,006.21	8.00	2,850.00	9,156.21	321.27 %
Interest Income - Bank Statement	1 01 3610.01	5	3,114.87	20.77	9,039.16	6.03	0.00	9,039.16	100.00 %
Other Income-Tenants	1 01 3690	5	2,580.00	17.20	22,914.00	15.28	21,343.30	1,570.70	7.36 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	188.88	0.13	1,666.60	(1,477.72)	-88.67 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	250.00	(250.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	1,844.22	1.23	500.00	1,344.22	268.84 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	0.00	0.00	95,700.00	63.80	0.00	95,700.00	100.00 %
Total Other Income			5,725.66	38.17	141,692.47	94.46	101,609.90	40,082.57	39.45 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	73,342.00	488.95	618,585.00	412.39	568,565.00	50,020.00	8.80 %
Total Other Receipts			73,342.00	488.95	618,585.00	412.39	568,565.00	50,020.00	8.80 %
Total Revenue			105,129.66	700.86	1,026,912.47	684.61	912,879.20	114,033.27	12.49 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,145.12	27.63	49,504.09	33.00	95,670.30	46,166.21	48.26 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	0.00	0.00	7,205.17	4.80	0.00	(7,205.17)	-100.00 %
Legal Expense	1 01 4130	5	143.00	0.95	874.25	0.58	2,500.00	1,625.75	65.03 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	5.34	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	3.78	6,292.30	629.23	10.00 %
Employee Benefits Cont - Admin	1 01 4182	5	2,727.22	18.18	28,759.18	19.17	44,666.60	15,907.42	35.61 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	0.00	0.00	550.35	0.37	0.00	(550.35)	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	458.30	458.30	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	91.85	0.61	770.23	0.51	833.30	63.07	7.57 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	0.67	2,916.60	1,911.60	65.54 %
Tenant Tracker	1 01 4190.10	5	0.00	0.00	1,755.50	0.12	2,916.60	2,741.10	93.98 %
Publications	1 01 4190.11	5	0.00	0.00	655.00	0.44	2,500.00	1,845.00	73.80 %

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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 01	4190.12 5	665.15	4.43	1,632.13	1.09	1,666.60	34.47	2.07 %
Telephone/Cell Phones/Internet	1 01	4190.13 5	830.46	5.54	6,556.46	4.37	6,666.60	110.14	1.65 %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	8,640.00	5.76	8,640.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	625.17	4.17	4,014.21	2.68	8,333.30	4,319.09	51.83 %
Other Sundry Expense	1 01	4190.18 5	301.35	2.01	2,989.56	1.99	6,666.60	3,677.04	55.16 %
Administrative Contact Costs	1 01	4190.19 5	5,466.19	36.44	42,187.79	28.13	32,689.90	(9,497.89)	-29.05 %
Management Fee Expense - AMP	1 01	4190.21 5	8,772.96	58.49	85,711.16	57.14	84,374.80	(1,336.36)	-1.58 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	15,000.00	10.00	15,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	11,062.50	7.38	11,100.00	37.50	0.34 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,000.00	2.00	3,000.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	0.00	0.00	108.96	0.07	0.00	(108.96)	-100.00 %
Total Administrative Expense			27,534.97	183.57	284,081.21	189.39	339,558.40	55,477.19	16.34 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	856.79	5.71	11,922.99	7.95	16,966.80	5,043.81	29.73 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	2,894.41	1.93	6,666.60	3,772.19	56.58 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	4,153.14	2.77	7,050.80	2,897.66	41.10 %
Total Tenant Services			856.79	5.71	18,970.54	12.65	30,684.20	11,713.66	38.17 %
Utilities Expense									
Water	1 01	4310 5	75.21	0.50	817.46	0.55	2,916.60	2,099.14	71.97 %
Electricity	1 01	4320 5	1,015.96	6.77	9,465.46	6.31	10,833.30	1,367.84	12.63 %
Gas	1 01	4330 5	152.10	1.01	1,348.26	0.90	1,083.30	(264.96)	-24.46 %
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	50.94	0.34	575.58	0.38	1,250.00	674.42	53.95 %
Total Utilities Expense			1,294.21	8.63	12,263.02	8.18	16,083.20	3,820.18	23.75 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	7,683.02	51.22	55,716.71	37.14	91,275.00	35,558.29	38.96 %
Materials	1 01	4420 5	3,583.11	23.89	29,076.47	19.38	64,481.00	35,404.53	54.91 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.68	41,666.60	40,651.60	97.56 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,375.00	9.17	6,725.00	4.48	9,166.60	2,441.60	26.64 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	8,930.00	5.95	41,666.60	32,736.60	78.57 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.73	0.11	128.70	0.09	833.30	704.60	84.56 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	903.26	0.60	5,166.60	4,263.34	82.52 %
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	4,404.42	2.94	2,083.30	(2,321.12)	-111.42 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	2.72	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	7,070.00	47.13	8,337.50	5.56	4,166.60	(4,170.90)	-100.10 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.11	4,166.60	4,006.60	96.16 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	15,346.00	10.23	16,666.60	1,320.60	7.92 %

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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Contract Costs-Unit Turnaround	1 01	4430.20 5	3,990.00	26.60	3,990.00	2.66	25,000.00	21,010.00	84.04 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	1,250.00	8.33	3,465.00	2.31	4,166.60	701.60	16.84 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	450.00	3.00	6,395.00	4.26	25,000.00	18,605.00	74.42 %
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	0.00	0.00	3,250.00	2.17	0.00	(3,250.00)	-100.00 %
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	1,833.30	1,833.30	100.00 %
Connect/Disconnect Fees	1 01	4430.4 5	75.00	0.50	400.00	0.27	1,666.60	1,266.60	76.00 %
Garbage and Trash Collection	1 01	4431 5	318.07	2.12	2,209.03	1.47	2,916.60	707.57	24.26 %
Emp Benefit Cont - Maintenance	1 01	4433 5	3,546.01	23.64	25,473.65	16.98	36,520.80	11,047.15	30.25 %
Total Ordinary Maintenance and Operation			30,931.79	206.21	180,009.10	120.01	378,442.70	198,433.60	52.43 %
Protective Services									
Protective Services - Contract Costs	1 01	4480 5	1,816.41	12.11	23,647.47	15.77	46,275.70	22,628.23	48.90 %
Total Protective Services			1,816.41	12.11	23,647.47	15.77	46,275.70	22,628.23	48.90 %
General Expense									
Insurance -Property (Fire & EC)	1 01	4510.01 5	4,615.31	30.77	15,253.98	10.17	8,333.30	(6,920.68)	-83.05 %
Insurance - General Liability	1 01	4510.02 5	113.58	0.76	454.32	0.30	416.60	(37.72)	-9.05 %
Insurance - Automobile	1 01	4510.03 5	625.72	4.17	2,350.04	1.57	2,083.30	(266.74)	-12.80 %
Insurance - Workman's Comp	1 01	4510.04 5	1,408.58	9.39	3,865.72	2.58	2,500.00	(1,365.72)	-54.63 %
Insurance - Fidelity Bond	1 01	4510.09 5	180.29	1.20	721.15	0.48	916.60	195.45	21.32 %
Insurance - Windstorm	1 01	4510.15 5	9,951.99	66.35	73,119.71	48.75	58,333.30	(14,786.41)	-25.35 %
Insurance - Windstorm - 1406	1 01	4510.15P 5	0.00	0.00	10,947.19	7.30	0.00	(10,947.19)	-100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	25,980.07	17.32	25,000.00	(980.07)	-3.92 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.03	83.30	32.72	39.28 %
Collection Losses	1 01	4570 5	0.00	0.00	711.00	0.47	4,166.60	3,455.60	82.94 %
Total General Expense			19,395.47	129.30	133,453.76	88.97	101,833.00	(31,620.76)	-31.05 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	3.80	191,937.80	186,237.80	97.03 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(3.80)	(191,937.80)	(186,237.80)	-97.03 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(81,829.64)	(545.53)	(652,425.10)	(434.95)	(912,877.20)	260,452.10	28.53 %
Net Income (Loss)			23,300.02	155.35	374,487.37	249.66	2.00	374,485.37	28036158.50 %

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
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	27,885.00	188.41	250,939.00	169.55	242,413.30	8,525.70	3.52 %
Nondwelling Rental	1 02 3190	5	700.00	4.73	4,738.00	3.20	3,500.00	1,238.00	35.37 %
Total Rental Income			28,585.00	193.14	255,677.00	172.75	245,913.30	9,763.70	3.97 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	6,557.41	4.43	1,842.50	4,714.91	255.90 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,684.73	11.38	4,829.05	3.26	0.00	4,829.05	100.00 %
Other Income - Tenants	1 02 3690	5	2,436.00	16.46	27,632.00	18.67	21,318.30	6,313.70	29.62 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	1,285.35	0.87	0.00	1,285.35	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	261.60	(261.60)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	452.56	0.31	416.60	35.96	8.63 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	-100.00 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	0.00	0.00	95,700.00	64.66	0.00	95,700.00	100.00 %
Total Other Income			4,120.73	27.84	136,456.37	92.20	98,839.00	37,617.37	38.06 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	66,722.00	450.82	555,537.00	375.36	521,490.00	34,047.00	6.53 %
Total Other Receipts			66,722.00	450.82	555,537.00	375.36	521,490.00	34,047.00	6.53 %
Total Revenue			99,427.73	671.81	947,670.37	640.32	866,242.30	81,428.07	9.40 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	8,537.87	57.69	68,136.69	46.04	126,150.80	58,014.11	45.99 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	0.00	0.00	8,494.25	5.74	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	143.00	0.97	1,547.00	1.05	2,083.30	536.30	25.74 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	416.60	416.60	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	666.60	666.60	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	5.91	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	4.21	5,456.60	(779.68)	-14.29 %
Employee Benefits Cont - Admin	1 02 4182	5	3,323.77	22.46	26,823.95	18.12	46,926.60	20,102.65	42.84 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	0.00	0.00	666.10	0.45	0.00	(666.10)	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	83.30	83.30	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	91.85	0.62	770.23	0.52	666.60	(103.63)	-15.55 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	0.67	2,776.60	1,785.00	64.29 %
Tenant Tracker	1 02 4190.10	5	0.00	0.00	175.50	0.12	2,083.30	1,907.80	91.58 %
Publications	1 02 4190.11	5	0.00	0.00	647.60	0.44	2,916.60	2,269.00	77.80 %

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: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 02	4190.12 5	665.15	4.49	1,631.46	1.10	833.30	(798.16)	-95.78 %
Telephone/Cell Phone/Internet	1 02	4190.13 5	1,279.67	8.65	9,027.31	6.10	12,708.30	3,680.99	28.97 %
Forms & Office Supplies	1 02	4190.17 5	1,957.90	13.23	4,142.93	2.80	5,833.30	1,690.37	28.98 %
Other Sundry Expense	1 02	4190.18 5	221.90	1.50	2,204.91	1.49	5,166.60	2,961.69	57.32 %
Administrative Contact Costs	1 02	4190.19 5	3,659.02	24.72	48,749.10	32.94	41,666.60	(7,082.50)	-17.00 %
Management Fee Expense - AMP	1 02	4190.21 5	8,653.60	58.47	83,453.17	56.39	77,533.30	(5,919.87)	-7.64 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	14,800.00	10.00	14,000.00	(800.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,087.50	7.35	10,770.00	7.28	10,200.00	(570.00)	-5.59 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,960.00	2.00	2,800.00	(160.00)	-5.71 %
Board Meeting Expense	1 02	4190.9 5	0.00	0.00	73.64	0.05	0.00	(73.64)	-100.00 %
Total Administrative Expense			31,397.23	212.14	301,052.37	203.41	361,801.60	60,749.23	16.79 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	683.19	4.62	10,400.56	7.03	16,963.30	6,562.74	38.69 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	80.00	0.54	2,387.70	1.61	4,166.60	1,778.90	42.69 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	5,737.39	3.88	10,208.30	4,470.91	43.80 %
Total Tenant Services			763.19	5.16	18,525.65	12.52	31,338.20	12,812.55	40.88 %
Utilities Expense									
Water	1 02	4310 5	118.34	0.80	1,589.56	1.07	2,333.30	743.74	31.88 %
Electricity	1 02	4320 5	383.21	2.59	10,366.11	7.00	11,666.60	1,300.49	11.15 %
Gas	1 02	4330 5	307.77	2.08	2,756.79	1.86	2,333.30	(423.49)	-18.15 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	25.83	0.17	398.83	0.27	833.30	434.47	52.14 %
Total Utilities Expense			835.15	5.64	15,111.29	10.21	17,999.80	2,888.51	16.05 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	4,780.50	32.30	40,147.40	27.13	78,130.40	37,983.00	48.61 %
Materials	1 02	4420 5	333.43	2.25	24,772.74	16.74	43,023.60	18,250.86	42.42 %
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	3.91	0.00	(5,785.50)	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	11.30	33,333.30	16,613.30	49.84 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,050.00	7.09	8,347.00	5.64	10,000.00	1,653.00	16.53 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	31,425.00	21.23	29,166.60	(2,258.40)	-7.74 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.73	0.11	128.70	0.09	333.30	204.60	61.39 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	288.16	1.95	1,390.36	0.94	2,500.00	1,109.64	44.39 %
Contract Costs-Maintenance	1 02	4430.09 5	1,059.20	7.16	9,512.46	6.43	0.00	(9,512.46)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	3,056.00	20.65	12,636.50	8.54	12,500.00	(136.50)	-1.09 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	5,033.99	3.40	10,000.00	4,966.01	49.66 %
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	48,425.00	32.72	16,666.60	(31,758.40)	-190.55 %

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: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %	
4430.01-EXTERMINATING/PEST CONTRO	1 02 4430.2	5	0.00	0.00	0.00	0.00	4,166.60	4,166.60	100.00 %	
Contract Costs-Unit Turnaround	1 02 4430.20	5	0.00	0.00	0.00	0.00	26,666.60	26,666.60	100.00 %	
Contact Costs-Electrical Contracts	1 02 4430.21	5	895.00	6.05	7,540.00	5.09	0.00	(7,540.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22	5	4,200.00	28.38	12,580.00	8.50	12,500.00	(80.00)	-0.64 %	
Contract Costs-Janitorial Contracts	1 02 4430.23	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %	
Connect/Disconnect Fees	1 02 4430.4	5	15.00	0.10	465.00	0.31	1,250.00	785.00	62.80 %	
Garbage and Trash Collection	1 02 4431	5	221.70	1.50	2,028.34	1.37	3,956.20	1,927.86	48.73 %	
Emp Benefit Cont - Maintenance	1 02 4433	5	1,532.41	10.35	15,247.85	10.30	34,149.70	18,901.85	55.35 %	
Total Ordinary Maintenance and Operation			20,048.13	135.46	242,238.25	163.67	319,592.90	77,354.65	24.20 %	
Protective Services										
Protective Services - Contract Costs	1 02 4480	5	2,138.74	14.45	26,332.77	17.79	37,500.00	11,167.23	29.78 %	
Total Protective Services			2,138.74	14.45	26,332.77	17.79	37,500.00	11,167.23	29.78 %	
General Expense										
Insurance -Property (Fire & EC)	1 02 4510.01	5	4,615.31	31.18	16,461.63	11.12	10,833.30	(5,628.33)	-51.95 %	
Insurance - General Liability	1 02 4510.02	5	103.25	0.70	413.00	0.28	416.60	3.60	0.86 %	
Insurance - Automobile	1 02 4510.03	5	625.72	4.23	2,350.04	1.59	1,666.60	(683.44)	-41.01 %	
Insurance - Workman's Comp	1 02 4510.04	5	1,325.72	8.96	3,638.32	2.46	2,500.00	(1,138.32)	-45.53 %	
Insurance - Fidelity Bond	1 02 4510.09	5	169.68	1.15	678.71	0.46	862.50	183.79	21.31 %	
Insurance - Windstorm	1 02 4510.15	5	9,265.65	62.61	68,076.99	46.00	52,500.00	(15,576.99)	-29.67 %	
Insurance - Windstorm	1 02 4510.15P	5	0.00	0.00	10,192.21	6.89	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	27,142.94	18.34	25,000.00	(2,142.94)	-8.57 %	
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.03	62.50	11.92	19.07 %	
Collection Losses	1 02 4570	5	1,154.00	7.80	5,380.00	3.64	4,166.60	(1,213.40)	-29.12 %	
Other General Expense	1 02 4590	5	0.00	0.00	992.50	0.67	0.00	(992.50)	-100.00 %	
Total General Expense			19,759.33	133.51	135,376.92	91.47	98,008.10	(37,368.82)	-38.13 %	
Other Expenditures										
Replacement Non-Deprec Equip-1406	1 02 7520.9OP	5	0.00	0.00	5,650.00	3.82	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	68,050.00	45.98	178,333.30	110,283.30	61.84 %	
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	0.00	0.00	6,800.00	4.59	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	(68,050.00)	(45.98)	(178,333.30)	(110,283.30)	-61.84 %	
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	0.00	0.00	(6,800.00)	(4.59)	0.00	6,800.00	100.00 %	
Total Other Expenditures			0.00	0.00	5,650.00	3.82	0.00	(5,650.00)	-100.00 %	
Total Expenses			(74,941.77)	(506.36)	(744,287.25)	(502.90)	(866,240.60)	121,953.35	14.08 %	
Net Income (Loss)			24,485.96	165.42	203,383.12	137.42	1.70	203,381.42	11563612.94 %	

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	26,961.00	134.81	291,328.28	145.66	275,480.30	15,847.98	5.75 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	3,500.00	1.75	3,500.00	0.00	0.00 %
Total Rental Income			26,961.00	134.81	294,828.28	147.41	278,980.30	15,847.98	5.68 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,069.88	15.35	21,348.61	10.67	3,050.80	18,297.81	599.77 %
Other Income-Tenants	1 03 3690	5	3,027.00	15.14	26,104.00	13.05	27,183.30	(1,079.30)	-3.97 %
Other Income - Misc Other Revenue	1 03 3690.1	5	469.19	2.35	1,433.87	0.72	36,434.40	(35,000.53)	-96.06 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	830.80	0.42	458.30	372.50	81.28 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	0.00	0.00	82,500.00	(82,500.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	0.00	0.00	127,600.00	63.80	0.00	127,600.00	100.00 %
Total Other Income			6,566.07	32.83	177,317.28	88.66	149,626.80	27,690.48	18.51 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	98,978.50	494.89	836,663.50	418.33	749,350.00	87,313.50	11.65 %
Total Other Receipts			98,978.50	494.89	836,663.50	418.33	749,350.00	87,313.50	11.65 %
Total Revenue			132,505.57	662.53	1,308,809.06	654.40	1,177,957.10	130,851.96	11.11 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	9,331.71	46.66	86,018.60	43.01	155,108.70	69,090.10	44.54 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	0.00	0.00	14,600.40	7.30	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130	5	143.00	0.72	1,293.50	0.65	3,333.30	2,039.80	61.19 %
Staff Training	1 03 4140	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60	100.00 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Accounting Fees	1 03 4170	5	0.00	0.00	11,680.29	5.84	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171	5	0.00	0.00	8,524.03	4.26	6,666.60	(1,857.43)	-27.86 %
Employee Benefits Cont - Admin	1 03 4182	5	2,734.57	13.67	27,777.01	13.89	64,633.30	36,856.29	57.02 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	0.00	0.00	1,116.92	0.56	0.00	(1,116.92)	-100.00 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	91.85	0.46	770.23	0.39	833.30	63.07	7.57 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	1,340.00	0.67	1,666.60	326.60	19.60 %
Tenant Tracker	1 03 4190.10	5	0.00	0.00	234.00	0.12	3,562.60	3,328.60	93.43 %
Publications	1 03 4190.11	5	0.00	0.00	960.00	0.48	4,166.60	3,206.60	76.96 %
Membership Dues and Fees	1 03 4190.12	5	937.06	4.69	2,226.37	1.11	1,666.60	(559.77)	-33.59 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	886.73	4.43	10,728.10	5.36	11,666.60	938.50	8.04 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %	
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	8,640.00	4.32	8,640.00	0.00	0.00 %	
Forms & Office Supplies	1 03	4190.17 5	1,675.07	8.38	5,760.47	2.88	6,666.60	906.13	13.59 %	
Other Sundry Expense	1 03	4190.18 5	272.36	1.36	3,128.56	1.56	4,166.60	1,038.04	24.91 %	
Administrative Contact Costs	1 03	4190.19 5	8,442.71	42.21	62,002.54	31.00	31,535.90	(30,466.64)	-96.61 %	
Management Fee Expense - AMP	1 03	4190.21 5	11,756.96	58.78	111,176.61	55.59	110,599.40	(577.21)	-0.52 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	20,000.00	10.00	20,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,477.50	7.39	14,347.50	7.17	14,550.00	202.50	1.39 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,000.00	2.00	4,000.00	0.00	0.00 %	
Board Meeting Expense	1 03	4190.9 5	0.00	0.00	108.96	0.05	0.00	(108.96)	-100.00 %	
Total Administrative Expense			41,013.52	205.07	396,434.09	198.22	459,295.80	62,861.71	13.69 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	796.75	3.98	23,588.02	11.79	19,557.60	(4,030.42)	-20.61 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	60.00	0.30	3,258.64	1.63	4,000.00	741.36	18.53 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	735.14	3.68	10,987.27	5.49	8,750.00	(2,237.27)	-25.57 %	
Total Tenant Services			1,591.89	7.96	37,833.93	18.92	32,307.60	(5,526.33)	-17.11 %	
Utilities Expense										
Water	1 03	4310 5	359.93	1.80	5,107.00	2.55	5,000.00	(107.00)	-2.14 %	
Electricity	1 03	4320 5	1,585.91	7.93	16,186.09	8.09	17,500.00	1,313.91	7.51 %	
Gas	1 03	4330 5	150.46	0.75	1,390.12	0.70	1,666.60	276.48	16.59 %	
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	0.00	0.00	28.13	0.01	0.00	(28.13)	-100.00 %	
Other Utility Expense - Sewer	1 03	4390 5	46.81	0.23	1,084.37	0.54	1,666.60	582.23	34.94 %	
Total Utilities Expense			2,143.11	10.72	23,795.71	11.90	25,833.20	2,037.49	7.89 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	8,397.86	41.99	78,573.52	39.29	116,824.10	38,250.58	32.74 %	
Materials	1 03	4420 5	3,857.70	19.29	27,871.89	13.94	66,666.60	38,794.71	58.19 %	
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.44	25,000.00	24,125.00	96.50 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,823.00	9.12	7,965.00	3.98	25,000.00	17,035.00	68.14 %	
Contract Costs-Other Repairs	1 03	4430.03 5	7,900.00	39.50	23,945.00	11.97	25,000.00	1,055.00	4.22 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.33	0.11	171.61	0.09	833.30	661.69	79.41 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	114.73	0.57	1,447.52	0.72	4,166.60	2,719.08	65.26 %	
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	2,017.02	1.01	12,500.00	10,482.98	83.86 %	
Contract Costs-Other	1 03	4430.13 5	1,285.00	6.43	3,390.00	1.70	25,000.00	21,610.00	86.44 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	0.92	41,666.60	39,830.62	95.59 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	2,900.00	14.50	33,300.00	16.65	36,711.20	3,411.20	9.29 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	3,990.00	19.95	23,925.00	11.96	20,833.30	(3,091.70)	-14.84 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	785.00	0.39	29,166.60	28,381.60	97.31 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(2.65)	8,333.30	13,633.30	163.60 %	

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: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %	
Contract Costs-Janitorial Contracts	1 03 4430.23	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60	100.00 %	
Connect/Disconnect Fees	1 03 4430.4	5	165.00	0.83	1,075.00	0.54	1,666.60	591.60	35.50 %	
Garbage and Trash Collection	1 03 4431	5	460.34	2.30	3,711.79	1.86	2,500.00	(1,211.79)	-48.47 %	
Emp Benefit Cont - Maintenance	1 03 4433	5	4,089.74	20.45	38,136.10	19.07	47,565.00	9,428.90	19.82 %	
Emp Benefit Cont - Maint Unemployment	1 03 4433.8	5	0.00	0.00	0.00	0.00	585.80	585.80	100.00 %	
Total Ordinary Maintenance and Operation			35,005.70	175.03	243,725.43	121.86	491,685.60	247,960.17	50.43 %	
Protective Services										
Protective Services - Contract Costs	1 03 4480	5	2,421.84	12.11	32,124.54	16.06	50,000.00	17,875.46	35.75 %	
Total Protective Services			2,421.84	12.11	32,124.54	16.06	50,000.00	17,875.46	35.75 %	
General Expense										
Insurance -Property (Fire & EC)	1 03 4510.01	5	5,604.31	28.02	19,470.11	9.74	12,500.00	(6,970.11)	-55.76 %	
Insurance - General Liability	1 03 4510.02	5	154.88	0.77	619.52	0.31	1,583.30	963.78	60.87 %	
Insurance - Automobile	1 03 4510.03	5	843.36	4.22	3,167.44	1.58	2,083.30	(1,084.14)	-52.04 %	
Insurance - Workman's Comp	1 03 4510.04	5	2,237.15	11.19	6,139.66	3.07	6,166.60	26.94	0.44 %	
Insurance - Fidelity Bond	1 03 4510.09	5	286.34	1.43	1,145.35	0.57	1,250.00	104.65	8.37 %	
Insurance - Windstorm	1 03 4510.15	5	13,812.68	69.06	101,485.05	50.74	60,000.00	(41,485.05)	-69.14 %	
Insurance - Windstorm	1 03 4510.15P	5	0.00	0.00	15,193.95	7.60	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03 4520	5	2,916.66	14.58	28,162.40	14.08	29,166.60	1,004.20	3.44 %	
PROPERTY TAXES	1 03 4520.1	5	0.00	0.00	67.43	0.03	83.30	15.87	19.05 %	
Collection Losses	1 03 4570	5	3,625.00	18.13	8,795.00	4.40	6,000.00	(2,795.00)	-46.58 %	
Total General Expense			29,480.38	147.40	184,245.91	92.12	118,833.10	(65,412.81)	-55.05 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 03 7540.4	5	27,500.00	137.50	282,448.63	141.22	266,878.90	(15,569.73)	-5.83 %	
Prop Bett & Add- Contracts - 1406	1 03 7540.4OP	5	0.00	0.00	17,301.37	8.65	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03 7590	5	(27,500.00)	(137.50)	(282,448.63)	(141.22)	(266,878.90)	15,569.73	5.83 %	
Operating Exp Prop - Contra - 1406	1 03 7590.OP	5	0.00	0.00	(17,301.37)	(8.65)	0.00	17,301.37	100.00 %	
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %	
Total Expenses			(111,656.44)	(558.28)	(918,159.61)	(459.08)	(1,177,955.30)	259,795.69	22.05 %	
Net Income (Loss)			20,849.13	104.25	390,649.45	195.32	1.80	390,647.65	20741460.00 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 80 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental		3 01 3110	5	4,200.00	525.00	39,358.00	491.98	40,000.00	(642.00)	-1.60 %
Total Rental Income				4,200.00	525.00	39,358.00	491.98	40,000.00	(642.00)	-1.60 %
Other Income										
Interest Earned on Gen Fund Investments		3 01 3610	5	215.07	26.88	2,128.35	26.60	710.00	1,418.35	199.77 %
Other Income-Tenants		3 01 3690	5	75.00	9.38	465.00	5.81	187.50	277.50	148.00 %
Total Other Income				290.07	36.26	2,593.35	32.42	897.50	1,695.85	188.95 %
Total Revenue				4,490.07	561.26	41,951.35	524.39	40,897.50	1,053.85	2.58 %
Administrative Expense										
Nontechnical Salaries		3 01 4110	5	113.88	14.24	1,578.43	19.73	6,960.00	5,381.57	77.32 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	166.60	166.60	100.00 %
Accounting Fees		3 01 4170	5	0.00	0.00	1,304.25	16.30	0.00	(1,304.25)	-100.00 %
Audit Fees		3 01 4171	5	0.00	0.00	1,018.48	12.73	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin		3 01 4182	5	8.22	1.03	461.83	5.77	3,388.30	2,926.47	86.37 %
Sundry		3 01 4190	5	569.29	71.16	1,826.29	22.83	833.30	(992.99)	-119.16 %
Advertising and Marketing		3 01 4190.08	5	0.00	0.00	80.40	1.00	208.30	127.90	61.40 %
Publications		3 01 4190.11	5	0.00	0.00	44.40	0.56	166.60	122.20	73.35 %
Forms & Office Supplies		3 01 4190.17	5	152.56	19.07	262.56	3.28	0.00	(262.56)	-100.00 %
Other Sundry Expense		3 01 4190.18	5	379.95	47.49	3,688.90	46.11	4,579.20	890.30	19.44 %
Total Administrative Expense				1,223.90	152.99	10,265.54	128.32	16,302.30	6,036.76	37.03 %
Utilities Expense										
Water		3 01 4310	5	30.25	3.78	266.28	3.33	355.00	88.72	24.99 %
Other Utility Expense - Sewer		3 01 4390	5	53.93	6.74	472.15	5.90	650.00	177.85	27.36 %
Total Utilities Expense				84.18	10.52	738.43	9.23	1,005.00	266.57	26.52 %
Ordinary Maintenance and Operation										
Labor		3 01 4410	5	0.00	0.00	219.80	2.75	7,747.50	7,527.70	97.16 %
Materials		3 01 4420	5	0.00	0.00	19.80	0.25	1,666.60	1,646.80	98.81 %
Contract Cots-Extermination		3 01 4430.01	5	90.00	11.25	450.00	5.63	446.60	(3.40)	-0.76 %
Contract Costs-Other Repairs		3 01 4430.03	5	0.00	0.00	3,645.00	45.56	2,270.00	(1,375.00)	-60.57 %
Contract Costs-Other		3 01 4430.13	5	45.00	5.63	45.00	0.56	0.00	(45.00)	-100.00 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	285.00	35.63	635.00	7.94	1,913.30	1,278.30	66.81 %
Connect/Disconnect Fees		3 01 4430.4	5	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
Garbage and Trash Collection		3 01 4431	5	95.94	11.99	863.46	10.79	1,083.30	219.84	20.29 %
Emp Benefit Cont - Maintenance		3 01 4433	5	0.00	0.00	72.85	0.91	4,663.30	4,590.45	98.44 %

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: 80 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	PUM	10 Month(s) Ended January 31, 2023	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			515.94	64.49	5,950.91	74.39	19,815.60	13,864.69	69.97 %
General Expense									
Insurance -Property (Fire & EC)	3 01	4510.01 5	824.16	103.02	2,843.64	35.55	1,909.00	(934.64)	-48.96 %
Insurance - General Liability	3 01	4510.02 5	15.46	1.93	61.93	0.77	53.30	(8.63)	-16.19 %
Insurance - Windstorm	3 01	4510.15 5	162.15	20.27	1,552.95	19.41	1,811.60	258.65	14.28 %
Total General Expense			1,001.77	125.22	4,458.52	55.73	3,773.90	(684.62)	-18.14 %
Total Expenses			(2,825.79)	(353.22)	(21,413.40)	(267.67)	(40,896.80)	19,483.40	47.64 %
Net Income (Loss)			1,664.28	208.03	20,537.95	256.72	0.70	20,537.25	2896942.86 %

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 January 31, 2023	10 Month(s) Ended January 31, 2023	Budget	Variance	Variance %
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	52,529.00	568,035.00	435,125.00	132,910.00	30.55 %	
Interest Income HA Portion	7	01	3300	5	415.94	4,010.32	1,013.30	2,997.02	295.77 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,145.00	6,145.80	(2,000.80)	-32.56 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	833.30	(833.30)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	409.77	21,380.28	3,025.80	18,354.48	606.60 %	
Other Income	7	01	3690	5	0.00	35.00	87.50	(52.50)	-60.00 %	
HAP Earned Income	7	01	4902	5	392,709.00	3,772,464.00	3,654,736.60	117,727.40	3.22 %	
Total Operating Income					446,063.71	4,370,069.60	4,100,967.30	269,102.30	6.56 %	
Total Revenue					446,063.71	4,370,069.60	4,100,967.30	269,102.30	6.56 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	11,933.61	90,111.28	118,952.50	28,841.22	24.25 %	
Legal Expense	7	01	4130	5	0.00	5,918.25	1,666.60	(4,251.65)	-255.11 %	
STAFF TRAINING	7	01	4140	5	599.00	2,069.00	2,083.30	14.30	0.69 %	
Travel	7	01	4150	5	556.87	1,418.37	2,083.30	664.93	31.92 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	168.42	416.60	248.18	59.57 %	
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	2,500.00	1,706.71	68.27 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	10,680.00	11,030.00	350.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	4,458.49	39,597.22	41,260.00	1,662.78	4.03 %	
Sundry	7	01	4190	5	0.00	0.00	585.80	585.80	100.00 %	
Postage/FedEx/UPS	7	01	4190.03	5	456.26	3,826.08	3,000.00	(826.08)	-27.54 %	
Advertising and Marketing	7	01	4190.08	5	0.00	2,237.80	1,666.60	(571.20)	-34.27 %	
Tenant Tracker	7	01	4190.10	5	0.00	1,020.00	2,500.00	1,480.00	59.20 %	
Publications	7	01	4190.11	5	0.00	1,235.80	4,166.60	2,930.80	70.34 %	
Membership Dues and Fees	7	01	4190.12	5	278.40	2,042.80	833.30	(1,209.50)	-145.15 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	669.85	5,332.57	8,333.30	3,000.73	36.01 %	
Forms & Office Supplies	7	01	4190.17	5	3,980.97	13,194.53	13,333.30	138.77	1.04 %	
Other Sundry Expense	7	01	4190.18	5	53.67	975.82	4,969.10	3,993.28	80.36 %	
Administrative Contact Costs	7	01	4190.19	5	4,542.04	60,862.65	33,333.30	(27,529.35)	-82.59 %	
Asset Management Fee - AMP	7	01	4190.22	5	9,072.00	90,468.00	90,360.00	(108.00)	-0.12 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,670.00	56,542.50	56,475.00	(67.50)	-0.12 %	
Asset Management Fee - AMP	7	03	4190.22	5	960.00	9,264.00	8,640.00	(624.00)	-7.22 %	
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	5,790.00	5,400.00	(390.00)	-7.22 %	
Total Administrative Expense					44,899.16	406,858.15	413,588.60	6,730.45	1.63 %	
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	11,308.10	1,666.60	(9,641.50)	-578.51 %	
4400 Materials	7	01	4420	5	45.72	45.72	0.00	(45.72)	-100.00 %	
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	646.75	0.00	(646.75)	-100.00 %	
Total Operating Expenses					1,226.43	12,000.57	1,666.60	(10,333.97)	-620.06 %	
General Expense										
Insurance - Automobile	7	01	4510.03	5	190.44	715.24	1,250.00	534.76	42.78 %	
Insurance - Workman's Comp	7	01	4510.04	5	1,408.58	3,865.72	3,058.30	(807.42)	-26.40 %	
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	721.15	0.00	(721.15)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	833.30	833.30	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	805.15	833.30	28.15	3.38 %	
Portability - Port In Deposits	7	01	4590.PID	5	(6,176.00)	(48,012.88)	0.00	48,012.88	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	6,176.00	48,012.88	0.00	(48,012.88)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	1,878.59	18,846.20	25,000.00	6,153.80	24.62 %	
Portability - Port In Deposits	7	03	4590.PID	5	(8,116.52)	(8,643.48)	0.00	8,643.48	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	8,116.52	8,643.48	0.00	(8,643.48)	-100.00 %	
Total General Expense					3,709.08	33,300.46	30,974.90	(2,325.56)	-7.51 %	
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	41,666.60	41,666.60	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(41,666.60)	(41,666.60)	-100.00 %	
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %	

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 January 31, 2023	10 Month(s) Ended January 31, 2023	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1 5		384,811.00	3,666,621.68	3,410,939.10	(255,682.58)	-7.50 %
HAP Payments - Utilities	7 01 4715.4 5		6,587.00	61,077.00	27,500.00	(33,577.00)	-122.10 %
Fraud Recovery HUD	7 01 4715.8 5		0.00	(4,145.00)	3,333.30	7,478.30	224.35 %
HAP Portability	7 01 4715.P 5		0.00	0.00	6,666.60	6,666.60	100.00 %
HAP Payments - Port Out	7 01 4715.PO 5		1,311.00	14,319.00	33,333.30	19,014.30	57.04 %
HAP Payments - Rents	7 02 4715.1 5		3,375.00	36,083.00	52,750.80	16,667.80	31.60 %
HAP Payments - Utilities	7 02 4715.4 5		0.00	0.00	4,166.60	4,166.60	100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		12,597.00	118,759.00	41,666.60	(77,092.40)	-185.02 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		92.00	577.00	4,166.60	3,589.60	86.15 %
HAP Payments - Portability	7 03 4715.P 5		0.00	0.00	4,206.60	4,206.60	100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		15,864.00	160,093.96	27,640.00	(132,453.96)	-479.21 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		492.00	4,912.00	0.00	(4,912.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04 4715.HO 5		0.00	0.00	17,326.60	17,326.60	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		1,257.00	12,699.00	17,326.60	4,627.60	26.71 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5		76.00	860.00	3,713.30	2,853.30	76.84 %
Total Housing Assistance Payments			426,462.00	4,071,856.64	3,654,736.00	(417,120.64)	-11.41 %
Total Expenses			(476,296.67)	(4,524,015.82)	(4,100,966.10)	(423,049.72)	-10.32 %
Total Net Income (Loss)			(30,232.96)	(153,946.22)	1.20	(153,947.42)	13066726.66 %

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:

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
Operating Budget submitted to HUD, if applicable, on:
Operating Budget revision approved by Board resolution on:
Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

- 1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Table with 3 columns: Print Board Chairperson's Name, Signature, Date

Resolution #1496

Operating Budgets for fiscal year 2023-2024

The Harlingen Housing Authority Team met to review last year's budget and expenditures as a part of four budget workshops. Two were held in October to introduce the budget planning for the next fiscal year. A 10% increase was added to mostly all budget line items as the inflation rate has increased. This inflation rate was recommended by HUD.

The enclosed budgets are balanced and include a 3% cost of living increase for all employees for the upcoming fiscal year.

Housing Authority of the City of Harlingen

Operating Budget

HHA Low Rent

ADMINISTRATION BUILDING

Fiscal Year End Date:		3/31/2024			12 Month(s)		Ended	
					March 31, 2024	March 31, 2023	Diff	
ACCOUNT								
Rental Income								
NON-DWELLING RENT	1	06	3190	5	26,836.00	22,371.00	4,465.00	
Total Rental Income					26,836.00	22,371.00	4,465.00	
Other Income								
Investment Income - Unrestricted	1	06	3610	5	8,000.00	1,386.00	6,614.00	
OTHER INCOME	1	06	3690	5	16,056.00	12,257.00	3,799.00	
Other Income - CFP Admin 50122	1	06	3690.28	5	50,000.00	42,825.00	7,175.00	
Other Income - CFP Admin 50123	1	06	3690.29		128,000.00	128,000.00	0.00	
Other Income - Management Fee - COCC	1	06	3690.2	5	394,536.00	327,003.28	67,532.72	
Other Income - Asset Management Fee - COCC	1	06	3690.3	5	58,800.00	58,800.00	0.00	
Other Income - Asset Management Fee - Sec 8	1	06	3690.3	5	106,992.00	108,432.00	(1,440.00)	
Other Income -Asset Mgmt-Fees Sec 8 Vash	1	06	3690.3	5	12,528.00	10,368.00	2,160.00	
Other Income - Bookkeeping Fee - COCC	1	06	3690.4	5	43,020.00	43,020.00	0.00	
Other Income - Bookkeeping Fee - Sec 8	1	06	3690.4	5	66,870.00	67,770.00	(900.00)	
Other Income - Bookkeeping fee - Sec 8 Vash	1	06	3690.4	5	7,830.00	6,480.00	1,350.00	
Other Income - sale of equipment/insurance equity	1	06	3690.88	5	500.00	500.00	0.00	
IT Fees	1	06	3690.5	5	11,760.00	11,760.00	0.00	
Other income - Operating transfer in FLC	1	06	3690.21	5	0.00	0.00	0.00	
Other income - Operating transfer in AH	1	06	3690.22	5	12,000.00	12,000.00	0.00	
Total Other Income					916,892.00	830,601.28	86,290.72	
Total Revenue					943,728.00	852,972.28	90,755.72	
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	429,250.00	441,381.31	(12,131.31)	
Administrative Salaries - Comp Absences	1	06	4110.75	5	0.00	0.00	0.00	
LEGAL EXPENSE	1	06	4130	5	9,200.00	9,200.00	0.00	
STAFF TRAINING	1	06	4140	5	17,000.00	10,000.00	7,000.00	
TRAVEL	1	06	4150	5	25,000.00	12,000.00	13,000.00	
Travel-Mileage Reimbursement	1	06	4150.2	5	2,000.00	500.00	1,500.00	
Accounting Fees	1	06	4170	5	37,000.00	37,000.00	0.00	
Audit Fees	1	06	4171	5	5,000.00	4,000.00	1,000.00	
Employee Benefits Cont - Admin	1	06	4182	5	131,300.00	130,000.00	1,300.00	
SUNDRY	1	06	4190	5	2,378.00	1,000.00	1,378.00	
Postage/FedEx/UPS	1	06	4190.03	5	4,000.00	3,500.00	500.00	
Advertising and Marketing	1	06	4190.08	5	5,000.00	5,000.00	0.00	
PUBLICATIONS	1	06	4190.11	5	6,000.00	3,500.00	2,500.00	
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	3,500.00	1,000.00	2,500.00	
Telephone/Cell Phone/Internet	1	06	4190.13	5	24,000.00	18,000.00	6,000.00	
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	16,000.00	11,000.00	5,000.00	
Other Sundry Expense	1	06	4190.18	5	7,000.00	12,000.00	(5,000.00)	
Administrative Contract Costs	1	06	4190.19	5	103,000.00	75,000.00	28,000.00	
BOARD MEETING EXPENSE	1	06	4190.9	5	14,000.00	7,500.00	6,500.00	
Total Administrative Expense					840,628.00	781,581.31	59,046.69	

Tenant Services

TENANT SERVICES - SALARIES	1	06	4210	5	0.00	0.00	0.00
Employee Benefits Cont -Ten Svc	1	06	4222	5	0.00	0.00	0.00
Total Tenant Services					0.00	0.00	0.00

Utility Expense

WATER	1	06	4310	5	400.00	200.00	200.00
ELECTRICITY	1	06	4320	5	15,000.00	13,716.00	1,284.00
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	1,000.00	300.00	700.00
Total Utility Expense					16,400.00	14,216.00	2,184.00

Ordinary Maintenance & Operations

LABOR - WAGES/SALARIES	1	06	4410	5	15,000.00	14,312.00	688.00
MATERIALS	1	06	4420	5	6,000.00	5,002.97	997.03
Contract Cots-Extermination/Pest Control	1	06	4430.01	5	1,200.00	1,000.00	200.00
Contract Costs-Maint Cell Phone	1	06	4430.04	5	0.00	0.00	0.00
Contract Costs - Other Repairs	1	06	4430.03	5	7,000.00	5,000.00	2,000.00
Contract Costs-Auto/Truck Maint/Repair	1	06	4430.08	5	5,000.00	800.00	4,200.00
Contact Costs-Heating & Cooling Contract	1	06	4430.17	5	8,000.00	4,500.00	3,500.00
Contract Costs - Other	1	06	4430.13	5	0.00	0.00	0.00
Contact Costs-Electrical Contracts	1	06	4430.21	5	5,000.00	1,000.00	4,000.00
Garbage and Trash Removal	1	06	4431	5	1,200.00	750.00	450.00
Emp Benefit Cont - Maintenance	1	06	4433	5	0.00	5,805.00	(5,805.00)
Total Ordinary Maintenance & Operations					48,400.00	38,169.97	10,230.03

Protective Services

Protective Services - Contract Costs	1	06	4480	5	20,000.00	4,000.00	16,000.00
Total Protective Services					20,000.00	4,000.00	16,000.00

General Expense

Insurance -Property (Fire & EC)	1	06	4510.01	5	3,000.00	2,000.00	1,000.00
Insurance - General Liability	1	06	4510.02	5	1,000.00	500.00	500.00
Insurance - Automobile	1	06	4510.03	5	1,800.00	1,500.00	300.00
Insurance - Workman's Comp	1	06	4510.04	5	5,000.00	4,525.00	475.00
Insurance - Fidelity Bond	1	06	4510.09	5	1,000.00	980.00	20.00
Insurance - Other	1	06	4510.15	5	6,000.00	5,000.00	1,000.00
Other General Expense	1	06	4590	5	0.00	0.00	0.00
Matland Property Taxes	1	06	4520.1	5	500.00	500.00	0.00
Total General Expense					18,300.00	15,005.00	3,295.00

Other Expenditures

Property Better & Add-Contract Costs	1	06	7540.4	5	50,000.00	45,000.00	5,000.00
Operating Exp For Property - Contra	1	06	7590	5	(50,000.00)	(45,000.00)	(5,000.00)
Total Other Expenditures					0.00	0.00	0.00

Total Expenses

943,728.00 852,972.28 90,755.72

Net Income (Loss)

0.00 0.00 0.00

Housing Authority of the City of Harlingen

Operating Budget
HHA Low Rent
Los Vecinos

Fiscal Year End Date:	3/31/2024	ACCOUNT				12 Month(s) Ended		Diff
						March 31, 2024	March 31, 2023	
Rental Income								
Dwelling Rental	1	01	3110	5	291,245.16	291,245.16	0.00	
Nondwelling Rental	1	01	3190	5	0.00	0.00	0.00	
Total Rental Income					291,245.16	291,245.16	0.00	
Other Income								
Interest Earned on Gen Fund Investments	1	01	3610	5	15,000.00	3,420.00	11,580.00	
Interest Income-Bank Statement	1	01	3610.01	5	0.00	0.00	0.00	
Other Income-Tenants	1	01	3690	5	28,000.00	25,612.00	2,388.00	
Other Income - Misc Other Revenue	1	01	3690.1	5	250.00	2,000.00	(1,750.00)	
Other Income - Insurance Equity	1	01	3690.4515	5	300.00	300.00	0.00	
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	600.00	600.00	0.00	
Other Income - OP Trans in From CFP	1	01	3690.99	5	90,000.00	90,000.00	0.00	
Total Other Income					134,150.00	121,932.00	12,218.00	
Other Receipts								
Operating Subsidy - Current Year	1	01	8020	0	726,990.00	682,278.00	44,712.00	
Total Other Receipts					726,990.00	682,278.00	44,712.00	
Total Revenue					1,152,385.16	1,095,455.16	56,930.00	
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	107,000.00	114,804.42	(7,804.42)	
Legal Expense	1	01	4130	5	3,000.00	3,000.00	0.00	
Staff Training	1	01	4140	5	3,500.00	1,000.00	2,500.00	
Travel	1	01	4150	5	3,500.00	1,000.00	2,500.00	
Travel-Mileage Reimbursement	1	01	4150.2	5	1,200.00	1,200.00	0.00	
Audit Fees	1	01	4171	5	7,550.76	7,550.76	0.00	
Employee Benefits Cont - Admin	1	01	4182	5	42,000.00	53,600.00	(11,600.00)	
Sundry	1	01	4190	5	1,000.00	550.00	450.00	
Postage/FedEx/UPS	1	01	4190.03	5	1,000.00	1,000.00	0.00	
Advertising and Marketing	1	01	4190.08	5	2,500.00	3,500.00	(1,000.00)	
Tenant Tracker	1	01	4190.10	5	0.00	3,500.00	(3,500.00)	
Publications	1	01	4190.11	5	2,000.00	3,000.00	(1,000.00)	
Membership Dues and Fees	1	01	4190.12	5	2,000.00	2,000.00	0.00	
Telephone/Cell Phones/Internet	1	01	4190.13	5	9,000.00	8,000.00	1,000.00	
Rental of Warehouse Space	1	01	4190.14	5	10,368.00	10,368.00	0.00	
Forms & Office Supplies	1	01	4190.17	5	10,000.00	10,000.00	0.00	
Other Sundry Expense	1	01	4190.18	5	7,666.40	8,000.00	(333.60)	
Administrative Contact Costs	1	01	4190.19	5	75,000.00	39,227.88	35,772.12	
Management Fee Expense - AMP	1	01	4190.21	5	108,000.00	101,249.76	6,750.24	
Asset Management Fee - AMP	1	01	4190.22	5	18,000.00	18,000.00	0.00	
Asset Mgmt-AMP Bookkeeping Fees	1	01	4190.23	5	14,000.00	13,320.00	680.00	
IT Fees-COCC	1	01	4190.24	5	3,600.00	3,600.00	0.00	
BOARD MEETING EXPENSES	1	01	4190.9	5	0.00	0.00	0.00	
Total Administrative Expense					431,885.16	407,470.82	24,414.34	
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	18,000.00	20,360.20	(2,360.20)	
Ten Services - Recreation, Pubs, Other	1	01	4220	5	8,000.00	8,000.00	0.00	
Employee Benefits Cont -Ten Svc	1	01	4222	5	0.00	8,461.00	(8,461.00)	
Total Tenant Services					26,000.00	36,821.20	(10,821.20)	
Utility Expense								
Water	1	01	4310	5	3,500.00	3,500.00	0.00	
Electricity	1	01	4320	5	15,000.00	13,000.00	2,000.00	
Gas	1	01	4330	5	2,000.00	1,300.00	700.00	
Other Utility Expense - Sewer	1	01	4390	5	1,500.00	1,500.00	0.00	

Total Utility Expense					22,000.00	19,300.00	2,700.00
Ordinary Maintenance & Operations							
Labor	1	01	4410	5	82,000.00	109,530.00	(27,530.00)
Materials	1	01	4420	5	50,000.00	77,377.24	(27,377.24)
Contract Costs	1	01	4430	5	25,000.00	50,000.00	(25,000.00)
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	11,000.00	11,000.00	0.00
Contract Costs-Other Repairs	1	01	4430.03	5	30,000.00	50,000.00	(20,000.00)
Contract Costs-Maint Cell Phone	1	01	4430.04	5	1,000.00	1,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	6,200.00	6,200.00	0.00
Contract Costs-Maintenance	1	01	4430.09	5	20,000.00	2,500.00	17,500.00
Contract Costs-Other	1	01	4430.13	5	25,000.00	5,000.00	20,000.00
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	15,000.00	5,000.00	10,000.00
Contract Costs-Landscape & Ground	1	01	4430.19	5	57,000.00	20,000.00	37,000.00
Contract Costs-Unit Turnaround	1	01	4430.20	5	30,000.00	30,000.00	0.00
Contact Costs-Electrical Contracts	1	01	4430.21	5	20,000.00	5,000.00	15,000.00
Contact Costs-Plumbing Contracts	1	01	4430.22	5	45,000.00	30,000.00	15,000.00
Contract Costs-Janitorial Contracts	1	01	4430.23	5	1,000.00	2,200.00	(1,200.00)
Connect/Disconnect Fees	1	01	4430.4	5	2,000.00	2,000.00	0.00
Garbage and Trash Collection	1	01	4431	5	3,500.00	3,500.00	0.00
Emp Benefit Cont - Maintenance	1	01	4433	5	32,000.00	43,825.00	(11,825.00)
Total Ordinary Maintenance & Operations					455,700.00	454,132.24	1,567.76
Protective Services							
Protective Services - Contract Costs	1	01	4480	5	60,000.00	55,530.90	4,469.10
Total Protective Services					60,000.00	55,530.90	4,469.10
General Expense							
Insurance -Property (Fire & EC)	1	01	4510.01	5	18,000.00	10,000.00	8,000.00
Insurance - General Liability	1	01	4510.02	5	600.00	500.00	100.00
Insurance - Automobile	1	01	4510.03	5	3,000.00	2,500.00	500.00
Insurance - Workman's Comp	1	01	4510.04	5	4,000.00	3,000.00	1,000.00
Insurance - Fidelity Bond	1	01	4510.09	5	1,100.00	1,100.00	0.00
Insurance - Other	1	01	4510.15	5	90,000.00	70,000.00	20,000.00
Payments in Lieu of Taxes	1	01	4520	5	35,000.00	30,000.00	5,000.00
Property Taxes	1	01	4520.1	5	100.00	100.00	0.00
Collection Losses	1	01	4570	5	5,000.00	5,000.00	0.00
Total General Expense					156,800.00	122,200.00	34,600.00
Other Expenditures							
Extraordinary Maint-Labor	1	01	4610.1	5	0.00	0.00	0.00
Extraordinary Maint-Materials	1	01	4610.2	5	0.00	0.00	0.00
Property Better & Add-Contract Co:	1	01	7540.4	5	550,000.00	230,325.42	319,674.58
Operating Exp For Property - Contra	1	01	7590	5	(550,000.00)	(230,325.42)	319,674.58
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,152,385.16	1,095,455.16	56,930.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating Budget

HHA Low Rent

BONITA PARK

Fiscal Year End Date: 3/31/2024					12 Month(s) Ended		Diff
					March 31, 2024	March 31, 2023	
ACCOUNT							
Rental Income							
Dwelling Rental	1	02	3110	5	298,000.00	290,896.00	7,104.00
Nondwelling Rental	1	02	3190	5	4,200.00	4,200.00	0.00
Total Rental Income					302,200.00	295,096.00	7,104.00
Other Income							
Interest Earned on Gen Fund Investments	1	02	3610	5	8,743.00	2,211.00	6,532.00
Interest Earned -Bank Statemet	1	02	3610.015		0.00	0.00	0.00
Other Income - Tenants	1	02	3690	5	33,595.00	25,582.00	8,013.00
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	0.00
Other Income - Insurance Equity	1	02	3690.455		314.00	314.00	0.00
Other Income - Gain/Loss on Sale of Equipment	1	02	3690.885		500.00	500.00	0.00
Other Income - OP Trans in From CFP	1	02	3690.995		90,000.00	90,000.00	0.00
Total Other Income					133,152.00	118,607.00	14,545.00
Other Receipts							
Operating Subsidy - Current Year	1	02	8020	0	651,754.00	625,788.00	25,966.00
Total Other Receipts					651,754.00	625,788.00	25,966.00
Total Revenue					1,087,106.00	1,039,491.00	47,615.00
Administrative Expense							
Nontechnical Salaries	1	02	4110	5	153,000.00	151,381.03	1,618.97
Legal Expense	1	02	4130	5	2,500.00	2,500.00	0.00
Staff Training	1	02	4140	5	3,500.00	500.00	3,000.00
Travel	1	02	4150	5	3,500.00	1,000.00	2,500.00
Travel-Mileage Reimbursement	1	02	4150.2	5	800.00	800.00	0.00
Audit Fees	1	02	4171	5	6,548.00	6,548.00	0.00
Employee Benefits Cont - Admin	1	02	4182	5	57,500.00	56,312.00	1,188.00
Sundry	1	02	4190	5	500.00	100.00	400.00
Postage/FedEx/UPS	1	02	4190.035		1,000.00	800.00	200.00
Advertising and Marketing	1	02	4190.085		3,332.00	3,332.00	0.00
Tenant Tracker	1	02	4190.105		0.00	2,500.00	(2,500.00)
Publications	1	02	4190.115		2,000.00	3,500.00	(1,500.00)
Membership Dues and Fees	1	02	4190.125		1,000.00	1,000.00	0.00
Telephone/Cell Phone/Internet	1	02	4190.135		15,250.00	15,250.00	0.00
Rental of Warehouse Space	1	02	4190.145		0.00	0.00	0.00
Forms & Office Supplies	1	02	4190.175		7,000.00	7,000.00	0.00
Other Sundry Expense	1	02	4190.185		1,744.63	6,200.00	(4,455.37)
Administrative Contact Costs	1	02	4190.195		75,000.00	50,000.00	25,000.00
Management Fee Expense - AMP	1	02	4190.215		106,000.00	93,040.00	12,960.00
Asset Management Fee - AMP	1	02	4190.225		16,800.00	16,800.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	02	4190.235		13,500.00	12,240.00	1,260.00
IT Fees - COCC	1	02	4190.245		3,600.00	3,360.00	240.00
Mileage reimbursement	1	02	4330.2	5	1,000.00	1,000.00	0.00
Total Administrative Expense					475,074.63	435,163.03	39,911.60

Tenant Services							
Tenant Services - Salaries	1	02	4210	5	14,000.00	20,356.02	(6,356.02)
Ten Services - Recreation, Pubs, Other	1	02	4220	5	7,000.00	5,000.00	2,000.00
Employee Benefits Cont -Ten Svc	1	02	4222	5	0.00	12,250.00	(12,250.00)
Total Tenant Services					21,000.00	37,606.02	(16,606.02)
Utility Expense							
Water	1	02	4310	5	2,800.00	2,800.00	0.00
Electricity	1	02	4320	5	14,000.00	14,000.00	0.00
Gas	1	02	4330	5	3,300.00	2,800.00	500.00
Other Utility Expense - Sewer	1	02	4390	5	1,000.00	1,000.00	0.00
Total Utility Expense					21,100.00	20,600.00	500.00
Ordinary Maintenance & Operations							
Labor	1	02	4410	5	72,000.00	93,756.48	(21,756.48)
Materials	1	02	4420	5	51,628.34	51,628.34	0.00
Contract Costs	1	02	4430	5	20,000.00	40,000.00	(20,000.00)
Contract Cots-Extermination/Pest Control	1	02	4430.015		12,000.00	12,000.00	0.00
Contract Costs-Other Repairs	1	02	4430.035		48,193.03	35,000.00	13,193.03
Contract Costs-Maint Cell Phone	1	02	4430.045		400.00	400.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.085		3,000.00	3,000.00	0.00
Contract Costs-Maintenance	1	02	4430.095		25,000.00	0.00	25,000.00
Contract Costs-Other	1	02	4430.135		15,000.00	15,000.00	0.00
Contact Costs-Heating & Cooling Contract	1	02	4430.175		12,000.00	12,000.00	0.00
Contract Costs-Landscape & Ground	1	02	4430.195		50,000.00	20,000.00	30,000.00
Contract Costs-Unit Turnaround	1	02	4430.205		15,000.00	32,000.00	(17,000.00)
Contract Costs-Electrical Contracts	1	02	4430.2	5	5,000.00	5,000.00	0.00
Contact Costs-Plumbing Contracts	1	02	4430.225		15,000.00	15,000.00	0.00
Contract Costs-Janitorial Contracts	1	02	4430.235		0.00	1,500.00	(1,500.00)
Connect/Disconnect Fees	1	02	4430.4	5	1,500.00	1,500.00	0.00
Garbage and Trash Collection	1	02	4431	5	3,500.00	4,747.47	(1,247.47)
Emp Benefit Cont - Maintenance	1	02	4433	5	37,000.00	40,979.66	(3,979.66)
Total Ordinary Maintenance & Operations					386,221.37	383,511.95	2,709.42
Protective Services							
Protective Services - Contract Costs	1	02	4480	5	45,000.00	45,000.00	0.00
Total Protective Services					45,000.00	45,000.00	0.00
General Expense							
Insurance -Property (Fire & EC)	1	02	4510.015		16,000.00	13,000.00	3,000.00
Insurance - General Liability	1	02	4510.025		500.00	500.00	0.00
Insurance - Automobile	1	02	4510.035		2,800.00	2,000.00	800.00
Insurance - Workman's Comp	1	02	4510.045		3,300.00	3,000.00	300.00
Insurance - Fidelity Bond	1	02	4510.095		1,035.00	1,035.00	0.00
Insurance - Other	1	02	4510.155		80,000.00	63,000.00	17,000.00
Payments in Lieu of Taxes	1	02	4520	5	30,000.00	30,000.00	0.00
PROPERTY TAXES	1	02	4520.1	5	75.00	75.00	0.00
Collection Losses	1	02	4570	5	5,000.00	5,000.00	0.00
Other General Expense	1	02	4590	5	0.00	0.00	0.00
Total General Expense					138,710.00	117,610.00	21,100.00
Other Expenditures							
Replacement Of Non-Expend Equipment	1	02	7520	5			
Property Better & Add-Contract Costs	1	02	7540.4	5	214,000.00	214,000.00	0.00
Operating Exp For Property - Contra	1	02	7590	5	(214,000.00)	(214,000.00)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,087,106.00	1,039,491.00	47,615.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating BudgetHHA Low Rent
LE MOYNE GARDENS

Fiscal Year End Date: 3/31/2024					12 Month(s) Ended		
					March 31, 2024	March 31, 2023	Diff
ACCOUNT							
Rental Income							
Dwelling Rental	1	03	3110	5	352,489.71	330,576.45	21,913.26
Nondwelling Rental	1	03	3190	5	4,600.00	4,200.00	400.00
Total Rental Income					357,089.71	334,776.45	22,313.26
Other Income							
Interest Earned on Gen Fund Investments	1	03	3610	5	20,000.00	3,660.96	16,339.04
Other Income-Tenants	1	03	3690	5	30,769.33	32,620.00	(1,850.67)
Other Income - Misc Other Revenue	1	03	3690.1	5	1,300.00	43,721.36	(42,421.36)
Other Income - Insurance Equity	1	03	3690.4515		0.00	0.00	0.00
Other Income - Gain/Loss on Sale of Equip	1	03	3690.88	5	550.00	550.00	0.00
Other Income - OP Trans in From CFP	1	03	3690.99	5	99,000.00	99,000.00	0.00
Total Other Income					151,619.33	179,552.32	(27,932.99)
Other Receipts							
Operating Subsidy - Current Year	1	03	8020	0	983,580.00	899,220.00	84,360.00
Total Other Receipts					983,580.00	899,220.00	84,360.00
Total Revenue					1,492,289.04	1,413,548.77	78,740.27
Administrative Expense							
Nontechnical Salaries	1	03	4110	5	189,100.00	186,130.52	2,969.48
Legal Expense	1	03	4130	5	4,000.00	4,000.00	0.00
Staff Training	1	03	4140	5	4,000.00	2,000.00	2,000.00
Travel	1	03	4150	5	4,000.00	2,000.00	2,000.00
Travel-Mileage Reimbursement	1	03	4150.2	5	2,000.00	1,000.00	1,000.00
Audit Fees	1	03	4171	5	10,000.00	8,000.00	2,000.00
Employee Benefits Cont - Admin	1	03	4182	5	79,000.00	77,560.00	1,440.00
Sundry	1	03	4190	5	4,000.00	2,000.00	2,000.00
Postage/FedEx/UPS	1	03	4190.03	5	2,000.00	1,000.00	1,000.00
Advertising and Marketing	1	03	4190.08	5	3,000.00	2,000.00	1,000.00
Tenant Tracker	1	03	4190.10	5	0.00	4,275.13	(4,275.13)
Publications	1	03	4190.11	5	5,000.00	5,000.00	0.00
Membership Dues and Fees	1	03	4190.12	5	2,000.00	2,000.00	0.00
Telephone/Cell Phone/Internet	1	03	4190.13	5	20,000.00	14,000.00	6,000.00
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	10,368.00	0.00
Forms & Office Supplies	1	03	4190.17	5	15,000.00	8,000.00	7,000.00
Other Sundry Expense	1	03	4190.18	5	5,000.00	5,000.00	0.00
Administrative Contact Costs	1	03	4190.19	5	80,000.00	37,843.18	42,156.82
Management Fee Expense - AMP	1	03	4190.21	5	145,000.00	132,719.28	12,280.72
Asset Management Fee - AMP	1	03	4190.22	5	24,000.00	24,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	03	4190.23	5	18,000.00	17,460.00	540.00
IT Fees - COCC	1	03	4190.24	5	4,800.00	4,800.00	0.00
Mileage Reimbursement	1	03	4190.9	5	500.00	0.00	500.00
Total Administrative Expense					630,768.00	551,156.11	79,611.89

Tenant Services

Tenant Services - Salaries	1	03	4210	5	18,000.00	23,469.19	(5,469.19)
Ten Services - Recreation, Pubs, Other	1	03	4220	5	8,000.00	4,800.00	3,200.00
Employee Benefits Cont -Ten Svc	1	03	4222	5	0.00	10,500.00	(10,500.00)
Total Tenant Services					26,000.00	38,769.19	(12,769.19)

Utility Expense

Water	1	03	4310	5	8,000.00	6,000.00	2,000.00
Electricity	1	03	4320	5	21,000.00	21,000.00	0.00
Gas	1	03	4330	5	2,000.00	2,000.00	0.00
Other Utility Expense - Sewer	1	03	4390	5	2,000.00	2,000.00	0.00
Total Utility Expense					33,000.00	31,000.00	2,000.00

Ordinary Maintenance & Operations

Labor	1	03	4410	5	117,000.00	140,189.00	(23,189.00)
Materials	1	03	4420	5	70,000.00	80,000.00	(10,000.00)
Contract Costs	1	03	4430	5	20,000.00	30,000.00	(10,000.00)
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	30,000.00	30,000.00	0.00
Contract Costs-Other Repairs	1	03	4430.03	5	20,000.00	30,000.00	(10,000.00)
Contract Costs-Maint Cell Phone	1	03	4430.04	5	1,000.00	1,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	9,218.04	5,000.00	4,218.04
Contract Costs-Maintenance	1	03	4430.09	5	15,000.00	15,000.00	0.00
Contract Costs-Other	1	03	4430.13	5	30,000.00	30,000.00	0.00
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	50,000.00	50,000.00	0.00
Contract Costs-Landscape & Ground	1	03	4430.19	5	58,000.00	44,053.47	13,946.53
Contract Costs-Unit Turnaround	1	03	4430.20	5	25,000.00	25,000.00	0.00
Contact Costs-Electrical Contracts	1	03	4430.21	5	35,000.00	35,000.00	0.00
Contact Costs-Plumbing Contracts	1	03	4430.22	5	12,000.00	10,000.00	2,000.00
Contract Costs-Janitorial Contracts	1	03	4430.23	5	1,000.00	2,000.00	(1,000.00)
Connect/Disconnect Fees	1	03	4430.4	5	2,000.00	2,000.00	0.00
Garbage and Trash Collection	1	03	4431	5	7,000.00	3,000.00	4,000.00
Emp Benefit Cont - Maintenance	1	03	4433	5	44,000.00	57,078.00	(13,078.00)
Emp Benefit Cont - Maintenance Unemploymer	1	03	4433.8	5	703.00	703.00	0.00
Total Ordinary Maintenance & Operations					546,921.04	590,023.47	(43,102.43)

Protective Services

Protective Services - Contract Costs	1	03	4480	5	60,000.00	60,000.00	0.00
Total Protective Services					60,000.00	60,000.00	0.00

General Expense

Insurance -Property (Fire & EC)	1	03	4510.01	5	18,500.00	15,000.00	3,500.00
Insurance - General Liability	1	03	4510.02	5	1,900.00	1,900.00	0.00
Insurance - Automobile	1	03	4510.03	5	4,000.00	2,500.00	1,500.00
Insurance - Workman's Comp	1	03	4510.04	5	7,400.00	7,400.00	0.00
Insurance - Fidelity Bond	1	03	4510.09	5	1,500.00	1,500.00	0.00
Insurance - Other	1	03	4510.15	5	120,000.00	72,000.00	48,000.00
Payments in Lieu of Taxes	1	03	4520	5	35,000.00	35,000.00	0.00
Property Taxes	1	03	4520.1	5	100.00	100.00	0.00
Collection Losses	1	03	4570	5	7,200.00	7,200.00	0.00
Other General Expense	1	03	4590.1	5	0.00	0.00	0.00
Total General Expense					195,600.00	142,600.00	53,000.00

Other Expenditures

Replacement Of Non-Expend Equipment	1	03	7520	5			
Property Better & Add-Contract Costs	1	03	7540.4	5	320,254.77	320,254.77	0.00
Operating Exp For Property - Contra	1	03	7590	5	(320,254.77)	(320,254.77)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,492,289.04	1,413,548.77	78,740.27
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating Budget
Family Living Center

Fiscal Year End Date:	3/31/2024	ACCOUNT				12 Month(s) Ended		
						March 31, 2024	March 31, 2023	Diff
Rental Income								
Dwelling Rental	3	01	3110	5	48,000.00	48,000.00	0.00	
Total Rental Income					48,000.00	48,000.00	0.00	
Other Income								
Interest Earned on Gen Fund Investments	3	01	3610	5	2,500.00	852.00	1,648.00	
Other Income-Tenants	3	01	3690	5	500.00	225.00	275.00	
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	0.00	
Total Other Income					3,000.00	1,077.00	1,923.00	
Total Revenue					51,000.00	49,077.00	1,923.00	
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	4,500.00	8,352.00	(3,852.00)	
Legal Expense	3	01	4130	5	394.00	200.00	194.00	
Audit Fees/ Accounting fees	3	01	4171	5	3,000.00	0.00	3,000.00	
Employee Benefits Cont - Admin	3	01	4182	5	0.00	4,066.00	(4,066.00)	
Sundry	3	01	4190	5	4,000.00	1,000.00	3,000.00	
Advertising and Marketing	3	01	4190.08	5	250.00	250.00	0.00	
Publications	3	01	4190.11	5	200.00	200.00	0.00	
Other Sundry Expense	3	01	4190.18	5	8,500.00	5,495.09	3,004.91	
Total Administrative Expense					20,844.00	19,563.09	1,280.91	
Utility Expense								
Water	3	01	4310	5	426.00	426.00	0.00	
Other Utility Expense - Sewer	3	01	4390	5	780.00	780.00	0.00	
Total Utility Expense					1,206.00	1,206.00	0.00	
Ordinary Maintenance & Operations								
Labor	3	01	4410	5	3,000.00	9,297.00	(6,297.00)	
Materials	3	01	4420	5	2,000.00	2,000.00	0.00	
Contract Cots-Extermination	3	01	4430.01	5	800.00	536.00	264.00	
Contract Costs-Other Repairs	3	01	4430.03	5	6,500.00	2,724.00	3,776.00	
Contract Costs-Inspections	3	01	4430.09	5	0.00	0.00	0.00	
Contract Costs-Other	3	01	4430.13	5	5,000.00	0.00	5,000.00	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	4,000.00	2,296.00	1,704.00	
Connect/Disconnect Fees	3	01	4430.4	5	30.00	30.00	0.00	
Garbage and Trash Collection	3	01	4431	5	1,300.00	1,300.00	0.00	
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	5,596.00	(5,596.00)	
Total Ordinary Maintenance & Operations					22,630.00	23,779.00	(1,149.00)	
General Expense								
Insurance -Property (Fire & EC)	3	01	4510.01	5	3,200.00	2,290.91	909.09	
Insurance - General Liability	3	01	4510.02	5	120.00	64.00	56.00	
Insurance - Fidelity Bond	3	01	4510.09	5	0.00	0.00	0.00	
Insurance - Other	3	01	4510.15	5	3,000.00	2,174.00	826.00	
Collection Losses	3	01	4570	5	0.00	0.00	0.00	
Transfer Funds VO	3	01	4590.07	5	0.00	0.00	0.00	
Total General Expense					6,320.00	4,528.91	1,791.09	
Total Expenses					51,000.00	49,077.00	1,923.00	
Net Income (Loss)					0.00	0.00	0.00	

Housing Authority of the City of Harlingen

Operating Budget

Harlingen Affordable Housing Corporation

Fiscal Year End Date: 3/31/2024

12 Month(s) Ended
March 31, 2024 March 31, 2023 Diff

Revenue	ACCOUNT						
Rental Income							
Dwelling Rent	2	01	3110	5	81,600.00	81,600.00	0.00
Nondwelling Rental	2	01	3190	5	22,464.00	22,464.00	0.00
Total Rental Income					104,064.00	104,064.00	0.00
Other Income							
Other Income-Scholarship Donations	2	01	3690	5	5,000.00	3,350.00	1,650.00
Other Income - Misc Other Revenue	2	01	3690.1	5	5,000.00	7,000.00	(2,000.00)
Other Income - Insurance Equity	2	01	3690.4	5	0.00	0.00	0.00
Total Other Income					10,000.00	10,350.00	(350.00)
Total Revenue					114,064.00	114,414.00	(350.00)
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01	4110	5	20,000.00	18,327.00	1,673.00
Legal Expense	2	01	4130	5	2,000.00	3,000.00	(1,000.00)
Accounting Fees	2	01	4170	5	1,500.00	1,767.00	(267.00)
Audit Fees	2	01	4171	5	1,500.00	1,000.00	500.00
Employee Benefits Cont - Admin	2	01	4182	5	0.00	6,000.00	(6,000.00)
Advertising and Marketing	2	01	4190.0	5	4,000.00	4,000.00	0.00
Other Sundry Expense	2	01	4190.1	5	15,000.00	4,600.56	10,399.44
Administrative Contract Costs	2	01	4190.1	5	5,000.00	16,000.00	(11,000.00)
Total Administrative Expense					49,000.00	54,694.56	(5,694.56)
Tenant Services							
Resident Events/Education Expense	2	01	4220.1	5	3,000.00	4,000.00	(1,000.00)
Total Tenant Services					3,000.00	4,000.00	(1,000.00)
Utilities Expense							
Water	2	01	4310	5	100.00	100.00	0.00
Electricity	2	01	4320	5	3,100.00	3,100.00	0.00
Sewer	2	01	4390	5	100.00	100.00	0.00
Total Utilities Expense					3,300.00	3,300.00	0.00
Ordinary Maintenance and Operatior							
Labor	2	01	4410	5	1,000.00	2,735.00	(1,735.00)
Materials	2	01	4420	5	3,000.00	3,000.00	0.00
Contract Costs-Extermination	2	01	4430.0	5	1,500.00	3,000.00	(1,500.00)
Contract Costs-Other Repairs	2	01	4430.0	5	28,164.00	11,111.44	17,052.56
Connect/Disconnect Fees	2	01	4430.4	5	0.00	0.00	0.00
Garbage and Trash Collection	2	01	4431	5	100.00	551.00	(451.00)
Emp Benefit Cont - Maintenance	2	01	4433	5	0.00	1,340.00	(1,340.00)
Total Ordinary Maintenance and Ope					33,764.00	21,737.44	12,026.56
Protective Services							
Protective Services - Contract Costs	2	01	4480	5	1,500.00	2,500.00	(1,000.00)
Total Protective Services					1,500.00	2,500.00	(1,000.00)
General Expense							

Insurance -Property (Fire & EC)	2	01	4510.0 5	500.00	500.00	0.00
Insurance-Flood	2	01	4510.1 5	3,000.00	2,382.00	618.00
Insurance - Windstorm	2	01	4510.1 5	3,000.00	2,600.00	400.00
Transfer of Funds - COCC	2	01	4590.0 5	12,000.00	17,000.00	(5,000.00)
Scholarship Payments	2	01	4590.2 5	5,000.00	5,700.00	(700.00)
Total General Expense				23,500.00	28,182.00	(4,682.00)
Other Expenditures						
Property Better & Add-Contract Cost	2	01	7540.4 5	20,000.00	20,000.00	0.00
Operating Exp for Property - Contra	2	01	7590 5	-20,000.00	-20,000.00	0.00
Total Other Expenditures				0.00	0.00	0.00
Total Expenses				114,064.00	114,414.00	(350.00)
Net Income (Loss)				0.00	0.00	0.00

Housing Authority of the City of Harlingen
Operating Budget
 Voucher

Fiscal Year End Date:		3/31/2024		12 month(s) Ended		
				March 31, 2024	March 31, 2023	Diff
ACCOUNT						
Other Income						
Other Income	7	01	3690 5	105.00	105.00	0.00
Total Other Income				105.00	105.00	0.00
Other Receipts						
Administrative Fees Earned	7	01	3112 5	681,642.00	522,150.00	159,492.00
Interest Income HA Portion	7	01	3300 5	4,800.00	1,216.00	3,584.00
Transfer Funds Affordable Housing	7	01	3300.28 5	0.00	0.00	0.00
Fraud Recovery PHA Section 8	7	01	3300.3 5	7,375.00	7,375.00	0.00
Transfser Funds FLC	7	01	3300.38 5	0.00	0.00	0.00
Income - Insurance Equity	7	01	3300.45 5	0.00	0.00	0.00
Gain or Loss on sale of equipment	7	01	3300.9 5	500.00	1,000.00	(500.00)
Portable Admin Fees Earned	7	01	3300.P 5	25,656.00	3,631.00	22,025.00
Total Other Receipts				719,973.00	535,372.00	184,601.00
Total Admin Revenue				720,078.00	535,477.00	184,601.00
Administrative Expense						
Nontechnical Salaries	7	01	4110 5	150,000.00	142,743.00	7,257.00
Administrative Salaries - Comp Absence	7	01	4110.8 5			0.00
Legal Expense	7	01	4130 5	5,000.00	2,000.00	3,000.00
STAFF TRAINING	7	01	4140 5	15,000.00	2,500.00	12,500.00
Travel	7	01	4150 5	15,000.00	2,500.00	12,500.00
Travel-Mileage Reimbursement	7	01	4150.2 5	2,000.00	500.00	1,500.00
Audit Fees	7	01	4171 5	5,000.00	3,000.00	2,000.00
Office Rent & Utilities	7	01	4180 5	13,236.00	13,236.00	0.00
Employee Benefits Cont - Admin	7	01	4182 5	52,000.00	49,512.00	2,488.00
Sundry	7	01	4190 5	9,748.00	703.00	9,045.00
Postage/FedEx/UPS	7	01	4190.03 5	5,000.00	3,600.00	1,400.00
Advertising and Marketing	7	01	4190.08 5	15,000.00	2,000.00	13,000.00
Tenant Tracker	7	01	4190.10 5	0.00	3,000.00	(3,000.00)
Publications	7	01	4190.11 5	10,000.00	5,000.00	5,000.00
Membership Dues and Fees	7	01	4190.12 5	5,000.00	1,000.00	4,000.00
Telephone/Cell Phone/Internet	7	01	4190.13 5	25,000.00	10,000.00	15,000.00
Forms & Office Supplies	7	01	4190.17 5	25,000.00	16,000.00	9,000.00
Other Sundry Expense	7	01	4190.18 5	8,874.00	5,963.00	2,911.00
Administrative Contact Costs	7	01	4190.19 5	100,000.00	40,000.00	60,000.00
Asset Management Fee - AMP	7	01	4190.22 5	106,992.00	108,432.00	(1,440.00)
Asset Mgmt-AMP Bookkeeping Fees	7	01	4190.23 5	66,870.00	67,770.00	(900.00)
Maintenance & Operating Sec 8	7	01	4400 5	15,000.00	2,000.00	13,000.00
Insurance - Automobile	7	01	4510.03 5	1,500.00	1,500.00	0.00
Insurance - Workman's Comp	7	01	4510.04 5	15,000.00	3,670.00	11,330.00
Insurance - Other	7	01	4510.15 5	2,000.00	1,000.00	1,000.00
Other General Expense	7	01	4590 5	0.00	0.00	0.00
Admin Fee - Paid for Portability	7	01	4590.P 5	1,500.00	1,000.00	500.00
Replacement of Un-expended Equipm	7	01	7520 5	50,000.00	50,000.00	0.00

Operating Expense for Property - Contr:	7	01	7590	5	(50,000.00)	(50,000.00)	0.00
Admi Fees Tenant Protection	7	02	4590TP	5	0.00	0.00	0.00
Asset Management Fee - AMP	7	03	4190.22	5	12,528.00	10,368.00	2,160.00
Asset Mgmt-AMP Bookkeeping Fees	7	03	4190.23	5	7,830.00	6,480.00	1,350.00
Portable Admin Fees Paid	7	03	4590.P	5	30,000.00	30,000.00	0.00
Total Administrative Expense					720,078.00	535,477.00	184,601.00
Income from Operations					0.00	0.00	0.00
Other Revenues and Expenses							
HAP Payments - Rents	7	01	4715.1	5	(4,093,127.00)	(4,093,127.00)	0.00
HAP Payments - Utilities	7	01	4715.4	5	(33,000.00)	(33,000.00)	0.00
Fraud Recovery HUD	7	01	4715.8	5	(4,000.00)	(4,000.00)	0.00
HAP Port In	7	01	4715.P	5	(8,000.00)	(8,000.00)	0.00
HAP Payments - Port Out	7	01	4715.PC	5	(40,000.00)	(40,000.00)	0.00
HAP Earned Income	7	01	4902	5	4,564,492.00	4,385,684.00	178,808.00
HAP Payments - Rents	7	02	4715.1	5	(152,121.00)	(63,301.00)	88,820.00
HAP Payments - Utilities	7	02	4715.4	5	(20,000.00)	(5,000.00)	15,000.00
HAP Payments - Rent - VASH	7	03	4715.1	5	(60,000.00)	(50,000.00)	(10,000.00)
HAP Payments - Utilities	7	03	4715.4	5	(10,000.00)	(5,000.00)	5,000.00
HAP Payments - Port In	7	03	4715.P	5	(10,000.00)	(5,048.00)	4,952.00
HAP Payments - Port Out	7	03	4715.PC	5	(50,000.00)	(33,168.00)	16,832.00
HAP Payments - Homeownership Progr	7	04	4715.HC	5	(37,122.00)	(20,792.00)	(16,330.00)
HAP Payments - Rents FYI	7	05	4715.1	5	(37,122.00)	(20,792.00)	(16,330.00)
HAP Payments - Utilities FYI	7	05	4715.4	5	(10,000.00)	(4,456.00)	(5,544.00)
Total Other Revenues and Expenses					0.00	0.00	0.00
Net Income (Loss)					0.00	0.00	0.00

Harlingen Housing Authority

Payroll Change Worksheet

Promotion _____ Anniversary Cost of Living _____ Probation _____

Board of Directors

Payroll Changes:

Employee Name: _____ Hilda Benavides _____

Change _____ Increase _____ Decrease _____ No Change _____

Annual Salary To _____ (Amount)

Annual Salary By: _____ (Percent)



Effective Date: _____

Retro To: _____

Chief Executive Officer's Signature

Date

Board Chair

Date

Board Vice-Chair

Date

Housing Authority of the City of Harlingen
Chief Executive Officer Summary Evaluation Report

Chief Executive Officer: Hilda Benavides Date: 03/15/2023

Evaluation Date 5/1/2023

Type of Evaluation: Annual/Contract Period of Evaluation: 5/22/2021 TO 5/1/2023

Directions:

Based on observed information or other information made available to you during the period covered evaluate the Chief Executive Officer's effectiveness in meeting each responsibility. Next to each statement assign the rating that most closely represents your judgment. Ratings of .5 or higher will be rounded up and ratings less than .5 will be rounded down.


Rating Criteria:



- 5 SUPERIOR: Performance is consistently superior and exceptional accomplishments consistently exceed expectations.
- 4 EXCEEDS EXPECTATIONS: Performance demonstrates increased proficiency and is consistently above expectations.
- 3 MEETS EXPECTATIONS: Performance is average. Fully and adequately accomplishes all basic position requirements. No significant problems exist.
- 2 BELOW EXPECTATIONS: Performance is consistently below expectations. Needs improvement and significant problems exist.
- 1 UNSATISFACTORY: Performance is unacceptable. Will require close monitoring at specified intervals.

Organizational Climate	Rating System:		
	Self		Board
1. The Chief Executive Officer displays effective personal leadership attributes.	<u>5</u>		—
2. The Chief Executive Officer effectively delegates authority and responsibility.	<u>4.5</u>		—
Board/Chief Executive Officer Relation			
3. The Chief Executive Officer maintains a positive and productive working relationships with the Board of Commissioners.	<u>5</u>		—
4. The Chief Executive Officer assists in the development of Board policy and provides for its effective implementation.	<u>5</u>		—
Organizational Improvement			
5. The Chief Executive Officer effectively plans, directs, and supervises the Housing Authority's Law Enforcement, Section 8, Outreach, Mode-Rehab, Farm Labor, and Drug Elimination programs and services.	<u>4.5</u>		—
6. Consults with federal, state, city, and local agencies concerning the Authority's goals, priorities, problems, and plans accordingly.	<u>4.5</u>		—
Administrative/Fiscal/Facilities Management			
7. The Chief Executive Officer provides for the preparation and expenditure of the Housing Authority budget within the Authority's fiscal responsibilities.	<u>5</u>		—
8. The Chief Executive Officer determines the Housing Authority's needs for the construction of new developments and renovation, modernization, and overall upkeep of the current developments.	<u>4.5</u>		—
Subtotal	38		



Personnel Management	Rating System:	
	Self	Board
9. The Chief Executive Officer provides for personnel practice that promote high-quality staffing and job performance.	5 —	—
Community Relations		
10. The Chief Executive Officer promotes positive community relations through effective communication and involvement of community members.	5 —	—
Professional Growth and Development		
11. The Chief Executive Officer seeks opportunities for continued professional growth.	5 —	—
Subtotal	38+15=53	
Summary Rating	Total Points: 53	
	Divided By: 11	
	Equals Overall Score: 4.81	
Board Comments (if needed)		
Chief Executive Officer Comments	<p>It has been a pleasure working with the Harlingen Community for 8 years as Chief Executive Officer/Executive Director. Looking forward in expanding the housing opportunities here in Harlingen through the Harlingen Affordable Housing Corporation. Thank you for the opportunity to serve the families in our Community.</p> <p>Best Regards, Hilda Benavides, CEO</p>	

Signature of Chief Executive Officer _____

Signature of Board Chairperson _____

City of Harlingen Housing Authority

January 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

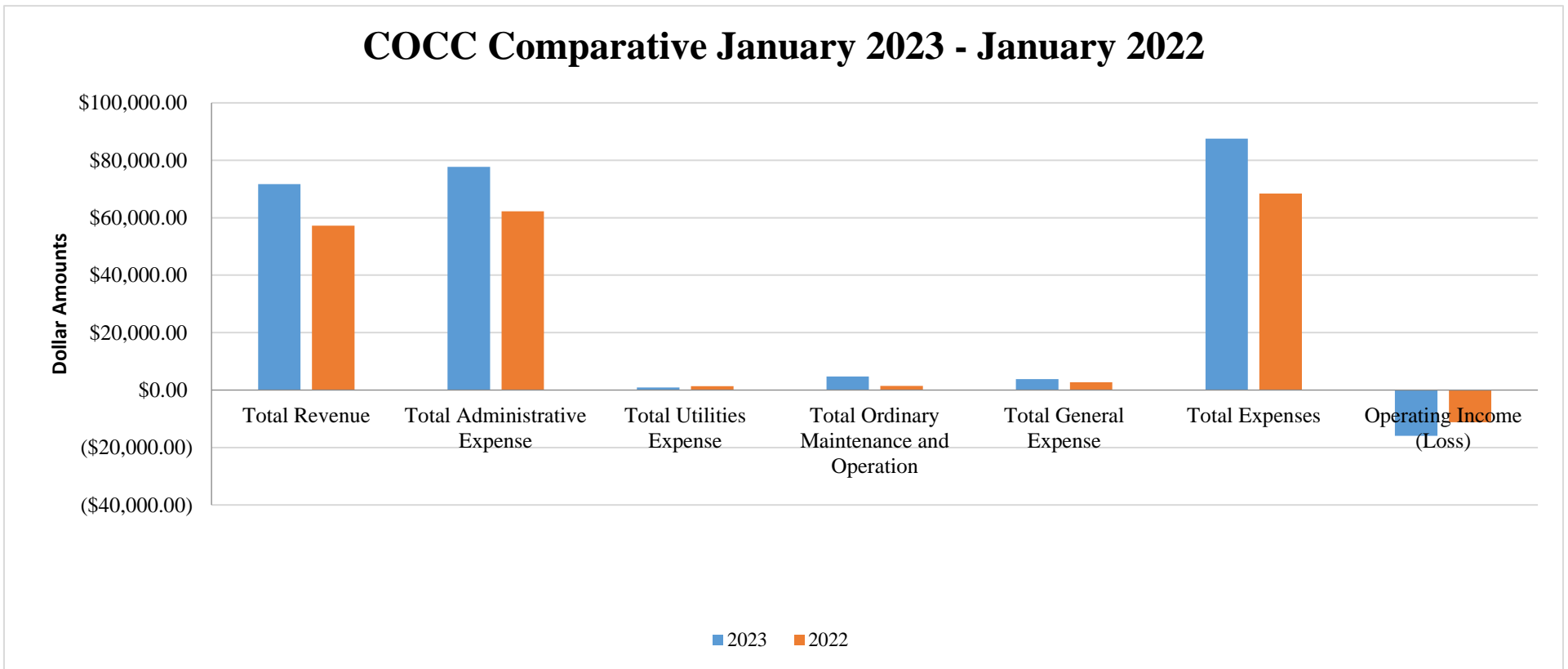


Bank Balances- Reserves as of 01/31/2023

	January 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,040.49 COCC Investment Account		
\$415,813.78 COCC General Fund	\$87,574.28	5.41
Low Rent Reserves:		
\$1,844,185.76 Los Vecinos	\$81,829.64	22.54
\$1,009,466.53 Bonita Park	\$74,941.77	13.47
\$1,802,701.07 Le Moyne Gardens	\$111,656.44	16.15
Family Living Center Reserves:		
\$117,775.06 FLC bank cash account	\$2,825.79	41.68
Section 8 Reserves:		
\$150,476.60 Admin	\$49,834.67	3.02
\$21,330.85 HAP	\$426,462.00	0.05

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

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$71,674.06	\$57,269.67
Total Administrative Expense	\$77,682.67	\$62,233.35
Total Utilities Expense	\$908.83	\$1,375.45
Total Ordinary Maintenance and Operation	\$4,699.52	\$1,482.81
Total General Expense	\$3,836.59	\$2,765.68
Total Expenses	\$87,574.28	\$68,432.83
Operating Income (Loss)	(\$15,900.22)	(\$11,163.16)



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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	0.00	13,260.00	0.00 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,043.57	51.37	992.20	1931.48 %
OTHER INCOME	1	06	3690	5	42.66	1,845.07	(1,802.41)	-97.69 %
Other Income - Management Fee	1	06	3690.2	5	39,215.52	27,592.84	11,622.68	42.12 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	15,072.00	(10,092.00)	-66.96 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,937.50	9,937.50	0.00	0.00 %
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	(423.92)	423.92	-100.00 %
Total Other Income					56,215.25	55,070.86	1,144.39	2.08 %
Total Revenue					71,674.06	57,269.67	14,404.39	25.15 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	43,679.57	40,824.72	(2,854.85)	-6.99 %
LEGAL EXPENSE	1	06	4130	5	1,706.25	1,072.50	(633.75)	-59.09 %
STAFF TRAINING	1	06	4140	5	4,417.65	0.00	(4,417.65)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	14,836.89	13,345.75	(1,491.14)	-11.17 %
SUNDRY	1	06	4190	5	1,001.85	0.00	(1,001.85)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	266.56	0.00	(266.56)	0.00 %
PUBLICATIONS	1	06	4190.11	5	0.00	587.50	587.50	100.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	98.45	0.00	(98.45)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,112.08	1,535.02	(577.06)	-37.59 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	386.23	1,007.62	621.39	61.67 %
Other Sundry Expense	1	06	4190.18	5	358.07	1,602.09	1,244.02	77.65 %
Administrative Contact Costs	1	06	4190.19	5	8,819.07	1,789.65	(7,029.42)	-392.78 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	468.50	468.50	100.00 %
Total Administrative Expense					77,682.67	62,233.35	(15,449.32)	-24.82 %
Utilities Expense								
WATER	1	06	4310	5	24.61	0.00	(24.61)	0.00 %
ELECTRICITY	1	06	4320	5	842.73	1,375.45	532.72	38.73 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	41.49	0.00	(41.49)	0.00 %
Total Utilities Expense					908.83	1,375.45	466.62	33.92 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	635.38	781.24	145.86	18.67 %
MATERIALS	1	06	4420	5	239.54	0.00	(239.54)	0.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	198.00	0.00	(198.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	49.90	0.00	0.00 %
Contract Costs-Other	1	06	4430.13	5	121.50	147.00	25.50	17.35 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	3,363.69	0.00	(3,363.69)	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	0.00	(46.79)	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	44.72	504.67	459.95	91.14 %
Total Ordinary Maintenance and Operation					4,699.52	1,482.81	(3,216.71)	-216.93 %
Protective Services								
Protective Services - Contract	1	06	4480	5	446.67	575.54	128.87	22.39 %
Total Protective Services					446.67	575.54	128.87	22.39 %
General Expense								

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: 01/01/2023	Start: 01/01/2022			
				End: 01/31/2023	End: 01/31/2022	Variance	Variance %	
Insurance -Property (Fire & EC	1	06	4510.01	5	659.33	478.10	(181.23)	-37.91 %
Insurance - General Liability	1	06	4510.02	5	129.06	129.06	0.00	0.00 %
Insurance - Automobile	1	06	4510.03	5	435.28	382.11	(53.17)	-13.91 %
Insurance - Workman's Comp	1	06	4510.04	5	1,905.72	1,119.41	(786.31)	-70.24 %
Insurance - Fidelity Bond	1	06	4510.09	5	243.92	243.92	0.00	0.00 %
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20)	-12.15 %
Total General Expense					3,836.59	2,765.68	(1,070.91)	-38.72 %
Total Expenses					(87,574.28)	(68,432.83)	(19,141.45)	27.97 %
Net Income (Loss)					(15,900.22)	(11,163.16)	(4,737.06)	41.99 %

Report Criteria PHA: 1 Project: '06'

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

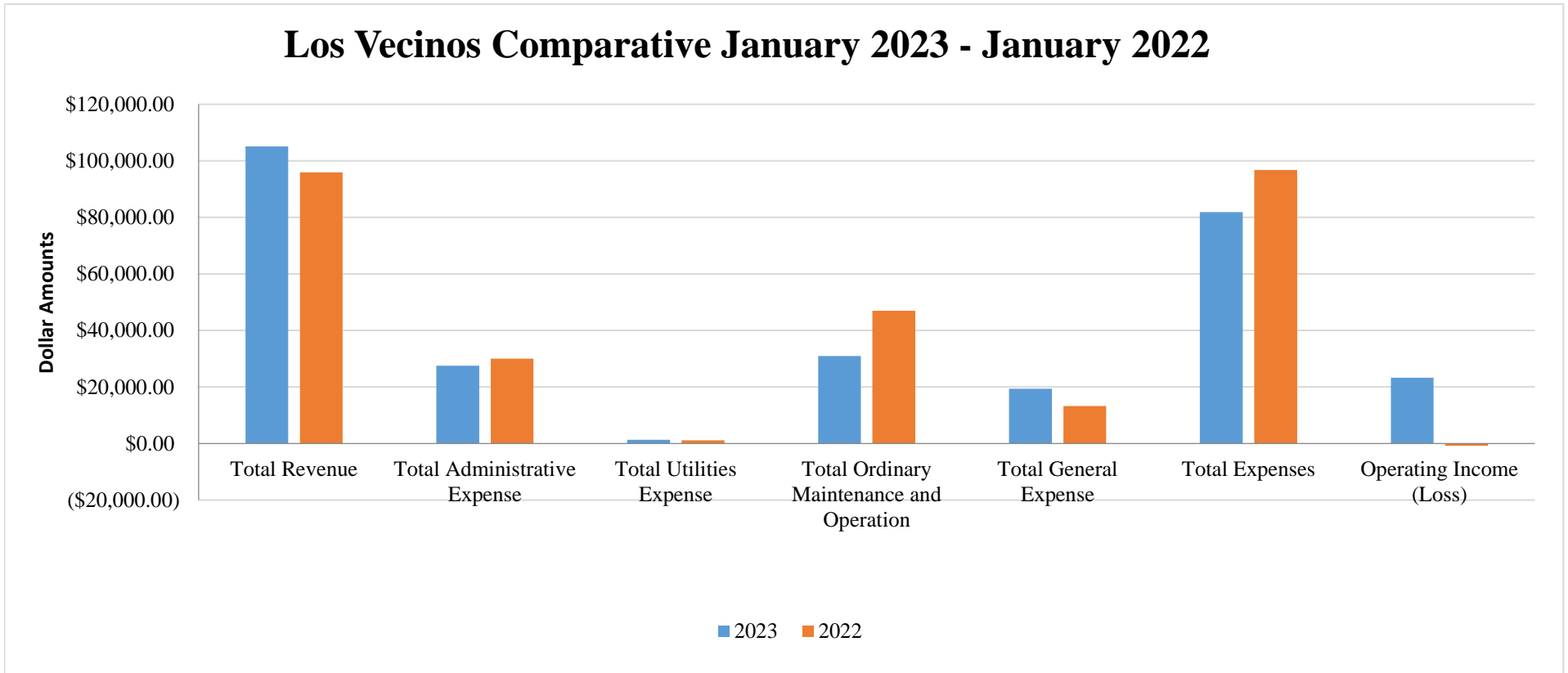
Custom 2: COCC

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$105,129.66	\$95,971.51
Total Administrative Expense	\$27,534.97	\$29,984.82
Total Utilities Expense	\$1,294.21	\$1,104.58
Total Ordinary Maintenance and Operation	\$30,931.79	\$46,996.15
Total General Expense	\$19,395.47	\$13,308.72
Total Expenses	\$81,829.64	\$96,810.64
Operating Income (Loss)	\$23,300.02	(\$839.13)



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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	25,805.00	26,809.00	(1,004.00)	-3.75 %
Nondwelling Rental	1	01	3190	5	257.00	0.00	257.00	0.00 %
Total Rental Income					26,062.00	26,809.00	(747.00)	-2.79 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	30.79	126.65	(95.86)	-75.69 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,114.87	0.00	3,114.87	0.00 %
Other Income-Tenants	1	01	3690	5	2,580.00	0.00	2,580.00	0.00 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	0.00	12,179.36	(12,179.36)	-100.00 %
Total Other Income					5,725.66	12,306.01	(6,580.35)	-53.47 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	73,342.00	56,856.50	16,485.50	28.99 %
Total Other Receipts					73,342.00	56,856.50	16,485.50	28.99 %
Total Revenue					105,129.66	95,971.51	9,158.15	9.54 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	4,145.12	6,846.11	2,700.99	39.45 %
Legal Expense	1	01	4130	5	143.00	0.00	(143.00)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	2,727.22	4,252.34	1,525.12	35.87 %
Postage/FedEx/UPS	1	01	4190.03	5	91.85	0.00	(91.85)	0.00 %
Advertising and Marketing	1	01	4190.08	5	0.00	379.70	379.70	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	80.40	80.40	100.00 %
Publications	1	01	4190.11	5	0.00	587.50	587.50	100.00 %
Membership Dues and Fees	1	01	4190.12	5	665.15	224.10	(441.05)	-196.81 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	830.46	654.22	(176.24)	-26.94 %
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	625.17	2,486.36	1,861.19	74.86 %
Other Sundry Expense	1	01	4190.18	5	301.35	257.44	(43.91)	-17.06 %
Administrative Contact Costs	1	01	4190.19	5	5,466.19	2,005.17	(3,461.02)	-172.60 %
Management Fee Expense - AMP	1	01	4190.21	5	8,772.96	8,437.48	(335.48)	-3.98 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	1,110.00	7.50	0.68 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					27,534.97	29,984.82	2,449.85	8.17 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	856.79	1,211.19	354.40	29.26 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	682.61	682.61	100.00 %
Total Tenant Services					856.79	1,893.80	1,037.01	54.76 %
Utilities Expense								
Water	1	01	4310	5	75.21	8.38	(66.83)	-797.49 %
Electricity	1	01	4320	5	1,015.96	960.42	(55.54)	-5.78 %
Gas	1	01	4330	5	152.10	129.01	(23.09)	-17.90 %
Other Utility Expense - Sewer	1	01	4390	5	50.94	6.77	(44.17)	-652.44 %
Total Utilities Expense					1,294.21	1,104.58	(189.63)	-17.17 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	7,683.02	8,955.71	1,272.69	14.21 %
Materials	1	01	4420	5	3,583.11	11,365.35	7,782.24	68.47 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	1,375.00	700.00	(675.00)	-96.43 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.73	0.00	(16.73)	0.00 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Other	1	01	4430.13	5	7,070.00	145.00	(6,925.00)	-4775.86 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,500.00	19,548.00	18,048.00	92.33 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

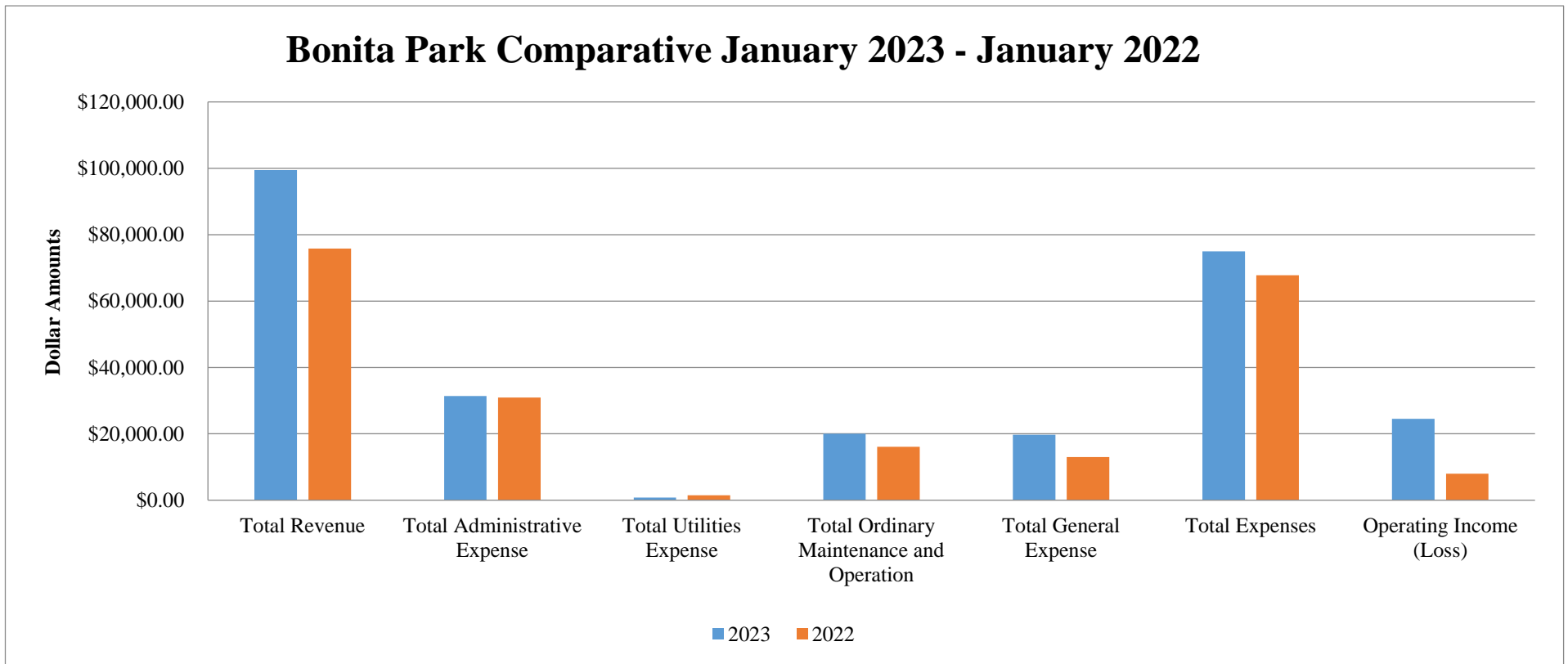
Custom 3: PHA

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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Contract Costs-Unit Turnaround	1	01	4430.20	5	3,990.00	0.00	(3,990.00)	0.00 %
Contact Costs-Electrical Contr	1	01	4430.21	5	1,250.00	0.00	(1,250.00)	0.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	450.00	1,995.00	1,545.00	77.44 %
Connect/Disconnect Fees	1	01	4430.4	5	75.00	30.00	(45.00)	-150.00 %
Garbage and Trash Collection	1	01	4431	5	318.07	40.17	(277.90)	-691.81 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,546.01	4,142.07	596.06	14.39 %
Total Ordinary Maintenance and Operation					30,931.79	46,996.15	16,064.36	34.18 %
Protective Services								
Protective Services - Contract	1	01	4480	5	1,816.41	3,522.57	1,706.16	48.44 %
Total Protective Services					1,816.41	3,522.57	1,706.16	48.44 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	4,615.31	3,148.49	(1,466.82)	-46.59 %
Insurance - General Liability	1	01	4510.02	5	113.58	113.58	0.00	0.00 %
Insurance - Automobile	1	01	4510.03	5	625.72	549.30	(76.42)	-13.91 %
Insurance - Workman's Comp	1	01	4510.04	5	1,408.58	827.39	(581.19)	-70.24 %
Insurance - Fidelity Bond	1	01	4510.09	5	180.29	180.29	0.00	0.00 %
Insurance - Windstorm	1	01	4510.15	5	9,951.99	5,989.67	(3,962.32)	-66.15 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense					19,395.47	13,308.72	(6,086.75)	-45.74 %
Total Expenses					(81,829.64)	(96,810.64)	14,981.00	-15.47 %
Net Income (Loss)					23,300.02	(839.13)	24,139.15	-2876.69 %

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

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$99,427.73	\$75,803.24
Total Administrative Expense	\$31,397.23	\$30,952.34
Total Utilities Expense	\$835.15	\$1,490.99
Total Ordinary Maintenance and Operation	\$20,048.13	\$16,093.97
Total General Expense	\$19,759.33	\$12,975.09
Total Expenses	\$74,941.77	\$67,797.24
Operating Income (Loss)	\$24,485.96	\$8,006.00



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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	27,885.00	22,385.00	5,500.00	24.57 %
Nondwelling Rental	1	02	3190	5	700.00	0.00	700.00	0.00 %
Total Rental Income					28,585.00	22,385.00	6,200.00	27.70 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	77.40	(77.40)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,684.73	0.00	1,684.73	0.00 %
Other Income - Tenants	1	02	3690	5	2,436.00	15.00	2,421.00	16140.00 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	0.00	1,176.84	(1,176.84)	-100.00 %
Total Other Income					4,120.73	1,269.24	2,851.49	224.66 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	66,722.00	52,149.00	14,573.00	27.94 %
Total Other Receipts					66,722.00	52,149.00	14,573.00	27.94 %
Total Revenue					99,427.73	75,803.24	23,624.49	31.17 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	8,537.87	9,534.00	996.13	10.45 %
Legal Expense	1	02	4130	5	143.00	0.00	(143.00)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	3,323.77	2,730.52	(593.25)	-21.73 %
Postage/FedEx/UPS	1	02	4190.03	5	91.85	0.00	(91.85)	0.00 %
Advertising and Marketing	1	02	4190.08	5	0.00	379.70	379.70	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	80.40	80.40	100.00 %
Publications	1	02	4190.11	5	0.00	587.50	587.50	100.00 %
Membership Dues and Fees	1	02	4190.12	5	665.15	224.10	(441.05)	-196.81 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	1,279.67	898.25	(381.42)	-42.46 %
Forms & Office Supplies	1	02	4190.17	5	1,957.90	2,925.58	967.68	33.08 %
Other Sundry Expense	1	02	4190.18	5	221.90	498.29	276.39	55.47 %
Administrative Contact Costs	1	02	4190.19	5	3,659.02	2,093.07	(1,565.95)	-74.82 %
Management Fee Expense - AMP	1	02	4190.21	5	8,653.60	8,152.43	(501.17)	-6.15 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,072.50	(15.00)	-1.40 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					31,397.23	30,952.34	(444.89)	-1.44 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	683.19	1,065.73	382.54	35.89 %
Ten Services - Recreation, Pub	1	02	4220	5	80.00	808.28	728.28	90.10 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,356.62	1,356.62	100.00 %
Total Tenant Services					763.19	3,230.63	2,467.44	76.38 %
Utilities Expense								
Water	1	02	4310	5	118.34	66.29	(52.05)	-78.52 %
Electricity	1	02	4320	5	383.21	993.72	610.51	61.44 %
Gas	1	02	4330	5	307.77	383.07	75.30	19.66 %
Other Utility Expense - Sewer	1	02	4390	5	25.83	47.91	22.08	46.09 %
Total Utilities Expense					835.15	1,490.99	655.84	43.99 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	4,780.50	6,572.02	1,791.52	27.26 %
Materials	1	02	4420	5	333.43	413.08	79.65	19.28 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,050.00	645.00	(405.00)	-62.79 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.73	0.00	(16.73)	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	288.16	74.85	(213.31)	-284.98 %
Contract Costs-Maintenance	1	02	4430.09	5	1,059.20	0.00	(1,059.20)	0.00 %
Contract Costs-Other	1	02	4430.13	5	3,056.00	2,189.00	(867.00)	-39.61 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	1,775.00	(825.00)	-46.48 %
Contact Costs-Electrical Contr	1	02	4430.21	5	895.00	0.00	(895.00)	0.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	4,200.00	695.00	(3,505.00)	-504.32 %
Connect/Disconnect Fees	1	02	4430.4	5	15.00	30.00	15.00	50.00 %
Garbage and Trash Collection	1	02	4431	5	221.70	131.75	(89.95)	-68.27 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,532.41	3,568.27	2,035.86	57.05 %
Total Ordinary Maintenance and Operation					20,048.13	16,093.97	(3,954.16)	-24.57 %
Protective Services								
Protective Services - Contract	1	02	4480	5	2,138.74	3,054.22	915.48	29.97 %
Total Protective Services					2,138.74	3,054.22	915.48	29.97 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	4,615.31	3,505.89	(1,109.42)	-31.64 %
Insurance - General Liability	1	02	4510.02	5	103.25	103.25	0.00	0.00 %
Insurance - Automobile	1	02	4510.03	5	625.72	549.30	(76.42)	-13.91 %
Insurance - Workman's Comp	1	02	4510.04	5	1,325.72	778.72	(547.00)	-70.24 %
Insurance - Fidelity Bond	1	02	4510.09	5	169.68	169.68	0.00	0.00 %
Insurance - Windstorm	1	02	4510.15	5	9,265.65	5,576.59	(3,689.06)	-66.15 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34)	-9.09 %
Collection Losses	1	02	4570	5	1,154.00	0.00	(1,154.00)	0.00 %
Total General Expense					19,759.33	12,975.09	(6,784.24)	-52.29 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	0.00	19,500.00	19,500.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	0.00	(19,500.00)	(19,500.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(74,941.77)	(67,797.24)	(7,144.53)	10.54 %
Net Income (Loss)					24,485.96	8,006.00	16,479.96	449.41 %

Report Criteria PHA: 1 Project: '02'

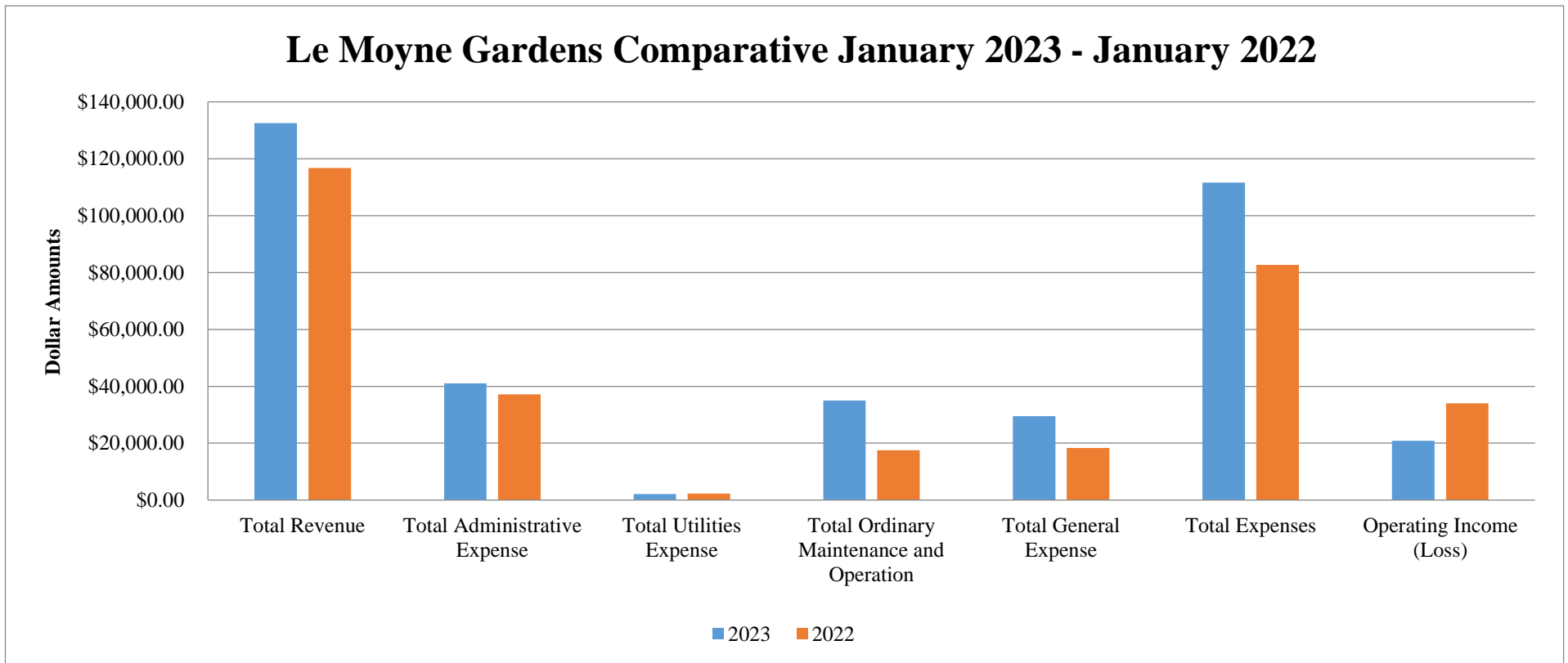
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 Le Moyne Gardens

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$132,505.57	\$116,744.19
Total Administrative Expense	\$41,013.52	\$37,156.52
Total Utilities Expense	\$2,143.11	\$2,261.05
Total Ordinary Maintenance and Operation	\$35,005.70	\$17,550.08
Total General Expense	\$29,480.38	\$18,308.14
Total Expenses	\$111,656.44	\$82,700.66
Operating Income (Loss)	\$20,849.13	\$34,043.53



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

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	26,961.00	29,898.00	(2,937.00)	-9.82 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					26,961.00	30,598.00	(3,637.00)	-11.89 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,069.88	148.61	2,921.27	1965.73 %
Other Income-Tenants	1	03	3690	5	3,027.00	(24.00)	3,051.00	-12712.50 %
Other Income - Misc Other Reve	1	03	3690.1	5	469.19	0.00	469.19	0.00 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	0.00	11,086.58	(11,086.58)	-100.00 %
Total Other Income					6,566.07	11,211.19	(4,645.12)	-41.43 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	98,978.50	74,935.00	24,043.50	32.09 %
Total Other Receipts					98,978.50	74,935.00	24,043.50	32.09 %
Total Revenue					132,505.57	116,744.19	15,761.38	13.50 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	9,331.71	9,355.43	23.72	0.25 %
Legal Expense	1	03	4130	5	143.00	0.00	(143.00)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	2,734.57	4,335.20	1,600.63	36.92 %
Postage/FedEx/UPS	1	03	4190.03	5	91.85	0.00	(91.85)	0.00 %
Advertising and Marketing	1	03	4190.08	5	0.00	506.24	506.24	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	107.20	107.20	100.00 %
Publications	1	03	4190.11	5	0.00	587.50	587.50	100.00 %
Membership Dues and Fees	1	03	4190.12	5	937.06	298.80	(638.26)	-213.61 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	886.73	902.84	16.11	1.78 %
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	1,675.07	3,008.25	1,333.18	44.32 %
Other Sundry Expense	1	03	4190.18	5	272.36	406.88	134.52	33.06 %
Administrative Contact Costs	1	03	4190.19	5	8,442.71	1,933.75	(6,508.96)	-336.60 %
Management Fee Expense - AMP	1	03	4190.21	5	11,756.96	11,002.93	(754.03)	-6.85 %
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	1,477.50	1,447.50	(30.00)	-2.07 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					41,013.52	37,156.52	(3,857.00)	-10.38 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	796.75	2,484.62	1,687.87	67.93 %
Ten Services - Recreation, Pub	1	03	4220	5	60.00	0.00	(60.00)	0.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	735.14	1,158.67	423.53	36.55 %
Total Tenant Services					1,591.89	3,643.29	2,051.40	56.31 %
Utilities Expense								
Water	1	03	4310	5	359.93	377.32	17.39	4.61 %
Electricity	1	03	4320	5	1,585.91	1,715.94	130.03	7.58 %
Gas	1	03	4330	5	150.46	126.83	(23.63)	-18.63 %
Other Utility Expense - Sewer	1	03	4390	5	46.81	40.96	(5.85)	-14.28 %
Total Utilities Expense					2,143.11	2,261.05	117.94	5.22 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	8,397.86	9,078.18	680.32	7.49 %
Materials	1	03	4420	5	3,857.70	745.49	(3,112.21)	-417.47 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,823.00	0.00	(1,823.00)	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	7,900.00	375.00	(7,525.00)	-2006.67 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.33	0.00	(22.33)	0.00 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	114.73	74.85	(39.88)	-53.28 %

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: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Contract Costs-Other	1	03	4430.13	5	1,285.00	416.00	(869.00)	-208.89 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	1,850.00	(1,050.00)	-56.76 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	0.00	(3,990.00)	0.00 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	0.00	350.00	350.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	165.00	45.00	(120.00)	-266.67 %
Garbage and Trash Collection	1	03	4431	5	460.34	214.77	(245.57)	-114.34 %
Emp Benefit Cont - Maintenance	1	03	4433	5	4,089.74	4,400.79	311.05	7.07 %
Total Ordinary Maintenance and Operation					35,005.70	17,550.08	(17,455.62)	-99.46 %
Protective Services								
Protective Services - Contract	1	03	4480	5	2,421.84	3,781.58	1,359.74	35.96 %
Total Protective Services					2,421.84	3,781.58	1,359.74	35.96 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	5,604.31	4,103.55	(1,500.76)	-36.57 %
Insurance - General Liability	1	03	4510.02	5	154.88	154.88	0.00	0.00 %
Insurance - Automobile	1	03	4510.03	5	843.36	740.36	(103.00)	-13.91 %
Insurance - Workman's Comp	1	03	4510.04	5	2,237.15	1,314.09	(923.06)	-70.24 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	286.34	0.00	0.00 %
Insurance - Windstorm	1	03	4510.15	5	13,812.68	8,313.26	(5,499.42)	-66.15 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	3,625.00	479.00	(3,146.00)	-656.78 %
Total General Expense					29,480.38	18,308.14	(11,172.24)	-61.02 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	27,500.00	0.00	(27,500.00)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(27,500.00)	0.00	27,500.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(111,656.44)	(82,700.66)	(28,955.78)	35.01 %
Net Income (Loss)					20,849.13	34,043.53	(13,194.40)	-119.54 %

Report Criteria PHA: 1 Project: '03'

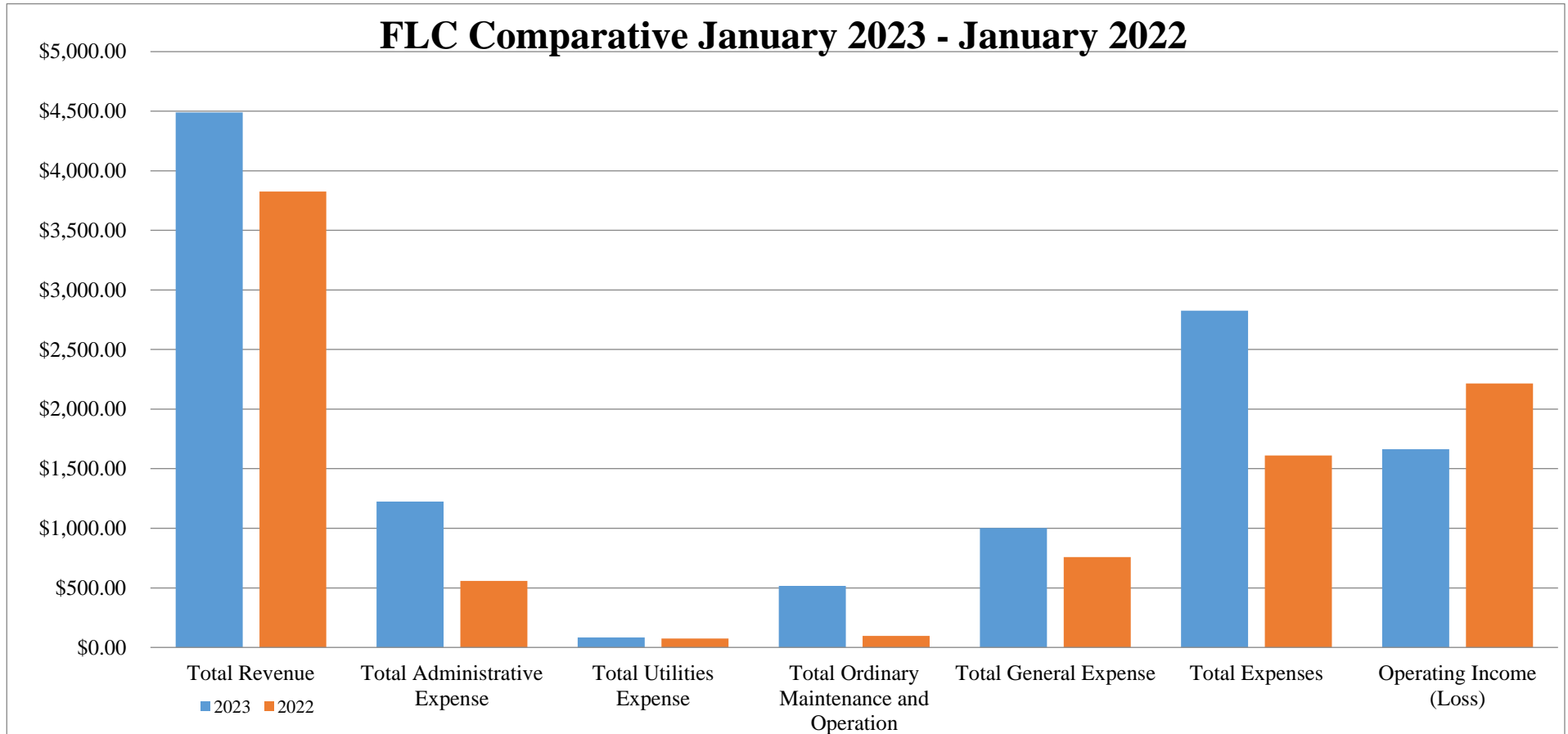
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$4,490.07	\$3,827.00
Total Administrative Expense	\$1,223.90	\$557.86
Total Utilities Expense	\$84.18	\$74.31
Total Ordinary Maintenance and Operation	\$515.94	\$95.94
Total General Expense	\$1,001.77	\$757.73
Total Expenses	\$2,825.79	\$1,611.00
Operating Income (Loss)	\$1,664.28	\$2,216.00



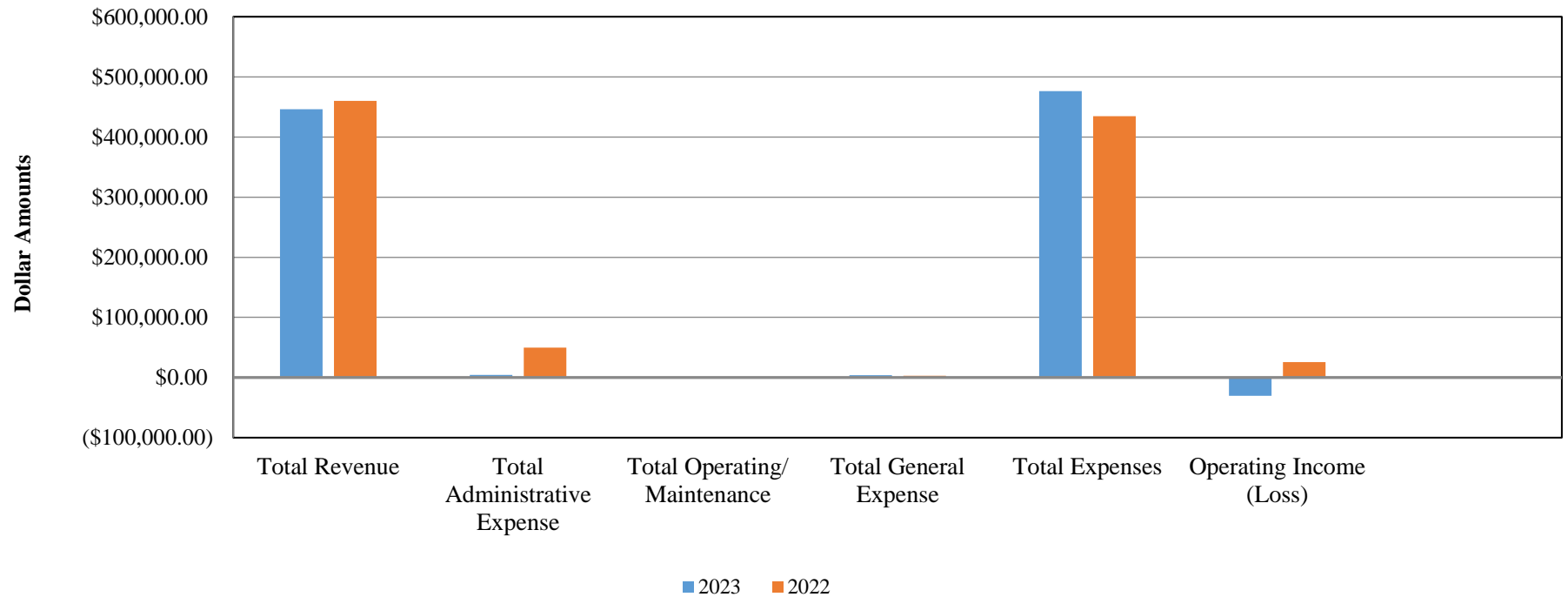
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center
HHA - Family Living Center

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,200.00	3,800.00	400.00	10.53 %
Total Rental Income					4,200.00	3,800.00	400.00	10.53 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	215.07	27.00	188.07	696.56 %
Other Income-Tenants	3	01	3690	5	75.00	0.00	75.00	0.00 %
Total Other Income					290.07	27.00	263.07	974.33 %
Total Revenue					4,490.07	3,827.00	663.07	17.33 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	113.88	68.91	(44.97)	-65.26 %
Employee Benefits Cont - Admin	3	01	4182	5	8.22	97.54	89.32	91.57 %
Sundry	3	01	4190	5	569.29	0.00	(569.29)	0.00 %
Forms & Office Supplies	3	01	4190.17	5	152.56	0.00	(152.56)	0.00 %
Other Sundry Expense	3	01	4190.18	5	379.95	391.41	11.46	2.93 %
Total Administrative Expense					1,223.90	557.86	(666.04)	-119.39 %
Utilities Expense								
Water	3	01	4310	5	30.25	27.17	(3.08)	-11.34 %
Other Utility Expense - Sewer	3	01	4390	5	53.93	47.14	(6.79)	-14.40 %
Total Utilities Expense					84.18	74.31	(9.87)	-13.28 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	90.00	0.00	(90.00)	0.00 %
Contract Costs-Other	3	01	4430.13	5	45.00	0.00	(45.00)	0.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	285.00	0.00	(285.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Total Ordinary Maintenance and Operation					515.94	95.94	(420.00)	-437.77 %
Protective Services								
Protective Services - Contract	3	01	4480	5	0.00	125.16	125.16	100.00 %
Total Protective Services					0.00	125.16	125.16	100.00 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	824.16	597.66	(226.50)	-37.90 %
Insurance - General Liability	3	01	4510.02	5	15.46	15.49	0.03	0.19 %
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					1,001.77	757.73	(244.04)	-32.21 %
Total Expenses					(2,825.79)	(1,611.00)	(1,214.79)	75.41 %
Net Income (Loss)					1,664.28	2,216.00	(551.72)	-24.10 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 01/01/2023 End: 01/31/2023	Start: 01/01/2022 End: 01/31/2022
Total Revenue	\$446,063.71	\$460,025.84
Total Administrative Expense	\$44,899.16	\$49,765.55
Total Operating/ Maintenance	\$1,226.43	\$1,180.71
Total General Expense	\$3,709.08	\$3,121.22
Total Expenses	\$476,296.67	\$434,396.07
Operating Income (Loss)	(\$30,232.96)	\$25,629.77

Section 8 Comparative January 2023- January 2022



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 01/01/2023	Start: 01/01/2022		
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	52,529.00	49,342.00	3,187.00	6.46 %
Interest Income HA Portion	7	01	3300	5	415.94	30.41	385.53	1267.77 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	63.42	(63.42)	-100.00 %
Gain or Loss on Sale of Equipm	7	01	3300.88	5	0.00	14,895.50	(14,895.50)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	409.77	799.51	(389.74)	-48.75 %
HAP Earned Income	7	01	4902	5	392,709.00	930.00	391,779.00	42126.77 %
HAP Earned Income - VASH	7	03	4902	5	0.00	393,965.00	(393,965.00)	-100.00 %
Total Operating Income					446,063.71	460,025.84	(13,962.13)	-3.04 %
Total Revenue					446,063.71	460,025.84	(13,962.13)	-3.04 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	11,933.61	15,994.90	4,061.29	25.39 %
STAFF TRAINING	7	01	4140	5	599.00	0.00	(599.00)	0.00 %
Travel	7	01	4150	5	556.87	0.00	(556.87)	0.00 %
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	4,458.49	4,879.65	421.16	8.63 %
Postage/FedEx/UPS	7	01	4190.03	5	456.26	0.00	(456.26)	0.00 %
Tenant Tracker	7	01	4190.10	5	0.00	15.00	15.00	100.00 %
Membership Dues and Fees	7	01	4190.12	5	278.40	1,197.00	918.60	76.74 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	669.85	566.79	(103.06)	-18.18 %
Forms & Office Supplies	7	01	4190.17	5	3,980.97	2,999.85	(981.12)	-32.71 %
Other Sundry Expense	7	01	4190.18	5	53.67	403.80	350.13	86.71 %
Administrative Contact Costs	7	01	4190.19	5	4,542.04	6,241.06	1,699.02	27.22 %
Asset Management Fee - AMP	7	01	4190.22	5	9,072.00	9,204.00	132.00	1.43 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,670.00	5,752.50	82.50	1.43 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	888.00	(72.00)	-8.11 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	555.00	(45.00)	-8.11 %
Total Administrative Expense					44,899.16	49,765.55	4,866.39	9.78 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 Materials	7	01	4420	5	45.72	0.00	(45.72)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
Total Operating Expenses					1,226.43	1,180.71	(45.72)	-3.87 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	190.44	167.18	(23.26)	-13.91 %
Insurance - Workman's Comp	7	01	4510.04	5	1,408.58	827.39	(581.19)	-70.24 %
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	180.29	0.00	0.00 %
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	(6,176.00)	(3,034.00)	3,142.00	-103.56 %
Portability - Port In Expenses	7	01	4590.PIE	5	6,176.00	3,034.00	(3,142.00)	-103.56 %
Portable Admin Fees Paid	7	03	4590.P	5	1,878.59	1,906.23	27.64	1.45 %
Portability - Port In Deposits	7	03	4590.PID	5	(8,116.52)	(647.96)	7,468.56	-1152.63 %
Portability - Port In Expenses	7	03	4590.PIE	5	8,116.52	647.96	(7,468.56)	-1152.63 %
Total General Expense					3,709.08	3,121.22	(587.86)	-18.83 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	384,811.00	345,015.01	(39,795.99)	-11.53 %
HAP Payments - Utilities	7	01	4715.4	5	6,587.00	4,090.00	(2,497.00)	-61.05 %
Fraud Recovery HUD	7	01	4715.8	5	0.00	(63.42)	(63.42)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,311.00	734.00	(577.00)	-78.61 %
HAP Payments - Rents	7	02	4715.1	5	3,375.00	3,704.00	329.00	8.88 %
HAP Payments - Rent - VASH	7	03	4715.1	5	12,597.00	8,137.00	(4,460.00)	-54.81 %
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	15,864.00	18,145.00	2,281.00	12.57 %

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: 01/01/2023	Start: 01/01/2022			
					End: 01/31/2023	End: 01/31/2022	Variance	Variance %	
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	575.00	(682.00)	-118.61 %	
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	24.00	(52.00)	-216.67 %	
Total Housing Assistance Payments					426,462.00	380,328.59	(46,133.41)	-12.13 %	
Total Expenses					(476,296.67)	(434,396.07)	(41,900.60)	9.65 %	
Operating Income (Loss)					(30,232.96)	25,629.77	(55,862.73)	-217.76 %	
Other Income (Expense)									
Depreciation Expense									
Depreciation Expense	7	01	4800	5	0.00	57.50	57.50	100.00 %	
Total Depreciation Expense					0.00	57.50	57.50	100.00 %	
Total Other Income (Expense)					0.00	(57.50)	57.50	-100.00 %	
Net Income (Loss)					(30,232.96)	25,572.27	(55,805.23)	-218.45 %	

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

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

Custom 2: VOUCH

Custom 3:

Chief Financial Officer Report
for March 15, 2023
Highlights of Activities for February 2023

Ongoing Activities:

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:
 - Low Rent meetings on Mondays
 - Administrative meetings once a month (Tuesdays)
 - HUD Training Meetings—every other Thursday (twice a month)
 - Maintenance meeting on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
- **Other meetings:**
 - Board Reports review, Board meeting practices, Board meetings
 - HUD Two-Year tool meeting, Budget training with all departments
 - Worked at Le Moyne Gardens on Friday, February 10th (half day)
- Prepared financials for the monthly board report and the Budget resolution
- Gave new employees Lindsey access and HUD WASS access- 3 employees
- Assisted Mary with payments for Utility Allowances and Security Deposits (Cynthia was trained)
- Assisted Mary with the CFP drawdowns and updating obligations and expenditures on the HUD eLOCC's system.
- Worked with the HR Coord. on personnel matters and updates
- Conducted Budget workshops (2 this month)
- Trained with the HR Coord. on payroll and entered all employee timesheet entries
- Monitored the bank accounts daily; entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Met with fee accountant Whitney on financial recap
- Signed checks for Payrolls and Accounts Payables
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., 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

Human Resources Coordinator Report
for March 15, 2023
Highlights of Activities for February 2023

- Prepared Weekly/Monthly Board, Goals, and Admin Reports
- Attended meetings for the month:
 - Staff Meetings on Mondays
 - Administrative meeting once a month on a Tuesday
 - Conduct Maintenance meetings on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Other meetings:**
 - Board meeting practices, Board meetings
 - Financial Workshops
- Reviewed and responded to emails and phone calls
- Worked at Le Moyne Gardens on Friday, February 10th (half day)
- Worked with CFO on personnel matters and updates
- Trained CFO on payroll process
- Entered deposits into the bank accounts
- Met with fee accountant Whitney on financial recap
- Updated employee annual and sick leave balances
- Reviewed Timesheets and Processed payroll
- Assisted with balancing the GL for January
- Reviewed employment applications and held interviews for Assistant Property Manager positions
- Onboarded and set up 3 new employees
- Reviewed all Vehicle Inspections completed and saved
- Processed and submitted the HART Retirement

Please let me know if you have any questions.

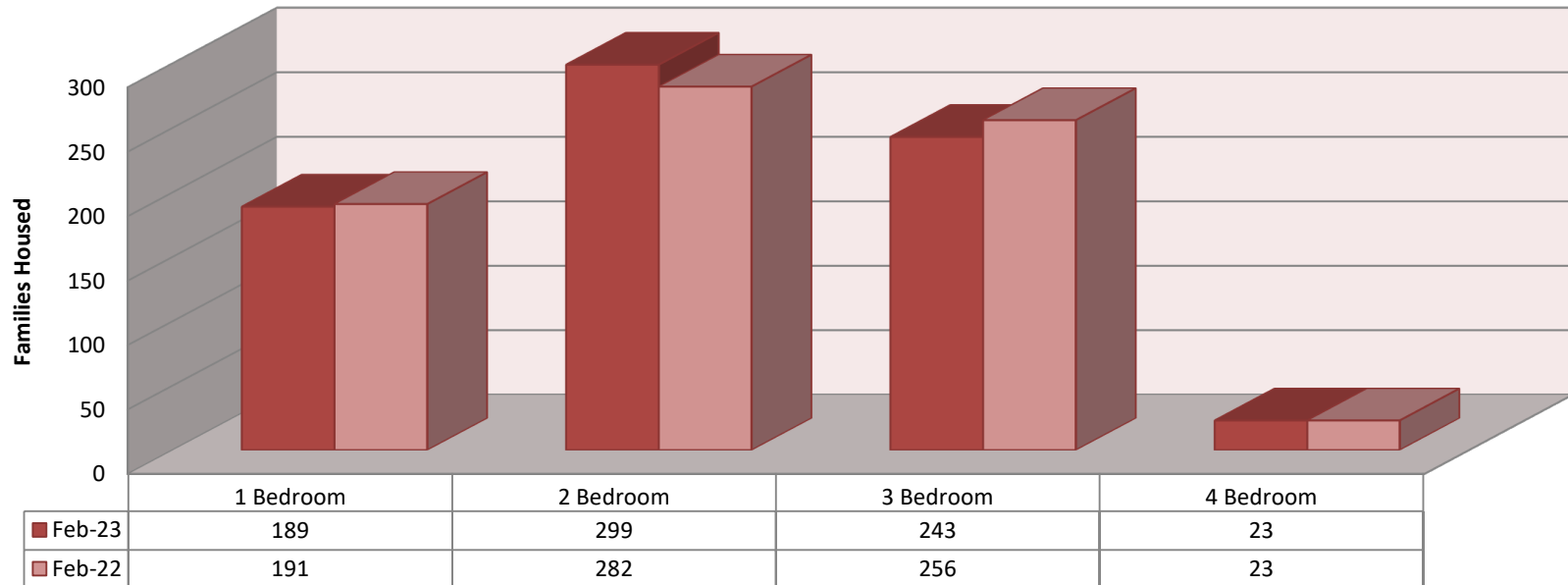
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
March 15, 2023**

**Total Alloted Vouchers: 743
Vouchers Leased: 754
Pending Vouchers: 0
Vouchers Searching: 24**

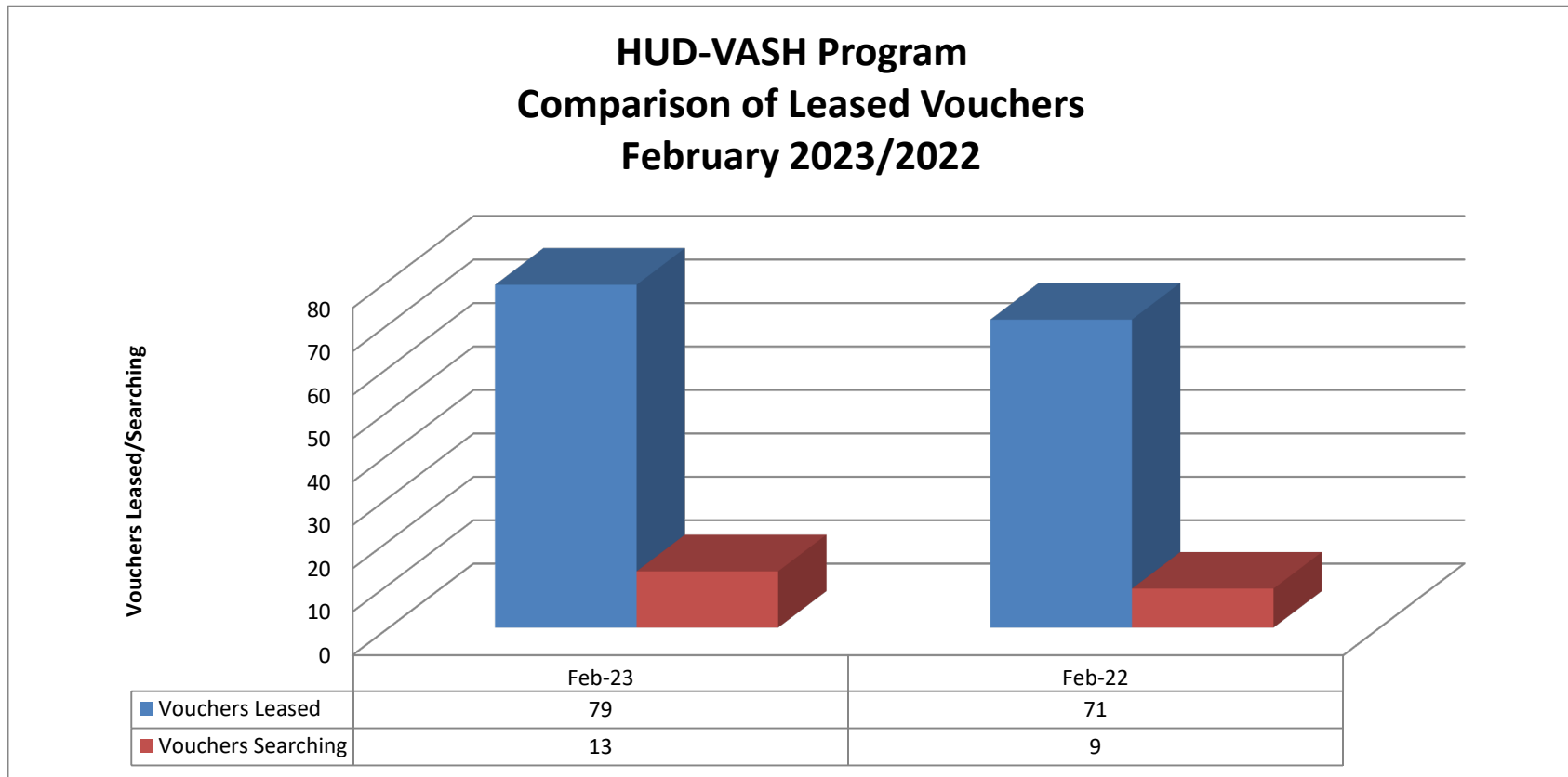
**HCV/Section 8 Program
Comparison of Leased Vouchers
February 2023/2022**



Total Families on Waiting List	597
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**Board Meeting Report
March 15, 2023**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 79
Port-outs: 48
Housed in Harlingen: 31**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report March 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
January 2023 Score is
97.78%

Quality Control

File audit was held on February 24, 2023 at Bonita Park
4 files were audited

Activities for the month of February 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on February 9th (20 were received)
- Issued HAP Checks for March 2023
- Conducted VASH Appointments
- Submitted VMS and monthly reports to HUD and PIC
- Submitted Lease up report to Finance Dept.
- Attended Staff meeting with Ms. Benavides
- 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 Los Vecinos construction meeting updates
- Prepared monthly board reports
- Prepared weekly reports
- Other duties as assigned

HCV/SECTION 8 PROGRAM
Comparative Summary Report 2022 and 2021

Year	Applications Given	Applications Received	Interims Received	Move-Ins (Leased) Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Move-Ins (Leased)	Port Administered	Move-Outs
2022	427	301	302	40	756	756	192	104	13	91
2021	358	366	505	146	729	938	217	101	21	52
Increase	69				27			3		39
Decrease		65	203	106		182	25		8	

HCV/SECTION 8 PROGRAM
Monthly Summary Report 2022

MONTH:	Applications Given	Applications Received	Interims Received	Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Leased (Move-Ins)	Port Administered	Move-Outs
January	27	8	38	1	55	55	12	0	3	16
February	32	30	30	2	73	73	21	7	2	6
March	39	36	23	2	73	73	41	7	2	10
April	30	14	16	1	84	84	21	21	3	10
May	27	27	25	2	59	59	36	14	0	4
June	43	35	15	13	60	60	16	12	0	3
July	31	9	23	8	58	58	16	11	1	9
August	29	32	20	5	75	75	5	15	1	5
September	42	14	22	0	63	63	2	7	0	8
October	50	36	24	4	46	46	8	4	0	6
November	37	32	25	2	57	57	9	5	1	9
December	40	28	41	0	53	53	5	1	0	5
YTD	427	301	302	40	756	756	192	104	13	91

HCV/SECTION 8 PROGRAM
Monthly Summary Report 2021

MONTH:	Applications Given	Applications Received	Interims Received	Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Leased (Move-Ins)	Port Administered	Move-Outs
January	24	24	56	51	51	66	23	5	0	8
February	26	24	32	13	57	64	25	13	5	6
March	32	27	23	10	68	93	20	10	3	10
April	26	23	45	18	88	112	21	18	4	7
May	34	34	20	17	56	97	30	10	3	5
June	30	30	40	11	60	76	25	16	1	5
July	37	34	56	11	54	113	22	7	1	2
August	44	43	63	8	67	76	22	9	1	0
September	33	27	42	2	64	68	10	4	2	0
October	37	30	59	4	46	48	9	2	1	1
November	19	38	35	1	42	47	8	5	0	6
December	16	32	34	0	76	78	2	2	0	2
YTD	358	366	505	146	729	938	217	101	21	52

Housing Authority of the City of Harlingen, Texas

February 28, 2023

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	149	116	19	4	4	194	486
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	1	0	0	0	0	1
2 bed	0	0	0	0	0	1	1
3 bed	0	0	0	0	0	1	1
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	0	1	0	0	0	2	3
Total Vacancies →	0	1	0	0	0	2	3

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 2.28.2023

Prepared by: Nancy Garza - Admission Coordinator

* OCCUPANCY RATE:	100.00%	99.17%	100.00%	100.00%	100.00%	99.00%	99.40%
* VACANCY RATE:	0.00%	0.83%	0.00%	0.00%	0.00%	1.00%	0.60%
* does not include CFP units							
Total Points per AMP	16	16	16	16	16	16	
					GRAND TOTAL POINTS		16

<i>Per unit Fee count</i>	150	119	20	4	4	198	495
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Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 March 15, 2023

Activities for the month of February

WAITING LIST AS OF 02-28-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	64
2 Bedroom	05
3 Bedroom	09
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 81

Unit offers mailed: 15

Security Deposits received: 04

Applications ready for review as of 2-28-2023: 03

Applications pending: 73

LOW RENT PROGRAM

Comparative Summary Report 2022 and 2021

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move-Ins	Move-In % Rate
2022	866	799	150	270	75	348	69	68	20%
2021	743	701	184	459	107	469	108	109	23%
Increase	123	98							
Decrease			34	189	32	121	39	41	3%

LOW RENT PROGRAM
Monthly Summary Report 2022

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January	75	65	10	10	5	20	1	2	10%
February	64	59	4	25	22	37	7	2	5%
March	47	46	17	65	8	21	2	12	57%
April	80	73	9	14	1	16	12	1	6%
May	76	70	10	22	7	20	2	5	25%
June	58	63	11	59	5	16	9	1	6%
July	79	83	11	2	4	15	6	5	33%
August	103	95	0	16	0	35	5	2	6%
September	70	62	11	3	0	32	7	7	22%
October	93	77	33	1	6	68	2	12	18%
November	70	57	15	33	2	40	7	13	33%
December	51	49	19	20	15	28	9	6	21%
YTD Total:	866	799	150	270	75	348	69	68	20%

LOW RENT PROGRAM
Monthly Summary Report 2021

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January	49	47	18	37	9	55	12	10	18%
February	50	52	13	45	3	15	4	4	27%
March	79	74	16	32	4	41	16	17	41%
April	43	36	17	54	16	16	8	6	38%
May	60	53	16	49	8	35	14	11	31%
June	86	79	18	26	8	60	11	13	22%
July	76	81	11	34	4	35	8	7	20%
August	79	74	21	35	21	50	8	14	28%
September	63	60	11	25	15	50	7	6	12%
October	57	56	20	4	1	40	10	6	15%
November	51	45	18	81	16	39	6	8	21%
December	50	44	5	37	2	33	4	7	21%
YTD Total:	743	701	184	459	107	469	108	109	23%

Date: March 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: March 15, 2023 Public Housing Board Report-February Activities

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.

January 2023 Score is 100%

Monthly HUD reports:

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

Quality Control:

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

Trainings and Other Updates:

Security meetings are held every Monday with managers and the security team. Crime Prevention Meetings are held quarterly at the sites.

The HUD Book Rich Environment (BRE) Reading Initiative:

BRE Story Time via Facebook will be featured monthly. Story Time featured books are given to children at Market Days every first Saturday of the month.

The ConnectHomeUSA partnership may come to an end. All Public Housing apartments are equipped with internet access. 82% of the Public Housing residents are connected to high-speed internet wi-fi with Spectrum.

NAHRO merit award applications:

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

Summary topics are:

Annual Back to School Event at Market Days

Covid-19 Vaccines in Public Housing

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

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

Resident and Youth Activities Board Report
March 15, 2023
February Activities

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

- Los Vecinos - February 8th and February 22nd at 2:00 p.m.
 - Topics discussed street repairs at Los Vecinos.- 7 residents attended.
- Bonita Park - February 7th and February 28th at 2:00 p.m.
 - Topics discussed Tenant Association recruitment – 5 residents attended.
 - New Tenant Association – Ana Tovar, President, Graciela Benavides, Vice President, Lidia Barrera, Secretary
- Sunset Terrace – February 8th and February 22nd at 11:00 a.m.
 - Topics discussed Tenant Association recruitment – 0 residents attended.
- Le Moyne Gardens - February 9th and February 23rd at 10:00 a.m.
 - Topics discussed Tenant Association recruitment – 1 resident attended.

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

Recycling Program:

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

Security Meetings/Quarterly Crime Prevention Meetings:

- Security meetings are held every Monday with managers and the security team.
- The Crime Prevention meetings are held quarterly. No Crime prevention meeting was held this month.

ConnectHome USA:

- The ConnectHomeUSA meeting date is pending. All units have internet access, program participation may end.

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:

- No Peer to peer call/meeting held this month.
- BRE Story time was presented by Bonita Park.
 - Mr. David Castro, Section 8 Intake Coordinator/Inspector read - “A Very Hungry Caterpillar” by Eric Carle.

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 winter newsletter is complete and has been distributed .

Resident and Youth Activities Board Report
March 15, 2023
February Activities

Exercise Class/ Feeding Texas Program

- Tu Salud Si Cuenta cancelled the exercise class at Le Moyne Garden.
- The Low Rent staff is prepared for the Feeding Program with food handlers permits and City permits.
 - All sites have been submitted for review. There may be a conflict due to the schools' feeding. They will keep us posted with a response from the Texas Department of Agriculture (TDA).

Family Learning Centers and other activities:

- 2022-2023 Family Learning Center dates: September 19, 2022 through May 12, 2023
- We meet with the HCISD counselors monthly for updates on activities and supply requests.

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

Upcoming 2023 Scholarships: Tentative Due Date				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/27/2023	3	2	0
TX NAHRO	2/17/2023	4	3	0
HAHC	4/28/2023	0	0	0
HAVE-STR	5/04/2023	0	0	0
Los Vecinos Tenant Association	4/28/2023	0	0	0
Sunset Tenant Association	4/28/2023	0	0	0
Bonita Park Tenant Association	4/28/2023	0	0	0
Le Moyne Gardens Tenant Association	4/28/2023	0	0	0
NELROD	5/2023	0	0	0

HARLINGEN**Housing Authority**

March 15, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

February Activity

Units ready to rent for the Month of February 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	35	0	0	1
Le Moyne Gardens	0	58	0	0	1
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	2	0	0	2

Work orders completed for the Month of February 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2023 - 02/28/2023	103	76	161	25	365

Work orders completed for the Month of February 2022 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2022 – 02/28/2022	161	77	193	24	455

Date: March 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Cynthia De La Fuente, Procurement Specialist/Property Manager

Subject: March 15, 2023, Board Report-February Activities

Report on Contracts:

Los Vecinos AMP #010:

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

Rudy De La Cruz installed gate entrances at side fencing with walkway. This job is 100% complete.

Rudy De La Cruz installed a gate entrance by the Learning Center with walkway. This job is 100% complete.

GS Electric and Remodeling removed light pole and lighting by apartment #10. This job is 100% complete.

Bonita Park AMP #020:

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

GS Electric and Remodeling repaired light fixture on light pole by apartment #25. This job is 100% complete.

GS Electric and Remodeling installed an electric outlet at the Bonita Park office. This job is 100% complete.

Rudy De La Cruz is remodeling apartment #116. This job is 85% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

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

Rudy De La Cruz installed carbon monoxide alarms in all apartments. This job is 100% complete.

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

Rudy De La Cruz repaired emergency plumbing clog at 209 Jackson St. This job is 100% complete.

Accounting Assistant /MIS Coordinator Board Report

March 15, 2023

February 2023 Activities

- Attended weekly Staff and Administration meetings
- Attended the HUD Field office meeting
- Attended the HCV 2-year tool meeting
- Attended the Board meeting practices
- Attended the Budget workshop
- Attended the monthly Board meeting at Bonita Park
- Attended the maintenance meeting at Bonita Park
- Worked at Le Moyne Gardens on 2-10-23 due to disinfecting of 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: DVR to access AMP security cameras at COCC, Cameras are up and running separately, Sunset Terrace has been added. We are at 100%.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HARLINGEN



Housing Authority
 REGULAR BOARD MEETING
 WEDNESDAY, MARCH 15, 2023

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
		\$0.00
Bonita Park Total		\$0.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
		\$0.00
Le Moyne Gardens Total		\$0.00
Grand Total		\$0.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 03/01/23

FOR THE MONTH OF February 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

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

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 03/01/23

FOR THE MONTH OF February 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

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.00	
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DATE: March 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the March 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:

March 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:

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 (QR Codes need to be updated)
- 01: Review Board Packet by Administration at 10:00 a.m. or
- 01: Review Board Packet by Administration 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)
- 02: HCISD Counselor Mtg at 11:30 a.m. at COCC with Managers
- 03: Temporary Staff Interviews starting at 9:30 a.m.
- 03: Friday Staff Mtg at 3:00 p.m.
- 04: Market Days Downtown! BRE Reading of Books to Community
- 06: BRE Read a Book to children on HHA Facebook (1st 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: Inventory of Bonita Park & Sunset Terrace (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: 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 p.m. ???
- 10: Disinfect & Sanitize Main Office at 9am (Office closed)
- 10: Friday Staff Mtg at 3:00 p.m.
- 12: Time Change Daylight Saving (Spring Forward)

- 13: Texas NAHRO Poster Contest Due for Family Learning Center Students
- 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)
- 13-17: HCISD & BISD Spring Break
- 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 to www.txnarho.org
- 17: Newsletter Articles Due at 12 p.m.
- 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
- 28: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana Friday 03/24/23 at 12 p.m.
- 28: HCV/S8 Two Year Tool Mtg with HUD San Antonio Field Office at 10:00 a.m.
- 28: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, Friday, 03/24/23 at 12 p.m.
- 29: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 03/27/23 by 12 p.m.
- 29: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. Monday, 03/27/23 at 12 p.m.
- 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)
- 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 (1st 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: 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: 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 9:00 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.
- 28: Scholarship Applications due for HAHC and Tenant Associations at LV, BP, ST & LMG
- 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 (1st 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: 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.
- 04: HAVE- STR Scholarship Applications Due 12:00 p.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: Security Mtg at 9:00 a.m. Webex
- 08: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 09: Pest Control at Los Vecinos
- 09: Board Mtg Practice at 9:00 a.m. at LMG
- 10: Pest Control at Bonita Park
- 10: Board Mtg Practice at 9:00 a.m. at BP
- 10: 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.
- 18: HAVE-STR Scholarship Committee Review of Scholarship Applications
- 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)
- 23: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana Friday 05/19/23 at 12 p.m.
- 23: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, Friday, 05/19/23 at 12 p.m.
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 05/22/23 by 12 p.m.
- 24: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. Monday, 05/22/23 at 12 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 (1st 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
- 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 9:00 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
- 27: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana **Friday 06/23/23 at 12 p.m.**
- 27: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, **Friday, 06/23/23 at 12 p.m.**
- 28: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by **Monday, 06/26/23 by 12 p.m.**
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. **Monday, 06/26/23 at 12 p.m.**
- 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 (1st 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: 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: 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
- 17-21: Aprio **Audit** Virtual??
- 18-19: Board Mtg Practice at 9:00 a.m. at COCC
- 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
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 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: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana **Friday 07/21/23 at 12 p.m.**
- 25: Admin Mtg with the Accounting Team at 1:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, **Friday, 07/21/23 at 12 p.m.**

- 25: Quarterly Crime Prevention Mtg at 3:00 p.m. at Sunset Terrace
- 26: HAP&UA Checks August 2023
- 26: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by **Monday, 07/24/23 by 12 p.m.**
- 26: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. **Monday, 07/24/23 at 12 p.m.**
- 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: 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 (1st 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)
- 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
- 29: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana Friday 08/25/23 at 12 p.m.
- 29: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, Friday, 08/25/23 at 12 p.m.
- 30: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 08/28/23 by 12 p.m.
- 30: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. Monday, 08/28/23 at 12 p.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: Update & Finalize all Board Reports by 12 (noon)
- 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 (1st 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: 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: 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
- 28: 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: Board Reports are Due 12:00 p.m. (noon)
- 29: Friday Staff Mtg at 3:00 p.m.
- October 2023: Schedule may change at any time**
- 01: Update Community letters with office hours
- 01: **Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 02: BRE Read a Book to children on HHA Facebook (1st 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: 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: Board Mtg Practice at 9:30 a.m. ST
- 16: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17-18: Board Mtg Practice at 9:00 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 9:00 a.m. Webex
- 23: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 24: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana Friday 10/20/23 at 12 p.m.
- 24: Admin Mtg with the Accounting Team at 1:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, Friday, 10/20/23 at 12 p.m.
- 24: Quarterly Crime Prevention Mtg at 3:00 p.m. at Los Vecinos
- 25: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 10/23/23 by 12 p.m.
- 25: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. Monday, 10/23/23 at 12 p.m.
- 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 at 12:00 p.m. (noon)
- 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!
- November 2023: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: Update Community letters with office hours
- 01: Review Board Packet by Administration at 10:00 a.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.
- 03: Friday Staff Mtg at 3:00 p.m.
- 04: Market Days Downtown! BRE Reading of Books to Community
- 05: **Time Change (Fall Back)**
- 06: BRE Read a Book to children on HHA Facebook (1st 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: 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 (Fire Safety & Emergency Contact)
- 10: Disinfect & Sanitize Main Office at 9am (Office closed)
- 10: Friday Staff Mtg at 3:00 p.m.
- 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
- 14: Pest Control at Los Vecinos
- 14-15: Board Mtg Practice at 9:00 a.m. at Los Vecinos
- 15: **Regular Board Meeting 12:00 p.m. (Noon) at LV** Invocation by Nancy Garza
- 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.
- 17: Audit & Review files by PH & S8 at 8:30 a.m. at **ST**
- 17: Vehicle Inspections at COCC at 10/11 a.m.
- 17: December 20, 2023, Board Agenda & Minutes for November 15, 2023, Board Mtg
- 17: Board Reports Due 12:00 p.m. (noon)
- 17: Tentative Board Agendas due December 2023, January & February 2024
- 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: Early Release at 3:00 p.m.
- 23-24: Holiday (Thanksgiving & Day after Thanksgiving)
- 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: HAP&UA Checks for December 2023
- 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: Board Reports need to be updated by 12:00 p.m. (noon)
 30: Hurricane Season Ends

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 also meet with the HUD San Antonio Field monthly for the HCV/S8 Two Year Tool. 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: The majority of our staff meetings continue to be virtual through Webex. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the Apartments. We continue to meet every Monday at 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and reports on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have schedule monthly meetings with department administrators and these meetings are working well.

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 security cameras are connected and working at all the offices for the safety of everyone. The Vegetable Garden meetings will restart April of 2023, at Le Moyne Gardens. 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 the Los Vecinos construction site. The Administrative Staff reviewed the Minutes for the February 15, 2023, Regular Board Meeting and the Agenda for March 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 Regular Board Meeting and HAHC Board of Directors Meeting is scheduled on Wednesday, April 26, 2023, at 12 noon at 219 E. Jackson Street. The option to join the board meetings virtually by Webex or conference call is available. A board quorum must be present in person.

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

Thanks,
 Hilda Benavides, CEO

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

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 15, 2023	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 15, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 26, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 17, 2023	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 21, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 19, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 2023 No Board Meeting Scheduled			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.