



REGULAR BOARD MEETING
 Wednesday, April 26, 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, April 26, 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 241 2798, Password: hha26 or join the video conference by phone at 408-418-9388, Password: 44226.

A copy of the agenda packet is available to the public on our website at www.harlingenha.org.

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of March 15, 2023. (pg.3-6)
9. Consider and take action to approve the Minutes of the Special Board Meeting of April 14, 2023. (pg.7-8)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2023, and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of March 2023.
 Presenter: Mary Prieto (pg.27-30)

III. OLD BUSINESS- NON ACTIONS ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.31-49)
 - b) HR & Accounting Coordinator Report by Melissa Guajardo; (pg.50)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.51-55)

(Comparative for January-March 2023-2022)

- d) Low Rent Occupancy Report by Nancy Garza; *(pg.56-59)*
(Comparative for January-March 2023-2022)
 - e) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.60-62)*
 - f) Maintenance Report by Mary Prieto; *(pg.63)*
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; *(pg.64-65)*
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.66)*
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.67-81)*

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 at the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the 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, April 21, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 21st day of April, 2023



Ariana Valle, Administrative Assistant



Minutes of the Regular Board Meeting
Wednesday, March 15, 2023, at 12:00 p.m. (noon)
At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550
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, March 15, 2023, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Maria I. Borjas and Bettina Elliott. Carlos Muñoz was not present.

INVOCATION

Chief Financial Officer, Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

Chief Financial Officer, Cynthia Lucio led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant, Ariana Valle introduced staff and visitors starting with 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, Nancy Garza, Admissions Coordinator, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Cynthia De La Fuente, Procurement Specialist/Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Samuel Valdez, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF FEBRUARY 15, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of February 15, 2023. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of February 15, 2023. Motion was seconded by Commissioner Elliott and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” FOR THE MONTHS OF APRIL, MAY, AND JUNE 2023.

Chief Executive Officer Benavides read a letter congratulating Mrs. Navarro Maldonado. On January 20, 2020, Mrs. Navarro Maldonado was hired as an Assistant Property Manager for the Low Rent Program at the Le Moyne Gardens Apartments. She has worked at all the properties and currently is the HCV/S8 Intake Coordinator/Inspector for the HCV/S8 Program. Mrs. Navarro Maldonado’s positive attitude and willingness to assist others is a great asset to the agency. Her hard work and dedication are displayed in her daily tasks. It is a pleasure working with Mrs. Navarro Maldonado and seeing her grow to an outstanding employee. Mrs. Navarro Maldonado thanked the Board of Commissioners and Ms. Benavides for the recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH JANUARY 2023 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 January 2023 were included in the Board packet. She reported as follows:

**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended January 2023**

	<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	<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>

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of January 2023, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of January 2023 as presented by Administration. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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.

Chief Financial Officer Lucio informed the Board that 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 and two in February to finalize the budgets. 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. No questions were asked. Chair Perez entertained a motion 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. Commissioner Elliott made the motion 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. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. EXECUTIVE SESSION UNDER GOVERNMENT CODE SECTION 551.074 (PERSONNEL DELIBERATION) REGARDING THE EVALUATION OF THE JOB PERFORMANCE OF THE CHIEF EXECUTIVE OFFICER.

Chair Perez entertained a motion to enter into Executive Session under Government Code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Commissioner Elliott made the motion to enter into Executive Session under Government Code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Motion was seconded by Vice-Chair Sánchez Peña.

At 12:10 p.m. the Board entered into the Executive Session.
At 12:46 p.m. the Board ended the Executive Session.
No board action was taken in the Executive Session.

4. DISCUSS AND TAKE ACTION ON THE JOB PERFORMANCE AND COMPENSATION OF THE CHIEF EXECUTIVE OFFICER AND POSSIBLE ACTION ON CONTRACT.

Chair Perez entertained a motion on the job performance and compensation of the Chief Executive Officer. Vice-Chair Sánchez Peña made a motion to table the Chief Executive Officer’s job performance and compensation to be discussed at a Special Board Meeting on April 14, 2023. Motion was seconded by Commissioner Elliott.

III. OLD BUSINESS NON ACTION ITEMS

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

- a) Chief Financial Officer Report by Cynthia Lucio
- b) HR & Accounting Coordinator Report by Melissa Guajardo
- c) Housing Choice Voucher/Section 8 Report by Diana Perez
- d) Housing Choice Voucher/Section 8 Summary Report by Diana Perez
(Comparative for 2023-2022)
- e) Low Rent Occupancy Report by Nancy Garza
- f) Low Rent Summary Report by Nancy Garza
(Comparative for 2023-2022)
- g) Senior Property Manager with Resident Activities Report by Mary Prieto
- h) Maintenance Report by Mary Prieto
- i) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- j) Accounting Assistant/MIS Coordinator Report by Patty Vega
- k) Zero unpaid balances due for vacated unit accounts for the month of February 2023 Report by Mary Prieto

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packet. She asked if they had any questions. Chair Perez asked has there been any major issues at Los Vecinos due to the construction? Chief Executive Officer replied at this time there has been no major issues. After some discussion no other questions were asked.

2. CHIEF EXECUTIVE OFFICER 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 and Harlingen Affordable

Housing Corporation meeting will be April 26, 2023, at 12:00 p.m. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Vice-Chair Sánchez Peña. Meeting was adjourned at 12:52 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Housing Authority
 Minutes of the Special Board Meeting
 Friday, April 14, 2023, at 12:00 p.m. (noon)
 At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for a Special Board Meeting Friday, April 14, 2023, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street.

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, Bettina Elliott, and Carlos Muñiz. Not present Maria I. Borjas.

INVOCATION

Nancy Garza, Admissions Coordinator gave the invocation.

PLEDGE OF ALLEGIANCE

Nancy Garza, Admissions Coordinator led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant, Ariana Valle introduced staff and visitors starting with Nancy Garza, Admissions Coordinator, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney.

PUBLIC COMMENTS

No members of the public were present at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550, there were no public comments.

EXECUTIVE SESSION

Executive Session under Government Code Section 551.074, personnel, deliberation regarding the evaluation of the job performance of the Chief Executive Officer.

This item was requested by Chairperson Carlos “Charlie” Perez and Board of Commissioners.

Chair Perez entertained a motion to enter into Executive Session. Motion to enter into Executive Session was made by Commissioner Elliott. Motion was seconded by Vice-Chair Sánchez Peña. At 12:06 p.m. the board enters Executive Session.

At 1:05 p.m. the board ended the Executive Session.

DISCUSSION AND TO TAKE ACTION ON THE JOB PERFORMANCE, COMPENSATION AND EXTENSION OF CONTRACT FOR THE CHIEF EXECUTIVE OFFICER UNTIL MAY 1, 2025

Chair Perez entertained a motion on the job performance, compensation, and extension of contract for the Chief Executive Officer. Vice-Chair Sánchez Peña made a motion to extend the

Chief Executive Officer Hilda Benavides' employment contract by two (2) years and to include a \$150,000 annual salary effective immediately. Motion was seconded by Commissioner Elliott and passed unanimously.

II . **ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. The meeting was adjourned at 1:07 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

February 2023

COCC

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 February 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>\$418,152.98</u>	<u>\$72,228.56</u>	<u>\$109,008.35</u>	<u>\$99,838.25</u>	<u>\$132,609.29</u>	<u>\$4,468.53</u>	<u>\$456,915.94</u>
Total Expenditures	<u>\$302,967.88</u>	<u>\$51,216.28</u>	<u>\$82,778.45</u>	<u>\$68,622.34</u>	<u>\$99,226.90</u>	<u>\$1,123.91</u>	<u>\$474,800.35</u>
Revenues Over (Under) Expenditures	<u>\$115,185.10</u>	<u>\$21,012.28</u>	<u>\$26,229.90</u>	<u>\$31,215.91</u>	<u>\$33,382.39</u>	<u>\$3,344.62</u>	<u>(\$17,884.41)</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>\$17,884.41</u>

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 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>\$4,444,500.22</u>	<u>\$773,232.55</u>	<u>\$1,135,920.82</u>	<u>\$1,047,508.62</u>	<u>\$1,441,418.35</u>	<u>\$46,419.88</u>	<u>\$4,826,985.54</u>
Total Expenditures	<u>\$3,274,197.48</u>	<u>\$686,160.52</u>	<u>\$735,203.55</u>	<u>\$812,909.59</u>	<u>\$1,017,386.51</u>	<u>\$22,537.31</u>	<u>\$4,998,816.17</u>
Revenues Over (Under) Expenditures	<u>\$1,170,302.74</u>	<u>\$87,072.03</u>	<u>\$400,717.27</u>	<u>\$234,599.03</u>	<u>\$424,031.84</u>	<u>\$23,882.57</u>	<u>(\$171,830.63)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$171,830.63</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 February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operating transfer in /	1 06	3690.22 5	0.00	0.00	11,000.00	(11,000.00)	-100.00 %
CFP 50120 Admin	1 06	3690.27 5	0.00	0.00	39,256.25	(39,256.25)	-100.00 %
CFP Admin 50121	1 06	3690.28 5	0.00	56,085.00	117,333.26	(61,248.26)	-52.20 %
Other Income - CFP 22	1 06	3690.29 5	13,260.00	79,560.00	0.00	79,560.00	100.00 %
Total Operating Income			13,260.00	135,645.00	167,589.51	(31,944.51)	-19.06 %
Rental Income							
NON-DWELLING RENT	1 06	3190 5	2,198.81	21,925.29	20,506.75	1,418.54	6.92 %
Total Rental Income			2,198.81	21,925.29	20,506.75	1,418.54	6.92 %
Other Income							
Investment Income - Unrestricted	1 06	3610 5	939.45	8,280.42	1,270.50	7,009.92	551.74 %
OTHER INCOME	1 06	3690 5	141.72	12,680.92	11,235.51	1,445.41	12.86 %
Management Fees	1 06	3690.1 5	769.78	769.78	0.00	769.78	100.00 %
Other Income - Management Fee - CC	1 06	3690.2 5	28,944.80	364,062.74	299,752.97	64,309.77	21.45 %
Other Income - Asset Management Fe	1 06	3690.3 5	15,048.00	114,540.00	162,800.00	(48,260.00)	-29.64 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	9,930.00	103,705.50	107,497.50	(3,792.00)	-3.53 %
IT Fees	1 06	3690.5 5	996.00	10,956.00	10,780.00	176.00	1.63 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	666.90	458.26	208.64	45.53 %
Total Other Income			56,769.75	615,662.26	593,794.74	21,867.52	3.68 %
Total Revenue			72,228.56	773,232.55	781,891.00	(8,658.45)	-1.11 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06	4110 5	29,007.60	324,495.31	404,599.47	80,104.16	19.80 %
LEGAL EXPENSE	1 06	4130 5	1,082.25	8,014.50	8,433.26	418.76	4.97 %
STAFF TRAINING	1 06	4140 5	1,232.46	9,744.61	9,166.63	(577.98)	-6.31 %
TRAVEL	1 06	4150 5	0.00	14,359.98	11,000.00	(3,359.98)	-30.55 %
Travel-Mileage Reimbursement	1 06	4150.2 5	0.00	660.02	458.26	(201.76)	-44.03 %
Accounting Fees	1 06	4170 5	0.00	4,595.41	33,916.63	29,321.22	86.45 %
Audit Fees	1 06	4171 5	0.00	2,991.47	3,666.63	675.16	18.41 %
Employee Benefits Cont - Admin	1 06	4182 5	10,706.96	110,301.06	119,166.63	8,865.57	7.44 %
SUNDRY	1 06	4190 5	289.81	1,381.66	916.63	(465.03)	-50.73 %
Postage/FedEx/UPS	1 06	4190.03 5	583.25	3,206.81	3,208.26	1.45	0.05 %
Advertising and Marketing	1 06	4190.08 5	0.00	2,931.80	4,583.26	1,651.46	36.03 %
PUBLICATIONS	1 06	4190.11 5	685.64	1,785.44	3,208.26	1,422.82	44.35 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	35.00	478.45	916.63	438.18	47.80 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	1,852.75	18,400.06	16,500.00	(1,900.06)	-11.52 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	0.00	17,614.95	10,083.26	(7,531.69)	-74.69 %
Other Sundry Expense	1 06	4190.18 5	1,513.66	8,533.29	11,000.00	2,466.71	22.42 %
Administrative Contact Costs	1 06	4190.19 5	1,705.79	77,981.56	68,750.00	(9,231.56)	-13.43 %
BOARD MEETING EXPENSE	1 06	4190.9 5	0.00	9,273.05	6,875.00	(2,398.05)	-34.88 %
Total Administrative Expense			48,695.17	616,749.43	716,448.81	99,699.38	13.92 %
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	0.00	294.66	183.26	(111.40)	-60.79 %
ELECTRICITY	1 06	4320 5	813.19	10,978.18	12,573.00	1,594.82	12.68 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	0.00	534.75	275.00	(259.75)	-94.45 %
Total Utilities Expense			813.19	11,807.59	13,031.26	1,223.67	9.39 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06	4410 5	920.15	9,756.32	13,119.26	3,362.94	25.63 %
MATERIALS	1 06	4420 5	48.65	4,240.00	4,586.01	346.01	7.54 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	0.00	792.00	916.63	124.63	13.60 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	0.00	4,583.26	4,583.26	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06	4430.08 5	49.90	707.56	733.26	25.70	3.50 %
Contract Costs-Other	1	5	0.00	121.50	0.00	(121.50)	-100.00 %

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 February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
		06 4430.13					
Contact Costs-Heating & Cooling Cont	1	06 4430.17	5	0.00	9,748.19	4,125.00	(5,623.19) -136.32 %
Contact Costs-Electrical Contracts	1	06 4430.21	5	0.00	430.00	916.63	486.63 53.09 %
Garbage and Trash Removal	1	06 4431	5	0.00	421.11	687.50	266.39 38.75 %
Emp Benefit Cont - Maintenance	1	06 4433	5	108.64	3,507.91	5,321.25	1,813.34 34.08 %
Total Ordinary Maintenance and Operation				1,127.34	29,724.59	34,988.80	5,264.21 15.05 %
Protective Services							
Protective Services - Contract Costs	1	06 4480	5	117.30	11,682.66	3,666.63	(8,016.03) -218.62 %
Total Protective Services				117.30	11,682.66	3,666.63	(8,016.03) -218.62 %
General Expense							
Insurance -Property (Fire & EC)	1	06 4510.01	5	0.00	2,274.86	1,833.26	(441.60) -24.09 %
Insurance - General Liability	1	06 4510.02	5	0.00	516.24	458.26	(57.98) -12.65 %
Insurance - Automobile	1	06 4510.03	5	0.00	1,634.80	1,375.00	(259.80) -18.89 %
Insurance - Workman's Comp	1	06 4510.04	5	0.00	5,230.08	4,147.88	(1,082.20) -26.09 %
Insurance - Fidelity Bond	1	06 4510.09	5	0.00	975.66	898.26	(77.40) -8.62 %
Insurance - Windstorm	1	06 4510.15	5	463.28	4,900.31	4,583.26	(317.05) -6.92 %
MATLAND PROPERTY TAXES	1	06 4520.1	5	0.00	356.41	458.26	101.85 22.23 %
Total General Expense				463.28	15,888.36	13,754.18	(2,134.18) -15.52 %
Other Expenditures							
Property Better & Add-Contract Costs	1	06 7540.4	5	0.00	0.00	41,250.00	41,250.00 100.00 %
Operating Exp For Property - Contra	1	06 7590	5	0.00	0.00	(41,250.00)	(41,250.00) -100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00 -100.00 %
Total Expenses				(51,216.28)	(686,160.52)	(781,889.68)	95,729.16 12.24 %
Total Net Income (Loss)				21,012.28	87,072.03	1.32	87,070.71 9721265.91 %

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: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %	
Rental Income											
Dwelling Rental	1	01	3110	5	26,723.00	178.15	293,101.00	177.64	266,974.73	26,126.27	9.79 %
Nondwelling Rental	1	01	3190	5	0.00	0.00	257.00	0.16	0.00	257.00	100.00 %
Total Rental Income					26,723.00	178.15	293,358.00	177.79	266,974.73	26,383.27	9.88 %
Other Income											
Interest Earned on Gen Fund Investments	1	01	3610	5	27.18	0.18	12,033.39	7.29	3,135.00	8,898.39	283.84 %
Interest Income - Bank Statement	1	01	3610.01	5	2,896.17	19.31	11,935.33	7.23	0.00	11,935.33	100.00 %
Other Income-Tenants	1	01	3690	5	3,095.00	20.63	26,009.00	15.76	23,477.63	2,531.37	10.78 %
Other Income - Misc Other Revenue	1	01	3690.1	5	0.00	0.00	188.88	0.11	1,833.26	(1,644.38)	-89.70 %
Other Income - Insurance Equity	1	01	3690.451	5	0.00	0.00	0.00	0.00	275.00	(275.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	0.00	0.00	1,844.22	1.12	550.00	1,294.22	235.31 %
Other Income - OP Trans In From CFP	1	01	3690.99	5	2,925.00	19.50	2,925.00	1.77	82,500.00	(79,575.00)	-96.45 %
Other Income - OP Trans In From CFP	1	01	3690.99P	5	0.00	0.00	95,700.00	58.00	0.00	95,700.00	100.00 %
Total Other Income					8,943.35	59.62	150,635.82	91.29	111,770.89	38,864.93	34.77 %
Other Receipts											
Operating Subsidy - Current Year	1	01	8020	0	73,342.00	488.95	691,927.00	419.35	625,421.50	66,505.50	10.63 %
Total Other Receipts					73,342.00	488.95	691,927.00	419.35	625,421.50	66,505.50	10.63 %
Total Revenue					109,008.35	726.72	1,135,920.82	688.44	1,004,167.12	131,753.70	13.12 %
Administrative Expense											
Nontechnical Salaries	1	01	4110	5	5,372.79	35.82	54,876.88	33.26	105,237.33	50,360.45	47.85 %
Nontechnical Salaries - 1406	1	01	4110.OP	5	0.00	0.00	7,205.17	4.37	0.00	(7,205.17)	-100.00 %
Legal Expense	1	01	4130	5	526.50	3.51	1,400.75	0.85	2,750.00	1,349.25	49.06 %
Staff Training	1	01	4140	5	0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Travel	1	01	4150	5	0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Travel-Mileage Reimbursement	1	01	4150.2	5	0.00	0.00	0.00	0.00	1,100.00	1,100.00	100.00 %
Accounting Fees	1	01	4170	5	0.00	0.00	8,016.60	4.86	0.00	(8,016.60)	-100.00 %
Audit Fees	1	01	4171	5	0.00	0.00	5,663.07	3.43	6,921.53	1,258.46	18.18 %
Employee Benefits Cont - Admin	1	01	4182	5	3,111.82	20.75	31,871.00	19.32	49,133.26	17,262.26	35.13 %
Employee Ben Cont - Admin - 1406	1	01	4182.OP	5	0.00	0.00	550.35	0.33	0.00	(550.35)	-100.00 %
Sundry	1	01	4190	5	0.00	0.00	0.00	0.00	504.13	504.13	100.00 %
Postage/FedEx/UPS	1	01	4190.03	5	200.97	1.34	971.20	0.59	916.63	(54.57)	-5.95 %
Advertising and Marketing	1	01	4190.08	5	0.00	0.00	1,005.00	0.61	3,208.26	2,203.26	68.67 %
Tenant Tracker	1	01	4190.10	5	0.00	0.00	175.50	0.11	3,208.26	3,032.76	94.53 %
Publications	1	01	4190.11	5	0.00	0.00	655.00	0.40	2,750.00	2,095.00	76.18 %

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: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 01	4190.12 5	0.00	0.00	1,632.13	0.99	1,833.26	201.13	10.97 %
Telephone/Cell Phones/Internet	1 01	4190.13 5	5,876.36	39.18	12,432.82	7.54	7,333.26	(5,099.56)	-69.54 %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	9,504.00	5.76	9,504.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	350.40	2.34	4,364.61	2.65	9,166.63	4,802.02	52.39 %
Other Sundry Expense	1 01	4190.18 5	282.29	1.88	3,271.85	1.98	7,333.26	4,061.41	55.38 %
Administrative Contact Costs	1 01	4190.19 5	3,035.61	20.24	45,223.40	27.41	35,958.89	(9,264.51)	-25.76 %
Management Fee Expense - AMP	1 01	4190.21 5	8,892.32	59.28	94,603.48	57.34	92,812.28	(1,791.20)	-1.93 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	16,500.00	10.00	16,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,117.50	7.45	12,180.00	7.38	12,210.00	30.00	0.25 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,300.00	2.00	3,300.00	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			31,430.56	209.54	315,511.77	191.22	373,514.24	58,002.47	15.53 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	599.69	4.00	12,522.68	7.59	18,663.48	6,140.80	32.90 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	2,894.41	1.75	7,333.26	4,438.85	60.53 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	4,153.14	2.52	7,755.88	3,602.74	46.45 %
Total Tenant Services			599.69	4.00	19,570.23	11.86	33,752.62	14,182.39	42.02 %
Utilities Expense									
Water	1 01	4310 5	3.97	0.03	821.43	0.50	3,208.26	2,386.83	74.40 %
Electricity	1 01	4320 5	938.15	6.25	10,403.61	6.31	11,916.63	1,513.02	12.70 %
Gas	1 01	4330 5	155.19	1.03	1,503.45	0.91	1,191.63	(311.82)	-26.17 %
4150.2 - MILEAGE REIMBURSEMENT	1 01	4330.2 5	0.00	0.00	56.26	0.03	0.00	(56.26)	-100.00 %
Other Utility Expense - Sewer	1 01	4390 5	3.09	0.02	578.67	0.35	1,375.00	796.33	57.91 %
Total Utilities Expense			1,100.40	7.34	13,363.42	8.10	17,691.52	4,328.10	24.46 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	4,966.31	33.11	60,683.02	36.78	100,402.50	39,719.48	39.56 %
Materials	1 01	4420 5	12,807.08	85.38	41,883.55	25.38	70,929.10	29,045.55	40.95 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.62	45,833.26	44,818.26	97.79 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	0.00	0.00	6,725.00	4.08	10,083.26	3,358.26	33.31 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	8,930.00	5.41	45,833.26	36,903.26	80.52 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.75	0.11	145.45	0.09	916.63	771.18	84.13 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	978.11	0.59	5,683.26	4,705.15	82.79 %
Contract Costs-Maintenance	1 01	4430.09 5	615.49	4.10	5,019.91	3.04	2,291.63	(2,728.28)	-119.05 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	0.00	0.00	4,083.36	2.47	0.00	(4,083.36)	-100.00 %
Contract Costs-Other	1 01	4430.13 5	4,920.00	32.80	13,257.50	8.03	4,583.26	(8,674.24)	-189.26 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.10	4,583.26	4,423.26	96.51 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,250.00	15.00	17,596.00	10.66	18,333.26	737.26	4.02 %

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: 1650 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended	PUM	11 Month(s) Ended	PUM	Budget	Variance	Variance %
			February 28, 2023		February 28, 2023				
Contract Costs-Unit Turnaround	1 01 4430.20	5	0.00	0.00	3,990.00	2.42	27,500.00	23,510.00	85.49 %
Contact Costs-Electrical Contracts	1 01 4430.21	5	625.00	4.17	4,090.00	2.48	4,583.26	493.26	10.76 %
Contact Costs-Plumbing Contracts	1 01 4430.22	5	0.00	0.00	6,395.00	3.88	27,500.00	21,105.00	76.75 %
Contract Costs - Janitorial - 1406	1 01 4430.22P	5	0.00	0.00	3,250.00	1.97	0.00	(3,250.00)	-100.00 %
Contract Costs-Janitorial Contracts	1 01 4430.23	5	0.00	0.00	0.00	0.00	2,016.63	2,016.63	100.00 %
Connect/Disconnect Fees	1 01 4430.4	5	15.00	0.10	415.00	0.25	1,833.26	1,418.26	77.36 %
Garbage and Trash Collection	1 01 4431	5	10.08	0.07	2,219.11	1.34	3,208.26	989.15	30.83 %
Emp Benefit Cont - Maintenance	1 01 4433	5	2,705.05	18.03	28,178.70	17.08	40,172.88	11,994.18	29.86 %
Total Ordinary Maintenance and Operation			29,005.61	193.37	209,014.71	126.68	416,286.97	207,272.26	49.79 %
Protective Services									
Protective Services - Contract Costs	1 01 4480	5	8,190.20	54.60	31,837.67	19.30	50,903.27	19,065.60	37.45 %
Total Protective Services			8,190.20	54.60	31,837.67	19.30	50,903.27	19,065.60	37.45 %
General Expense									
Insurance -Property (Fire & EC)	1 01 4510.01	5	0.00	0.00	15,253.98	9.24	9,166.63	(6,087.35)	-66.41 %
Insurance - General Liability	1 01 4510.02	5	0.00	0.00	454.32	0.28	458.26	3.94	0.86 %
Insurance - Automobile	1 01 4510.03	5	0.00	0.00	2,350.04	1.42	2,291.63	(58.41)	-2.55 %
Insurance - Workman's Comp	1 01 4510.04	5	0.00	0.00	3,865.72	2.34	2,750.00	(1,115.72)	-40.57 %
Insurance - Fidelity Bond	1 01 4510.09	5	0.00	0.00	721.15	0.44	1,008.26	287.11	28.48 %
Insurance - Windstorm	1 01 4510.15	5	9,951.99	66.35	83,071.70	50.35	64,166.63	(18,905.07)	-29.46 %
Insurance - Windstorm - 1406	1 01 4510.15P	5	0.00	0.00	10,947.19	6.63	0.00	(10,947.19)	-100.00 %
Payments in Lieu of Taxes	1 01 4520	5	2,500.00	16.67	28,480.07	17.26	27,500.00	(980.07)	-3.56 %
PROPERTY TAXES	1 01 4520.1	5	0.00	0.00	50.58	0.03	91.63	41.05	44.80 %
Collection Losses	1 01 4570	5	0.00	0.00	711.00	0.43	4,583.26	3,872.26	84.49 %
Total General Expense			12,451.99	83.01	145,905.75	88.43	112,016.30	(33,889.45)	-30.25 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01 7540.4	5	0.00	0.00	5,700.00	3.45	211,131.58	205,431.58	97.30 %
Operating Exp For Property - Contra	1 01 7590	5	0.00	0.00	(5,700.00)	(3.45)	(211,131.58)	(205,431.58)	-97.30 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(82,778.45)	(551.86)	(735,203.55)	(445.58)	(1,004,164.92)	268,961.37	26.78 %
Net Income (Loss)			26,229.90	174.85	400,717.27	242.86	2.20	400,715.07	27552120.46 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	28,662.00	193.66	279,601.00	171.75	266,654.63	12,946.37	4.86 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	4,738.00	2.91	3,850.00	888.00	23.06 %
Total Rental Income			28,662.00	193.66	284,339.00	174.66	270,504.63	13,834.37	5.11 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	6,557.41	4.03	2,026.75	4,530.66	223.54 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,614.25	10.91	6,443.30	3.96	0.00	6,443.30	100.00 %
Other Income - Tenants	1 02 3690	5	2,840.00	19.19	30,472.00	18.72	23,450.13	7,021.87	29.94 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	1,285.35	0.79	0.00	1,285.35	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	287.76	(287.76)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	452.56	0.28	458.26	(5.70)	-1.24 %
Other Income - OP Tran In From CFP	1 02 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 02 3690.99P	5	0.00	0.00	95,700.00	58.78	0.00	95,700.00	100.00 %
Total Other Income			4,454.25	30.10	140,910.62	86.55	108,722.90	32,187.72	29.61 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	66,722.00	450.82	622,259.00	382.22	573,639.00	48,620.00	8.48 %
Total Other Receipts			66,722.00	450.82	622,259.00	382.22	573,639.00	48,620.00	8.48 %
Total Revenue			99,838.25	674.58	1,047,508.62	643.43	952,866.53	94,642.09	9.93 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	6,014.05	40.64	74,150.74	45.55	138,765.88	64,615.14	46.56 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	0.00	0.00	8,494.25	5.22	0.00	(8,494.25)	-100.00 %
Legal Expense	1 02 4130	5	526.50	3.56	2,073.50	1.27	2,291.63	218.13	9.52 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	458.26	458.26	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	733.26	733.26	100.00 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	5.38	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	3.83	6,002.26	(234.02)	-3.90 %
Employee Benefits Cont - Admin	1 02 4182	5	2,142.70	14.48	28,966.65	17.79	51,619.26	22,652.61	43.88 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	0.00	0.00	666.10	0.41	0.00	(666.10)	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	91.63	91.63	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	200.97	1.36	971.20	0.60	733.26	(237.94)	-32.45 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	0.61	3,054.26	2,062.66	67.53 %
Tenant Tracker	1 02 4190.10	5	0.00	0.00	175.50	0.11	2,291.63	2,116.13	92.34 %
Publications	1 02 4190.11	5	0.00	0.00	647.60	0.40	3,208.26	2,560.66	79.81 %

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: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Membership Dues and Fees	1 02	4190.12 5	0.00	0.00	1,631.46	1.00	916.63	(714.83)	-77.98 %
Telephone/Cell Phone/Internet	1 02	4190.13 5	6,198.25	41.88	15,225.56	9.35	13,979.13	(1,246.43)	-8.92 %
Forms & Office Supplies	1 02	4190.17 5	0.00	0.00	4,142.93	2.54	6,416.63	2,273.70	35.43 %
Other Sundry Expense	1 02	4190.18 5	218.92	1.48	2,423.83	1.49	5,683.26	3,259.43	57.35 %
Administrative Contact Costs	1 02	4190.19 5	5,033.61	34.01	53,782.71	33.04	45,833.26	(7,949.45)	-17.34 %
Management Fee Expense - AMP	1 02	4190.21 5	8,593.92	58.07	92,047.09	56.54	85,286.63	(6,760.46)	-7.93 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	16,280.00	10.00	15,400.00	(880.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,080.00	7.30	11,850.00	7.28	11,220.00	(630.00)	-5.61 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,256.00	2.00	3,080.00	(176.00)	-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			31,784.92	214.76	332,837.29	204.45	397,981.76	65,144.47	16.37 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	513.94	3.47	10,914.50	6.70	18,659.63	7,745.13	41.51 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	2,387.70	1.47	4,583.26	2,195.56	47.90 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	5,737.39	3.52	11,229.13	5,491.74	48.91 %
Total Tenant Services			513.94	3.47	19,039.59	11.70	34,472.02	15,432.43	44.77 %
Utilities Expense									
Water	1 02	4310 5	106.84	0.72	1,696.40	1.04	2,566.63	870.23	33.91 %
Electricity	1 02	4320 5	1,086.62	7.34	11,452.73	7.03	12,833.26	1,380.53	10.76 %
Gas	1 02	4330 5	141.21	0.95	2,898.00	1.78	2,566.63	(331.37)	-12.91 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	16.24	0.11	415.07	0.26	916.63	501.56	54.72 %
Total Utilities Expense			1,350.91	9.13	16,462.20	10.11	19,799.78	3,337.58	16.86 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	3,090.67	20.88	43,238.07	26.56	85,943.44	42,705.37	49.69 %
Materials	1 02	4420 5	9,359.06	63.24	34,131.80	20.97	47,325.96	13,194.16	27.88 %
Materials - 1406	1 02	4420.OP 5	0.00	0.00	5,785.50	3.55	0.00	(5,785.50)	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	10.27	36,666.63	19,946.63	54.40 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	0.00	0.00	8,347.00	5.13	11,000.00	2,653.00	24.12 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	31,425.00	19.30	32,083.26	658.26	2.05 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.75	0.11	145.45	0.09	366.63	221.18	60.33 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	74.85	0.51	1,465.21	0.90	2,750.00	1,284.79	46.72 %
Contract Costs-Maintenance	1 02	4430.09 5	0.00	0.00	9,512.46	5.84	0.00	(9,512.46)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	12,636.50	7.76	13,750.00	1,113.50	8.10 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	5,033.99	3.09	11,000.00	5,966.01	54.24 %
Contract Costs - HVAC - 1406	1 02	4430.17P 5	0.00	0.00	52.41	0.03	0.00	(52.41)	-100.00 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,900.00	26.35	52,325.00	32.14	18,333.26	(33,991.74)	-185.41 %

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: 1628 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %	
4430.01-EXTERMINATING/PEST CONTRO	1 02 4430.2	5	0.00	0.00	0.00	0.00	4,583.26	4,583.26	100.00 %	
Contract Costs-Unit Turnaround	1 02 4430.20	5	1,995.00	13.48	1,995.00	1.23	29,333.26	27,338.26	93.20 %	
Contact Costs-Electrical Contracts	1 02 4430.21	5	165.00	1.11	7,705.00	4.73	0.00	(7,705.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02 4430.22	5	0.00	0.00	12,580.00	7.73	13,750.00	1,170.00	8.51 %	
Contract Costs-Janitorial Contracts	1 02 4430.23	5	0.00	0.00	0.00	0.00	1,375.00	1,375.00	100.00 %	
Connect/Disconnect Fees	1 02 4430.4	5	30.00	0.20	495.00	0.30	1,375.00	880.00	64.00 %	
Garbage and Trash Collection	1 02 4431	5	60.41	0.41	2,088.75	1.28	4,351.82	2,263.07	52.00 %	
Emp Benefit Cont - Maintenance	1 02 4433	5	1,200.85	8.11	16,448.70	10.10	37,564.67	21,115.97	56.21 %	
Total Ordinary Maintenance and Operation			19,892.59	134.41	262,130.84	161.01	351,552.19	89,421.35	25.44 %	
Protective Services										
Protective Services - Contract Costs	1 02 4480	5	3,146.33	21.26	29,479.10	18.11	41,250.00	11,770.90	28.54 %	
Total Protective Services			3,146.33	21.26	29,479.10	18.11	41,250.00	11,770.90	28.54 %	
General Expense										
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	16,461.63	10.11	11,916.63	(4,545.00)	-38.14 %	
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	413.00	0.25	458.26	45.26	9.88 %	
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	2,350.04	1.44	1,833.26	(516.78)	-28.19 %	
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	3,638.32	2.23	2,750.00	(888.32)	-32.30 %	
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	678.71	0.42	948.75	270.04	28.46 %	
Insurance - Windstorm	1 02 4510.15	5	9,265.65	62.61	77,342.64	47.51	57,750.00	(19,592.64)	-33.93 %	
Insurance - Windstorm	1 02 4510.15P	5	0.00	0.00	10,192.21	6.26	0.00	(10,192.21)	-100.00 %	
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	29,642.94	18.21	27,500.00	(2,142.94)	-7.79 %	
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.03	68.75	18.17	26.43 %	
Collection Losses	1 02 4570	5	168.00	1.14	5,548.00	3.41	4,583.26	(964.74)	-21.05 %	
Other General Expense	1 02 4590	5	0.00	0.00	992.50	0.61	0.00	(992.50)	-100.00 %	
Total General Expense			11,933.65	80.63	147,310.57	90.49	107,808.91	(39,501.66)	-36.64 %	
Other Expenditures										
Replacement Non-Deprec Equip-1406	1 02 7520.90P	5	0.00	0.00	5,650.00	3.47	0.00	(5,650.00)	-100.00 %	
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	68,050.00	41.80	196,166.63	128,116.63	65.31 %	
Prop Bett & Add-Contract Costs - 1406	1 02 7540.4OP	5	0.00	0.00	6,800.00	4.18	0.00	(6,800.00)	-100.00 %	
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	(68,050.00)	(41.80)	(196,166.63)	(128,116.63)	-65.31 %	
Operating Exp For Prop - Contra-1406	1 02 7590.OP	5	0.00	0.00	(6,800.00)	(4.18)	0.00	6,800.00	100.00 %	
Total Other Expenditures			0.00	0.00	5,650.00	3.47	0.00	(5,650.00)	-100.00 %	
Total Expenses			(68,622.34)	(463.66)	(812,909.59)	(499.33)	(952,864.66)	139,955.07	14.69 %	
Net Income (Loss)			31,215.91	210.91	234,599.03	144.10	1.87	234,597.16	12181666.31 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110 5		27,351.00	136.76	318,679.28	144.85	303,028.33	15,650.95	5.16 %
Nondwelling Rental	1 03 3190 5		700.00	3.50	4,200.00	1.91	3,850.00	350.00	9.09 %
Total Rental Income			28,051.00	140.25	322,879.28	146.76	306,878.33	16,000.95	5.21 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610 5		2,844.79	14.22	24,193.40	11.00	3,355.88	20,837.52	620.93 %
Other Income-Tenants	1 03 3690 5		2,735.00	13.68	28,839.00	13.11	29,901.63	(1,062.63)	-3.55 %
Other Income - Misc Other Revenue	1 03 3690.1 5		0.00	0.00	1,433.87	0.65	40,077.84	(38,643.97)	-96.42 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88 5		0.00	0.00	830.80	0.38	504.13	326.67	64.80 %
Other Income - OP Trans In From CFP	1 03 3690.99 5		0.00	0.00	0.00	0.00	90,750.00	(90,750.00)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99P 5		0.00	0.00	127,600.00	58.00	0.00	127,600.00	100.00 %
Total Other Income			5,579.79	27.90	182,897.07	83.14	164,589.48	18,307.59	11.12 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020 0		98,978.50	494.89	935,642.00	425.29	824,285.00	111,357.00	13.51 %
Total Other Receipts			98,978.50	494.89	935,642.00	425.29	824,285.00	111,357.00	13.51 %
Total Revenue			132,609.29	663.05	1,441,418.35	655.19	1,295,752.81	145,665.54	11.24 %
Administrative Expense									
Nontechnical Salaries	1 03 4110 5		8,833.35	44.17	94,851.95	43.11	170,619.57	75,767.62	44.41 %
Nontechnical Salaries - 1406	1 03 4110.OP 5		0.00	0.00	14,600.40	6.64	0.00	(14,600.40)	-100.00 %
Legal Expense	1 03 4130 5		702.00	3.51	1,995.50	0.91	3,666.63	1,671.13	45.58 %
Staff Training	1 03 4140 5		0.00	0.00	0.00	0.00	1,833.26	1,833.26	100.00 %
Travel	1 03 4150 5		0.00	0.00	0.00	0.00	1,833.26	1,833.26	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2 5		0.00	0.00	0.00	0.00	916.63	916.63	100.00 %
Accounting Fees	1 03 4170 5		0.00	0.00	11,680.29	5.31	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171 5		0.00	0.00	8,524.03	3.87	7,333.26	(1,190.77)	-16.24 %
Employee Benefits Cont - Admin	1 03 4182 5		1,294.86	6.47	29,071.87	13.21	71,096.63	42,024.76	59.11 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP 5		0.00	0.00	1,116.92	0.51	0.00	(1,116.92)	-100.00 %
Sundry	1 03 4190 5		0.00	0.00	0.00	0.00	1,833.26	1,833.26	100.00 %
Postage/FedEx/UPS	1 03 4190.03 5		200.97	1.00	971.20	0.44	916.63	(54.57)	-5.95 %
Advertising and Marketing	1 03 4190.08 5		0.00	0.00	1,340.00	0.61	1,833.26	493.26	26.91 %
Tenant Tracker	1 03 4190.10 5		0.00	0.00	234.00	0.11	3,918.86	3,684.86	94.03 %
Publications	1 03 4190.11 5		0.00	0.00	960.00	0.44	4,583.26	3,623.26	79.05 %
Membership Dues and Fees	1 03 4190.12 5		0.00	0.00	2,226.37	1.01	1,833.26	(393.11)	-21.44 %
Telephone/Cell Phone/Internet	1 03 4190.13 5		8,799.26	44.00	19,527.36	8.88	12,833.26	(6,694.10)	-52.16 %

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: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	9,504.00	4.32	9,504.00	0.00	0.00 %
Forms & Office Supplies	1 03	4190.17 5	0.00	0.00	5,760.47	2.62	7,333.26	1,572.79	21.45 %
Other Sundry Expense	1 03	4190.18 5	272.56	1.36	3,401.12	1.55	4,583.26	1,182.14	25.79 %
Administrative Contact Costs	1 03	4190.19 5	5,856.92	29.28	67,859.46	30.85	34,689.49	(33,169.97)	-95.62 %
Management Fee Expense - AMP	1 03	4190.21 5	11,458.56	57.29	122,635.17	55.74	121,659.34	(975.83)	-0.80 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	22,000.00	10.00	22,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,440.00	7.20	15,787.50	7.18	16,005.00	217.50	1.36 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,400.00	2.00	4,400.00	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			42,122.48	210.61	438,556.57	199.34	505,225.38	66,668.81	13.20 %
Tenant Services									
Tenant Services - Salaries	1 03	4210 5	599.50	3.00	24,187.52	10.99	21,513.36	(2,674.16)	-12.43 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	3,258.64	1.48	4,400.00	1,141.36	25.94 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	0.00	0.00	10,987.27	4.99	9,625.00	(1,362.27)	-14.15 %
Total Tenant Services			599.50	3.00	38,433.43	17.47	35,538.36	(2,895.07)	-8.15 %
Utilities Expense									
Water	1 03	4310 5	382.20	1.91	5,489.20	2.50	5,500.00	10.80	0.20 %
Electricity	1 03	4320 5	1,625.30	8.13	17,811.39	8.10	19,250.00	1,438.61	7.47 %
Gas	1 03	4330 5	127.20	0.64	1,517.32	0.69	1,833.26	315.94	17.23 %
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	42.68	0.21	1,127.05	0.51	1,833.26	706.21	38.52 %
Total Utilities Expense			2,177.38	10.89	25,973.09	11.81	28,416.52	2,443.43	8.60 %
Ordinary Maintenance and Operation									
Labor	1 03	4410 5	5,894.15	29.47	84,467.67	38.39	128,506.51	44,038.84	34.27 %
Materials	1 03	4420 5	15,158.19	75.79	43,030.08	19.56	73,333.26	30,303.18	41.32 %
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.40	27,500.00	26,625.00	96.82 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	0.00	0.00	7,965.00	3.62	27,500.00	19,535.00	71.04 %
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	23,945.00	10.88	27,500.00	3,555.00	12.93 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.34	0.11	193.95	0.09	916.63	722.68	78.84 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	1,522.37	0.69	4,583.26	3,060.89	66.78 %
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	2,017.02	0.92	13,750.00	11,732.98	85.33 %
Contract Costs-Other	1 03	4430.13 5	4,158.26	20.79	7,548.26	3.43	27,500.00	19,951.74	72.55 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	0.83	45,833.26	43,997.28	95.99 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	4,350.00	21.75	37,650.00	17.11	40,382.32	2,732.32	6.77 %
Contract Costs-Unit Turnaround	1 03	4430.20 5	0.00	0.00	23,925.00	10.88	22,916.63	(1,008.37)	-4.40 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	785.00	0.36	32,083.26	31,298.26	97.55 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	(5,300.00)	(2.41)	9,166.63	14,466.63	157.82 %

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: 2200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	1,833.26	1,833.26	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	135.00	0.68	1,210.00	0.55	1,833.26	623.26	34.00 %	
Garbage and Trash Collection	1 03	4431 5	223.67	1.12	3,935.46	1.79	2,750.00	(1,185.46)	-43.11 %	
Emp Benefit Cont - Maintenance	1 03	4433 5	3,450.34	17.25	41,586.44	18.90	52,321.50	10,735.06	20.52 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	644.38	644.38	100.00 %	
Total Ordinary Maintenance and Operation			33,466.80	167.33	277,192.23	126.00	540,854.16	263,661.93	48.75 %	
Protective Services										
Protective Services - Contract Costs	1 03	4480 5	4,036.40	20.18	36,160.94	16.44	55,000.00	18,839.06	34.25 %	
Total Protective Services			4,036.40	20.18	36,160.94	16.44	55,000.00	18,839.06	34.25 %	
General Expense										
Insurance -Property (Fire & EC)	1 03	4510.01 5	0.00	0.00	19,470.11	8.85	13,750.00	(5,720.11)	-41.60 %	
Insurance - General Liability	1 03	4510.02 5	0.00	0.00	619.52	0.28	1,741.63	1,122.11	64.43 %	
Insurance - Automobile	1 03	4510.03 5	0.00	0.00	3,167.44	1.44	2,291.63	(875.81)	-38.22 %	
Insurance - Workman's Comp	1 03	4510.04 5	0.00	0.00	6,139.66	2.79	6,783.26	643.60	9.49 %	
Insurance - Fidelity Bond	1 03	4510.09 5	0.00	0.00	1,145.35	0.52	1,375.00	229.65	16.70 %	
Insurance - Windstorm	1 03	4510.15 5	13,812.68	69.06	115,297.73	52.41	66,000.00	(49,297.73)	-74.69 %	
Insurance - Windstorm	1 03	4510.15P 5	0.00	0.00	15,193.95	6.91	0.00	(15,193.95)	-100.00 %	
Payments in Lieu of Taxes	1 03	4520 5	2,916.66	14.58	31,079.06	14.13	32,083.26	1,004.20	3.13 %	
PROPERTY TAXES	1 03	4520.1 5	0.00	0.00	67.43	0.03	91.63	24.20	26.41 %	
Collection Losses	1 03	4570 5	95.00	0.48	8,890.00	4.04	6,600.00	(2,290.00)	-34.70 %	
Total General Expense			16,824.34	84.12	201,070.25	91.40	130,716.41	(70,353.84)	-53.82 %	
Other Expenditures										
Property Better & Add-Contract Costs	1 03	7540.4 5	0.00	0.00	282,448.63	128.39	293,566.79	11,118.16	3.79 %	
Prop Bett & Add- Contracts - 1406	1 03	7540.4OP 5	0.00	0.00	17,301.37	7.86	0.00	(17,301.37)	-100.00 %	
Operating Exp For Property - Contra	1 03	7590 5	0.00	0.00	(282,448.63)	(128.39)	(293,566.79)	(11,118.16)	-3.79 %	
Operating Exp Prop - Contra - 1406	1 03	7590.OP 5	0.00	0.00	(17,301.37)	(7.86)	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			(99,226.90)	(496.13)	(1,017,386.51)	(462.45)	(1,295,750.83)	278,364.32	21.48 %	
Net Income (Loss)			33,382.39	166.93	424,031.84	192.74	1.98	424,029.86	20541842.93 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	4,200.00	525.00	43,558.00	494.98	44,000.00	(442.00)	-1.00 %
Total Rental Income			4,200.00	525.00	43,558.00	494.98	44,000.00	(442.00)	-1.00 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	183.53	22.94	2,311.88	26.27	781.00	1,530.88	196.02 %
Other Income-Tenants	3 01 3690	5	85.00	10.63	550.00	6.25	206.25	343.75	166.67 %
Total Other Income			268.53	33.57	2,861.88	32.52	987.25	1,874.63	189.88 %
Total Revenue			4,468.53	558.57	46,419.88	527.50	44,987.25	1,432.63	3.18 %
 Administrative Expense									
Nontechnical Salaries	3 01 4110	5	218.58	27.32	1,797.01	20.42	7,656.00	5,858.99	76.53 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	183.26	183.26	100.00 %
Accounting Fees	3 01 4170	5	0.00	0.00	1,304.25	14.82	0.00	(1,304.25)	-100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	1,018.48	11.57	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	15.82	1.98	477.65	5.43	3,727.13	3,249.48	87.18 %
Sundry	3 01 4190	5	161.36	20.17	1,987.65	22.59	916.63	(1,071.02)	-116.84 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	80.40	0.91	229.13	148.73	64.91 %
Publications	3 01 4190.11	5	200.00	25.00	244.40	2.78	183.26	(61.14)	-33.36 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	262.56	2.98	0.00	(262.56)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	177.66	22.21	3,866.56	43.94	5,037.12	1,170.56	23.24 %
Total Administrative Expense			773.42	96.68	11,038.96	125.44	17,932.53	6,893.57	38.44 %
Utilities Expense									
Water	3 01 4310	5	32.82	4.10	299.10	3.40	390.50	91.40	23.41 %
Other Utility Expense - Sewer	3 01 4390	5	59.58	7.45	531.73	6.04	715.00	183.27	25.63 %
Total Utilities Expense			92.40	11.55	830.83	9.44	1,105.50	274.67	24.85 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	219.80	2.50	8,522.25	8,302.45	97.42 %
Materials	3 01 4420	5	0.00	0.00	19.80	0.23	1,833.26	1,813.46	98.92 %
Contract Cots-Extermination	3 01 4430.01	5	0.00	0.00	450.00	5.11	491.26	41.26	8.40 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	3,645.00	41.42	2,497.00	(1,148.00)	-45.98 %
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	45.00	0.51	0.00	(45.00)	-100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	635.00	7.22	2,104.63	1,469.63	69.83 %
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	0.00	0.00	27.50	27.50	100.00 %
Garbage and Trash Collection	3 01 4431	5	95.94	11.99	959.40	10.90	1,191.63	232.23	19.49 %
Emp Benefit Cont - Maintenance	3 01 4433	5	0.00	0.00	72.85	0.83	5,129.63	5,056.78	98.58 %

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: 88 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	PUM	11 Month(s) Ended February 28, 2023	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			95.94	11.99	6,046.85	68.71	21,797.16	15,750.31	72.26 %
General Expense									
Insurance -Property (Fire & EC)	3 01	4510.01 5	0.00	0.00	2,843.64	32.31	2,099.90	(743.74)	-35.42 %
Insurance - General Liability	3 01	4510.02 5	0.00	0.00	61.93	0.70	58.63	(3.30)	-5.63 %
Insurance - Windstorm	3 01	4510.15 5	162.15	20.27	1,715.10	19.49	1,992.76	277.66	13.93 %
Total General Expense			162.15	20.27	4,620.67	52.51	4,151.29	(469.38)	-11.31 %
Total Expenses			(1,123.91)	(140.49)	(22,537.31)	(256.11)	(44,986.48)	22,449.17	49.90 %
Net Income (Loss)			3,344.62	418.08	23,882.57	271.39	0.77	23,881.80	3065472.73 %

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 February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	63,484.00	631,519.00	478,637.50	152,881.50	31.94 %	
Interest Income HA Portion	7	01	3300	5	318.99	4,329.31	1,114.63	3,214.68	288.41 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,145.00	6,760.38	(2,615.38)	-38.69 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	916.63	(916.63)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	403.95	21,784.23	3,328.38	18,455.85	554.50 %	
Other Income	7	01	3690	5	0.00	35.00	96.25	(61.25)	-63.64 %	
HAP Earned Income	7	01	4902	5	392,709.00	4,165,173.00	4,020,210.26	144,962.74	3.61 %	
Total Operating Income					456,915.94	4,826,985.54	4,511,064.03	315,921.51	7.00 %	
Total Revenue					456,915.94	4,826,985.54	4,511,064.03	315,921.51	7.00 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	11,751.43	101,862.71	130,847.75	28,985.04	22.15 %	
Legal Expense	7	01	4130	5	0.00	5,918.25	1,833.26	(4,084.99)	-222.83 %	
STAFF TRAINING	7	01	4140	5	0.00	2,069.00	2,291.63	222.63	9.71 %	
Travel	7	01	4150	5	0.00	1,418.37	2,291.63	873.26	38.11 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	168.42	458.26	289.84	63.25 %	
Accounting Fees	7	01	4170	5	0.00	3,309.77	0.00	(3,309.77)	-100.00 %	
Audit Fees	7	01	4171	5	0.00	793.29	2,750.00	1,956.71	71.15 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	11,748.00	12,133.00	385.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	5,374.42	44,971.64	45,386.00	414.36	0.91 %	
Sundry	7	01	4190	5	0.00	0.00	644.38	644.38	100.00 %	
Postage/FedEx/UPS	7	01	4190.03	5	998.31	4,824.39	3,300.00	(1,524.39)	-46.19 %	
Advertising and Marketing	7	01	4190.08	5	0.00	2,237.80	1,833.26	(404.54)	-22.07 %	
Tenant Tracker	7	01	4190.10	5	0.00	1,020.00	2,750.00	1,730.00	62.91 %	
Publications	7	01	4190.11	5	0.00	1,235.80	4,583.26	3,347.46	73.04 %	
Membership Dues and Fees	7	01	4190.12	5	0.00	2,042.80	916.63	(1,126.17)	-122.86 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	677.73	6,010.30	9,166.63	3,156.33	34.43 %	
Forms & Office Supplies	7	01	4190.17	5	817.77	14,012.30	14,666.63	654.33	4.46 %	
Other Sundry Expense	7	01	4190.18	5	70.07	1,045.89	5,466.01	4,420.12	80.87 %	
Administrative Contact Costs	7	01	4190.19	5	6,591.22	67,453.87	36,666.63	(30,787.24)	-83.97 %	
Asset Management Fee - AMP	7	01	4190.22	5	9,108.00	99,576.00	99,396.00	(180.00)	-0.18 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,692.50	62,235.00	62,122.50	(112.50)	-0.18 %	
Asset Management Fee - AMP	7	03	4190.22	5	960.00	10,224.00	9,504.00	(720.00)	-7.58 %	
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	6,390.00	5,940.00	(450.00)	-7.58 %	
Total Administrative Expense					43,709.45	450,567.60	454,947.46	4,379.86	0.96 %	
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	12,438.91	1,833.26	(10,605.65)	-578.51 %	
4400 Materials	7	01	4420	5	0.00	45.72	0.00	(45.72)	-100.00 %	
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	696.65	0.00	(696.65)	-100.00 %	
Total Operating Expenses					1,180.71	13,181.28	1,833.26	(11,348.02)	-619.01 %	
General Expense										
Insurance - Automobile	7	01	4510.03	5	0.00	715.24	1,375.00	659.76	47.98 %	
Insurance - Workman's Comp	7	01	4510.04	5	0.00	3,865.72	3,364.13	(501.59)	-14.91 %	
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	721.15	0.00	(721.15)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	916.63	916.63	100.00 %	
Emp Benefit Cont-Unemployment	7	01	4540.8	5	3,840.00	12,187.00	0.00	(12,187.00)	-100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	51.18	856.33	916.63	60.30	6.58 %	
Portability - Port In Deposits	7	01	4590.PID	5	(4,964.00)	(52,976.88)	0.00	52,976.88	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	4,964.00	52,976.88	0.00	(52,976.88)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	1,590.83	20,437.03	27,500.00	7,062.97	25.68 %	
Portability - Port In Deposits	7	03	4590.PID	5	0.00	(8,643.48)	0.00	8,643.48	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	0.00	8,643.48	0.00	(8,643.48)	-100.00 %	
Total General Expense					5,482.01	38,782.47	34,072.39	(4,710.08)	-13.82 %	
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	45,833.26	45,833.26	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(45,833.26)	(45,833.26)	-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 February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1 5		383,244.18	4,049,865.86	3,752,033.01	(297,832.85)	-7.94 %
HAP Payments - Utilities	7 01 4715.4 5		6,827.00	67,904.00	30,250.00	(37,654.00)	-124.48 %
Fraud Recovery HUD	7 01 4715.8 5		0.00	(4,145.00)	3,666.63	7,811.63	213.05 %
HAP Portability	7 01 4715.P 5		0.00	0.00	7,333.26	7,333.26	100.00 %
HAP Payments - Port Out	7 01 4715.PO 5		1,311.00	15,630.00	36,666.63	21,036.63	57.37 %
HAP Payments - Rents	7 02 4715.1 5		5,016.00	41,099.00	58,025.88	16,926.88	29.17 %
HAP Payments - Utilities	7 02 4715.4 5		0.00	0.00	4,583.26	4,583.26	100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		12,561.00	131,320.00	45,833.26	(85,486.74)	-186.52 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		92.00	669.00	4,583.26	3,914.26	85.40 %
HAP Payments - Portability	7 03 4715.P 5		0.00	0.00	4,627.26	4,627.26	100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		13,552.00	173,645.96	30,404.00	(143,241.96)	-471.13 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		492.00	5,404.00	0.00	(5,404.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04 4715.HO 5		0.00	0.00	19,059.26	19,059.26	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		1,257.00	13,956.00	19,059.26	5,103.26	26.78 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5		76.00	936.00	4,084.63	3,148.63	77.08 %
Total Housing Assistance Payments			424,428.18	4,496,284.82	4,020,209.60	(476,075.22)	-11.84 %
Total Expenses			(474,800.35)	(4,998,816.17)	(4,511,062.71)	(487,753.46)	-10.81 %
Total Net Income (Loss)			(17,884.41)	(171,830.63)	1.32	(171,831.95)	13256104.53 %

HARLINGEN



Housing Authority
 REGULAR BOARD MEETING
 WEDNESDAY, APRIL 26, 2023

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
39	31781	\$566.00
Bonita Park Total		\$566.00
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
5	28300	\$123.00
58	29231	\$1,188.00
64	12909	\$192.00
Le Moyne Gardens Total		\$1,503.00
Grand Total		\$2,069.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 04/01/23

FOR THE MONTH OF March 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: 04/01/23

FOR THE MONTH OF MARCH 2023

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
39	31781	-\$200.00	\$0.00	\$0.00	\$0.00	\$766.00	\$0.00	\$566.00	Unit Abandoned sales and services fees.

Sales and Service fees: Lock and Key Replacement \$55.00 + Spectrum: January 2023 \$15.00 + Cleaning of Restroom \$50.00 + Cleaning of Stove \$50.00 + New Refrigerator Replacement \$ 566.00 + Trash and Debris Removal \$30.00 = Amount due: \$766.00 - Security Deposit \$200.00 = \$566.00

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	TOTALS	-\$200.00	\$0.00	\$0.00	\$0.00	\$766.00	\$0.00	\$566.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 04/01/23

FOR THE MONTH OF March 2023

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
5	28300	-\$200.00	\$0.00	\$278.00	\$25.00	\$20.00	\$0.00	\$123.00	Unit abandoned Rent, late fee, Sales & Service

Rent due: March 2023 (pro-rated move out) \$278.00 + Late fee: March 2023 \$25.00 + Sales and Service Fee: March Spectrum \$20.00 = Amount due: \$323.00 - Security Deposit \$200.00 = \$123.00

58	29231	-\$200.00	\$0.00	\$1,298.00	\$50.00	\$40.00	\$0.00	\$1,188.00	Unit abandoned Rents, late fees, Sales & Service
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Rents due: February 2023 \$735.00 + March 2023 (pro-rated move out) \$563.00 + Late fee: February \$25.00 + March 2023 \$25.00 + Sales and Service Fee: February and March Spectrum \$40.00 = Amount due: \$1,388.00 - Security Deposit \$200.00 = \$1,188.00

64	12909	-\$200.00	\$0.00	\$367.00	\$25.00	\$0.00	\$0.00	\$192.00	Unit abandoned Rent and late fee
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Rent due: March 2023 (pro-rated move out) \$367.00 + Late fee: March 2023 \$25.00 = Amount due: \$392.00 - Security Deposit \$200.00 = \$192.00

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	TOTALS	-\$600.00	\$0.00	\$1,943.00	\$100.00	\$60.00	\$0.00	\$1,503.00	
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City of Harlingen Housing Authority

February 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

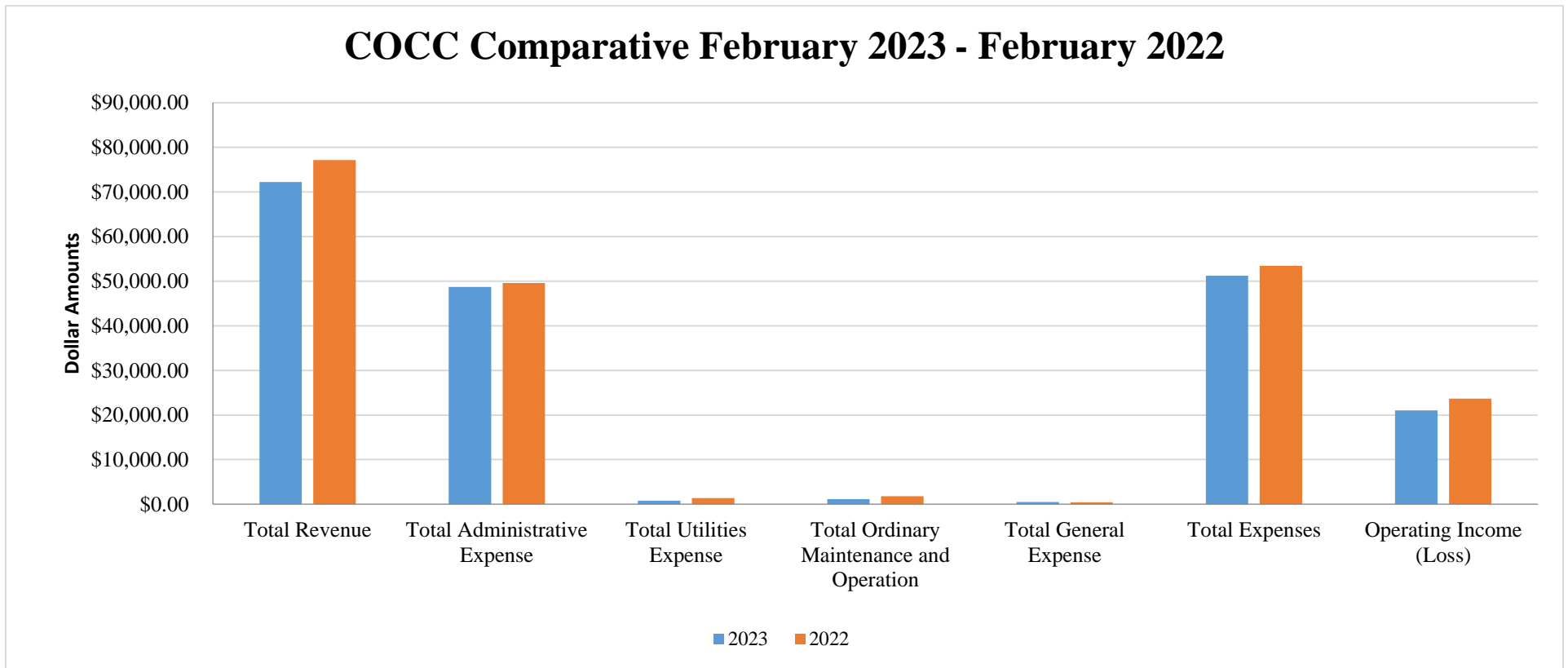


Bank Balances- Reserves as of 02/28/2023

	February 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,115.09 COCC Investment Account		
\$474,782.43 COCC General Fund	\$51,216.28	10.40
Low Rent Reserves:		
\$1,873,567.16 Los Vecinos	\$82,778.45	22.63
\$1,043,633.35 Bonita Park	\$68,622.34	15.21
\$1,842,436.93 Le Moyne Gardens	\$99,226.90	18.57
Family Living Center Reserves:		
\$117,356.60 FLC bank cash account	\$1,123.91	104.42
Section 8 Reserves:		
\$133,854.52 Admin	\$50,372.17	2.66
\$10,863.05 HAP	\$424,428.18	0.03

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

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$72,228.56	\$77,114.06
Total Administrative Expense	\$48,695.17	\$49,606.26
Total Utilities Expense	\$813.19	\$1,364.54
Total Ordinary Maintenance and Operation	\$1,127.34	\$1,802.34
Total General Expense	\$463.28	\$413.08
Total Expenses	\$51,216.28	\$53,469.80
Operating Income (Loss)	\$21,012.28	\$23,644.26



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

				Start: 02/01/2023	Start: 02/01/2022			
				End: 02/28/2023	End: 02/28/2022	Variance	Variance %	
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	0.00	21,410.00	(21,410.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	21,410.00	(8,150.00)	-38.07 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	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	939.45	47.23	892.22	1889.10 %
OTHER INCOME	1	06	3690	5	141.72	42.66	99.06	232.21 %
Management Fees	1	06	3690.1	5	769.78	0.00	769.78	0.00 %
Other Income - Management Fee	1	06	3690.2	5	28,944.80	27,706.86	1,237.94	4.47 %
Other Income - Asset Managemen	1	06	3690.3	5	15,048.00	14,880.00	168.00	1.13 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,930.00	9,832.50	97.50	0.99 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					56,769.75	53,505.25	3,264.50	6.10 %
Total Revenue					72,228.56	77,114.06	(4,885.50)	-6.34 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	29,007.60	23,621.53	(5,386.07)	-22.80 %
LEGAL EXPENSE	1	06	4130	5	1,082.25	916.50	(165.75)	-18.09 %
STAFF TRAINING	1	06	4140	5	1,232.46	0.00	(1,232.46)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	10,706.96	8,785.36	(1,921.60)	-21.87 %
SUNDRY	1	06	4190	5	289.81	0.00	(289.81)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	583.25	886.39	303.14	34.20 %
Advertising and Marketing	1	06	4190.08	5	0.00	1,109.54	1,109.54	100.00 %
PUBLICATIONS	1	06	4190.11	5	685.64	0.00	(685.64)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	35.00	42.00	7.00	16.67 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,852.75	2,002.88	150.13	7.50 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	0.00	1,277.88	1,277.88	100.00 %
Other Sundry Expense	1	06	4190.18	5	1,513.66	2,040.44	526.78	25.82 %
Administrative Contact Costs	1	06	4190.19	5	1,705.79	8,474.24	6,768.45	79.87 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	449.50	449.50	100.00 %
Total Administrative Expense					48,695.17	49,606.26	911.09	1.84 %
Utilities Expense								
WATER	1	06	4310	5	0.00	25.96	25.96	100.00 %
ELECTRICITY	1	06	4320	5	813.19	1,306.88	493.69	37.78 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	0.00	31.70	31.70	100.00 %
Total Utilities Expense					813.19	1,364.54	551.35	40.41 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	920.15	1,171.41	251.26	21.45 %
MATERIALS	1	06	4420	5	48.65	0.00	(48.65)	0.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	99.00	99.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	49.90	0.00	0.00 %
Garbage and Trash Removal	1	06	4431	5	0.00	93.58	93.58	100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	108.64	388.45	279.81	72.03 %
Total Ordinary Maintenance and Operation					1,127.34	1,802.34	675.00	37.45 %
Protective Services								
Protective Services - Contract	1	06	4480	5	117.30	283.58	166.28	58.64 %
Total Protective Services					117.30	283.58	166.28	58.64 %
General Expense								

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

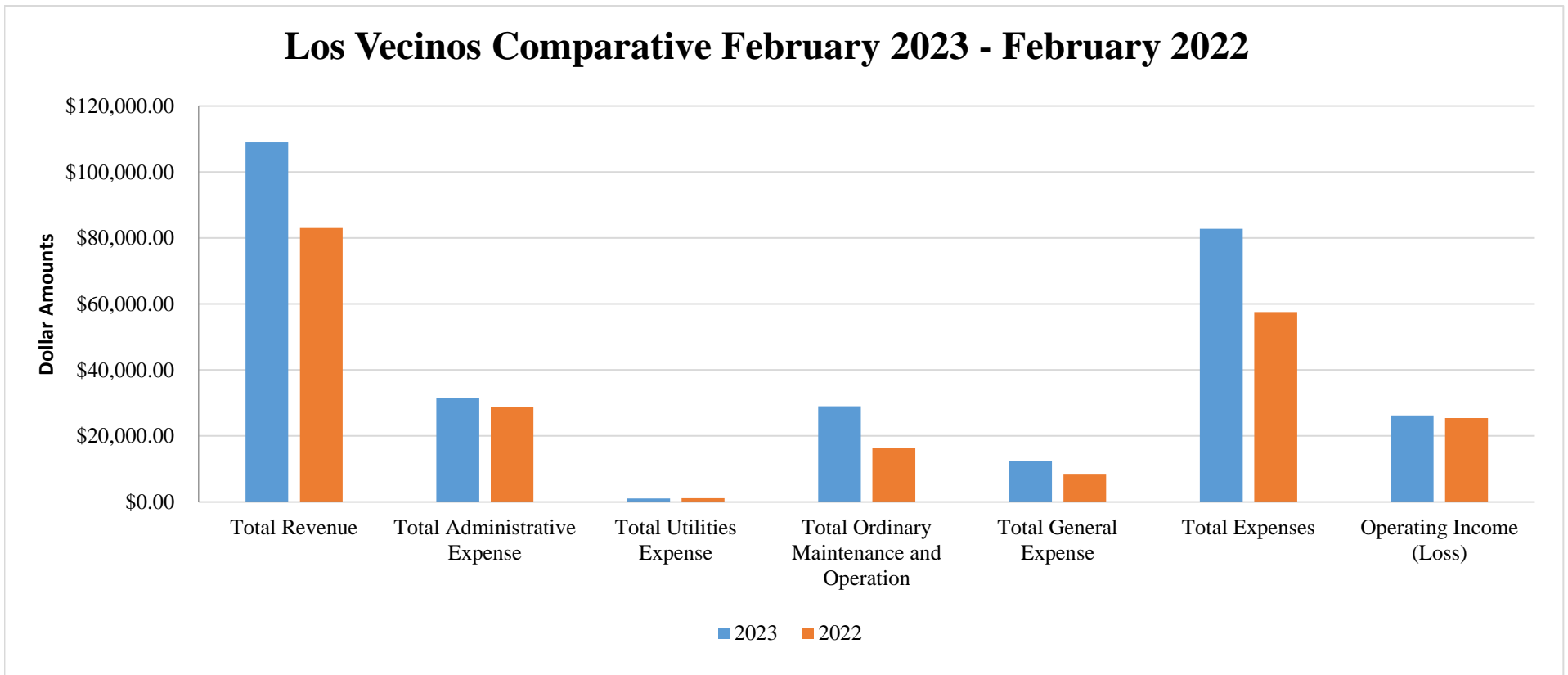
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

		Start: 02/01/2023	Start: 02/01/2022		
		End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Insurance - Windstorm	1 06 4510.15 5	463.28	413.08	(50.20)	-12.15 %
Total General Expense		463.28	413.08	(50.20)	-12.15 %
Total Expenses		(51,216.28)	(53,469.80)	2,253.52	-4.21 %
Net Income (Loss)		21,012.28	23,644.26	(2,631.98)	-10.92 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$109,008.35	\$83,022.97
Total Administrative Expense	\$31,430.56	\$28,850.23
Total Utilities Expense	\$1,100.40	\$1,166.91
Total Ordinary Maintenance and Operation	\$29,005.61	\$16,440.60
Total General Expense	\$12,451.99	\$8,489.67
Total Expenses	\$82,778.45	\$57,592.12
Operating Income (Loss)	\$26,229.90	\$25,430.85



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

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,723.00	25,797.00	926.00	3.59 %
Total Rental Income					26,723.00	25,797.00	926.00	3.59 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	27.18	128.29	(101.11)	-78.81 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,896.17	0.00	2,896.17	0.00 %
Other Income-Tenants	1	01	3690	5	3,095.00	0.00	3,095.00	0.00 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	241.18	(241.18)	-100.00 %
Other Income - OP Trans In Fro	1	01	3690.99	5	2,925.00	0.00	2,925.00	0.00 %
Total Other Income					8,943.35	369.47	8,573.88	2320.59 %
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					109,008.35	83,022.97	25,985.38	31.30 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	5,372.79	8,330.09	2,957.30	35.50 %
Legal Expense	1	01	4130	5	526.50	0.00	(526.50)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,111.82	3,938.64	826.82	20.99 %
Postage/FedEx/UPS	1	01	4190.03	5	200.97	305.42	104.45	34.20 %
Advertising and Marketing	1	01	4190.08	5	0.00	427.50	427.50	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	41.40	41.40	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	5,876.36	645.22	(5,231.14)	-810.75 %
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	350.40	0.00	(350.40)	0.00 %
Other Sundry Expense	1	01	4190.18	5	282.29	261.10	(21.19)	-8.12 %
Administrative Contact Costs	1	01	4190.19	5	3,035.61	2,689.38	(346.23)	-12.87 %
Management Fee Expense - AMP	1	01	4190.21	5	8,892.32	8,437.48	(454.84)	-5.39 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,117.50	1,110.00	(7.50)	-0.68 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					31,430.56	28,850.23	(2,580.33)	-8.94 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	599.69	932.58	332.89	35.70 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	501.19	501.19	100.00 %
Total Tenant Services					599.69	1,433.77	834.08	58.17 %
Utilities Expense								
Water	1	01	4310	5	3.97	89.29	85.32	95.55 %
Electricity	1	01	4320	5	938.15	860.29	(77.86)	-9.05 %
Gas	1	01	4330	5	155.19	166.10	10.91	6.57 %
Other Utility Expense - Sewer	1	01	4390	5	3.09	51.23	48.14	93.97 %
Total Utilities Expense					1,100.40	1,166.91	66.51	5.70 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	4,966.31	7,268.11	2,301.80	31.67 %
Materials	1	01	4420	5	12,807.08	2,574.98	(10,232.10)	-397.37 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	0.00	475.00	475.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.75	7.79	(8.96)	-115.02 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Maintenance	1	01	4430.09	5	615.49	0.00	(615.49)	0.00 %
Contract Costs-Other	1	01	4430.13	5	4,920.00	0.00	(4,920.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	3,227.00	977.00	30.28 %
Contract Costs-Electrical Contr	1	01	4430.21	5	625.00	0.00	(625.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

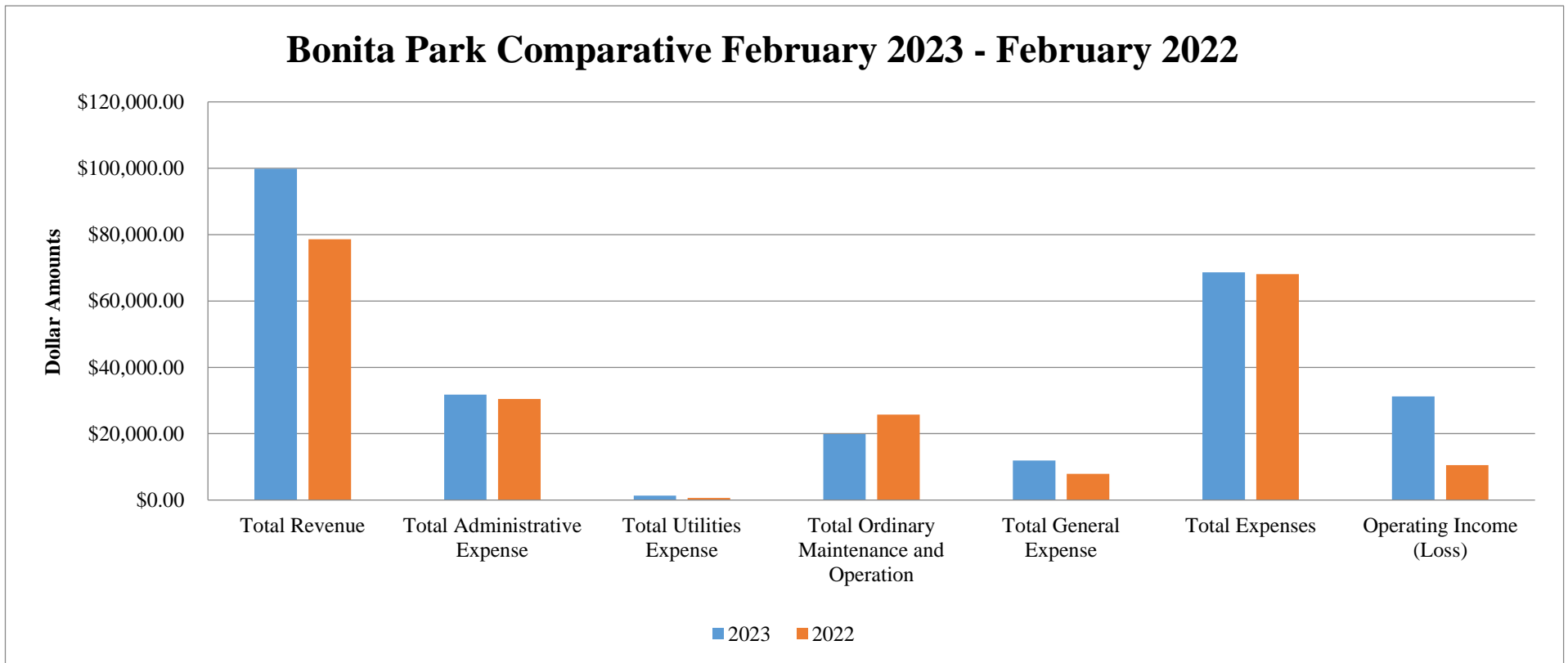
Custom 3: PHA

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

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Connect/Disconnect Fees	1	01	4430.4	5	15.00	15.00	0.00	0.00 %
Garbage and Trash Collection	1	01	4431	5	10.08	354.17	344.09	97.15 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,705.05	2,443.70	(261.35)	-10.69 %
Total Ordinary Maintenance and Operation					29,005.61	16,440.60	(12,565.01)	-76.43 %
Protective Services								
Protective Services - Contract	1	01	4480	5	8,190.20	1,210.94	(6,979.26)	-576.35 %
Total Protective Services					8,190.20	1,210.94	(6,979.26)	-576.35 %
General Expense								
Insurance - Windstorm	1	01	4510.15	5	9,951.99	5,989.67	(3,962.32)	-66.15 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense					12,451.99	8,489.67	(3,962.32)	-46.67 %
Total Expenses					(82,778.45)	(57,592.12)	(25,186.33)	43.73 %
Net Income (Loss)					26,229.90	25,430.85	799.05	3.14 %

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

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$99,838.25	\$78,627.52
Total Administrative Expense	\$31,784.92	\$30,494.87
Total Utilities Expense	\$1,350.91	\$662.75
Total Ordinary Maintenance and Operation	\$19,892.59	\$25,750.81
Total General Expense	\$11,933.65	\$7,868.25
Total Expenses	\$68,622.34	\$68,096.32
Operating Income (Loss)	\$31,215.91	\$10,531.20



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

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	28,662.00	24,196.00	4,466.00	18.46 %
Nondwelling Rental	1	02	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					28,662.00	24,896.00	3,766.00	15.13 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	77.52	(77.52)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,614.25	0.00	1,614.25	0.00 %
Other Income - Tenants	1	02	3690	5	2,840.00	1,505.00	1,335.00	88.70 %
Total Other Income					4,454.25	1,582.52	2,871.73	181.47 %
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					99,838.25	78,627.52	21,210.73	26.98 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	6,014.05	10,422.35	4,408.30	42.30 %
Legal Expense	1	02	4130	5	526.50	0.00	(526.50)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,142.70	2,416.54	273.84	11.33 %
Postage/FedEx/UPS	1	02	4190.03	5	200.97	305.42	104.45	34.20 %
Advertising and Marketing	1	02	4190.08	5	0.00	421.80	421.80	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	41.40	41.40	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,198.25	888.80	(5,309.45)	-597.37 %
Forms & Office Supplies	1	02	4190.17	5	0.00	382.23	382.23	100.00 %
Other Sundry Expense	1	02	4190.18	5	218.92	330.82	111.90	33.83 %
Administrative Contact Costs	1	02	4190.19	5	5,033.61	4,220.07	(813.54)	-19.28 %
Management Fee Expense - AMP	1	02	4190.21	5	8,593.92	8,209.44	(384.48)	-4.68 %
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	1,080.00	1,080.00	0.00	0.00 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					31,784.92	30,494.87	(1,290.05)	-4.23 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	513.94	928.18	414.24	44.63 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,076.12	1,076.12	100.00 %
Total Tenant Services					513.94	2,004.30	1,490.36	74.36 %
Utilities Expense								
Water	1	02	4310	5	106.84	167.10	60.26	36.06 %
Electricity	1	02	4320	5	1,086.62	307.42	(779.20)	-253.46 %
Gas	1	02	4330	5	141.21	150.61	9.40	6.24 %
Other Utility Expense - Sewer	1	02	4390	5	16.24	37.62	21.38	56.83 %
Total Utilities Expense					1,350.91	662.75	(688.16)	-103.83 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,090.67	6,436.90	3,346.23	51.99 %
Materials	1	02	4420	5	9,359.06	2,794.64	(6,564.42)	-234.89 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	0.00	1,050.00	1,050.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	3,420.00	3,420.00	100.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.75	7.79	(8.96)	-115.02 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	8,513.19	4,613.19	54.19 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	165.00	0.00	(165.00)	0.00 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	0.00	995.00	995.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	30.00	0.00	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Garbage and Trash Collection	1	02	4431	5	60.41	232.25	171.84	73.99 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,200.85	2,196.19	995.34	45.32 %
Total Ordinary Maintenance and Operation					19,892.59	25,750.81	5,858.22	22.75 %
Protective Services								
Protective Services - Contract	1	02	4480	5	3,146.33	1,315.34	(1,830.99)	-139.20 %
Total Protective Services					3,146.33	1,315.34	(1,830.99)	-139.20 %
General Expense								
Insurance - Windstorm	1	02	4510.15	5	9,265.65	5,576.59	(3,689.06)	-66.15 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,291.66	(208.34)	-9.09 %
Collection Losses	1	02	4570	5	168.00	0.00	(168.00)	0.00 %
Total General Expense					11,933.65	7,868.25	(4,065.40)	-51.67 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	0.00	18,400.00	18,400.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	0.00	(18,400.00)	(18,400.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(68,622.34)	(68,096.32)	(526.02)	0.77 %
Net Income (Loss)					31,215.91	10,531.20	20,684.71	371.13 %

Report Criteria PHA: 1 Project: '02'

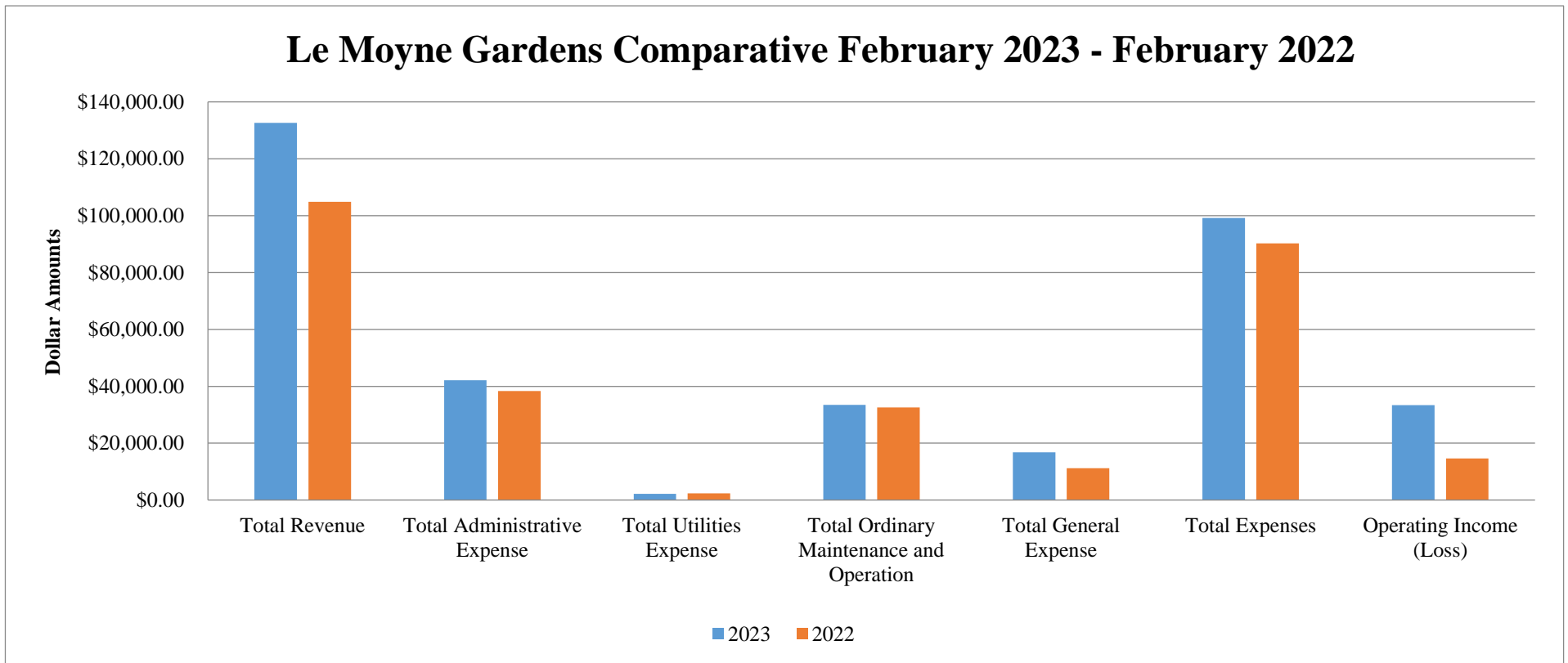
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$132,609.29	\$104,896.34
Total Administrative Expense	\$42,122.48	\$38,376.20
Total Utilities Expense	\$2,177.38	\$2,370.00
Total Ordinary Maintenance and Operation	\$33,466.80	\$32,585.33
Total General Expense	\$16,824.34	\$11,229.92
Total Expenses	\$99,226.90	\$90,261.22
Operating Income (Loss)	\$33,382.39	\$14,635.12



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

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	27,351.00	29,839.00	(2,488.00)	-8.34 %
Nondwelling Rental	1	03	3190	5	700.00	0.00	700.00	0.00 %
Total Rental Income					28,051.00	29,839.00	(1,788.00)	-5.99 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	2,844.79	152.34	2,692.45	1767.40 %
Other Income-Tenants	1	03	3690	5	2,735.00	(30.00)	2,765.00	-9216.67 %
Total Other Income					5,579.79	122.34	5,457.45	4460.89 %
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					132,609.29	104,896.34	27,712.95	26.42 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	8,833.35	10,757.60	1,924.25	17.89 %
Legal Expense	1	03	4130	5	702.00	0.00	(702.00)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	1,294.86	3,015.64	1,720.78	57.06 %
Postage/FedEx/UPS	1	03	4190.03	5	200.97	305.42	104.45	34.20 %
Advertising and Marketing	1	03	4190.08	5	0.00	570.00	570.00	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	55.20	55.20	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,799.26	1,025.76	(7,773.50)	-757.83 %
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	0.00	1,867.87	1,867.87	100.00 %
Other Sundry Expense	1	03	4190.18	5	272.56	431.04	158.48	36.77 %
Administrative Contact Costs	1	03	4190.19	5	5,856.92	4,568.73	(1,288.19)	-28.20 %
Management Fee Expense - AMP	1	03	4190.21	5	11,458.56	11,059.94	(398.62)	-3.60 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,440.00	1,455.00	15.00	1.03 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					42,122.48	38,376.20	(3,746.28)	-9.76 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	599.50	2,948.69	2,349.19	79.67 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	1,136.52	1,136.52	100.00 %
Total Tenant Services					599.50	4,085.21	3,485.71	85.33 %
Utilities Expense								
Water	1	03	4310	5	382.20	538.59	156.39	29.04 %
Electricity	1	03	4320	5	1,625.30	1,673.05	47.75	2.85 %
Gas	1	03	4330	5	127.20	128.29	1.09	0.85 %
Other Utility Expense - Sewer	1	03	4390	5	42.68	30.07	(12.61)	-41.94 %
Total Utilities Expense					2,177.38	2,370.00	192.62	8.13 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	5,894.15	11,963.82	6,069.67	50.73 %
Materials	1	03	4420	5	15,158.19	2,169.53	(12,988.66)	-598.69 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	0.00	1,143.00	1,143.00	100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	4,840.00	4,840.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.34	10.38	(11.96)	-115.22 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Other	1	03	4430.13	5	4,158.26	1,546.04	(2,612.22)	-168.96 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	3,200.00	(1,150.00)	-35.94 %
Contract Costs-Plumbing Contrac	1	03	4430.22	5	0.00	3,200.00	3,200.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	135.00	60.00	(75.00)	-125.00 %
Garbage and Trash Collection	1	03	4431	5	223.67	314.63	90.96	28.91 %

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: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,450.34	4,063.08	612.74	15.08 %
Total Ordinary Maintenance and Operation					33,466.80	32,585.33	(881.47)	-2.71 %
Protective Services								
Protective Services - Contract	1	03	4480	5	4,036.40	1,614.56	(2,421.84)	-150.00 %
Total Protective Services					4,036.40	1,614.56	(2,421.84)	-150.00 %
General Expense								
Insurance - Windstorm	1	03	4510.15	5	13,812.68	8,313.26	(5,499.42)	-66.15 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	95.00	0.00	(95.00)	0.00 %
Total General Expense					16,824.34	11,229.92	(5,594.42)	-49.82 %
Total Expenses					(99,226.90)	(90,261.22)	(8,965.68)	9.93 %
Net Income (Loss)					33,382.39	14,635.12	18,747.27	128.75 %

Report Criteria PHA: 1 Project: '03'

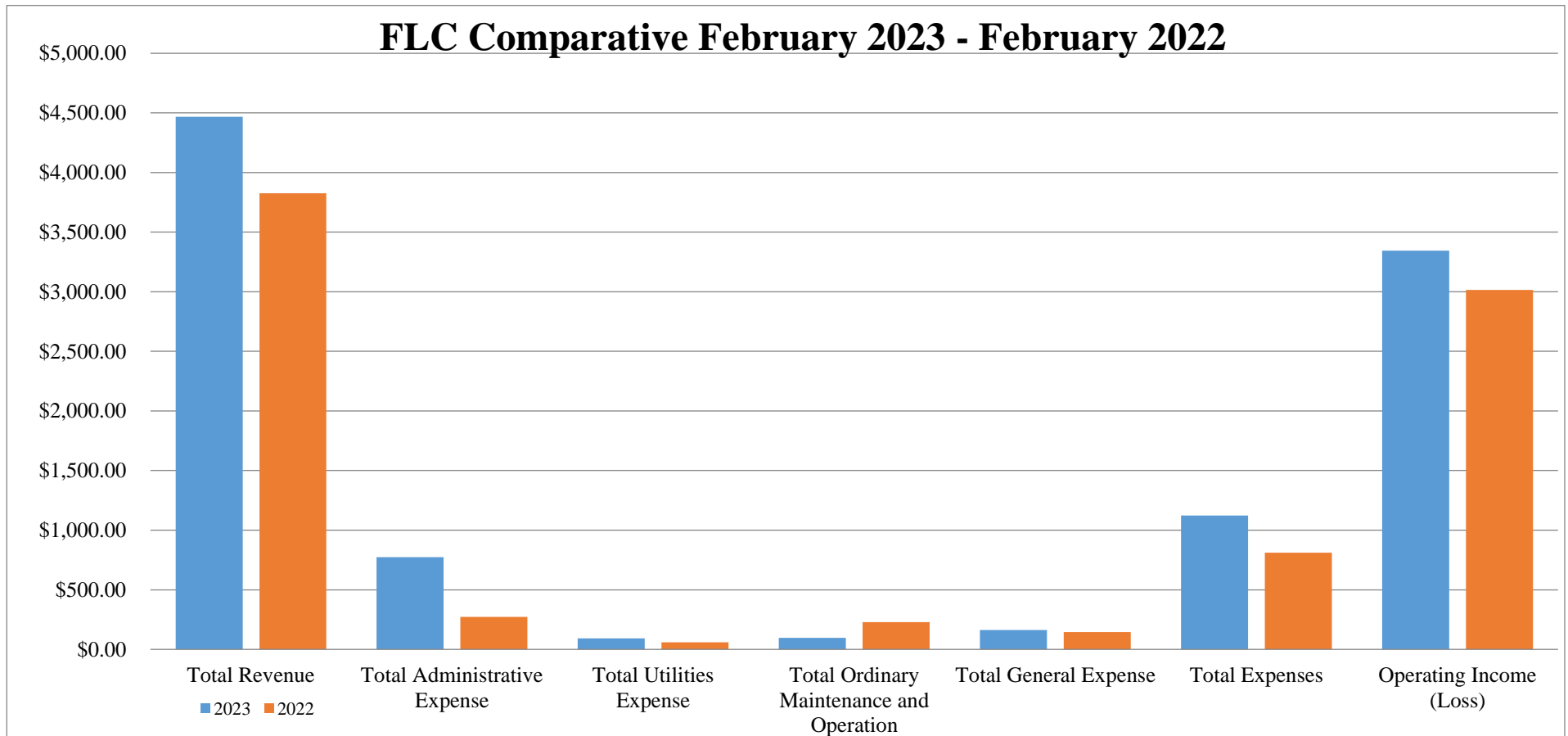
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$4,468.53	\$3,825.75
Total Administrative Expense	\$773.42	\$272.18
Total Utilities Expense	\$92.40	\$59.52
Total Ordinary Maintenance and Operation	\$95.94	\$229.34
Total General Expense	\$162.15	\$144.58
Total Expenses	\$1,123.91	\$810.62
Operating Income (Loss)	\$3,344.62	\$3,015.13



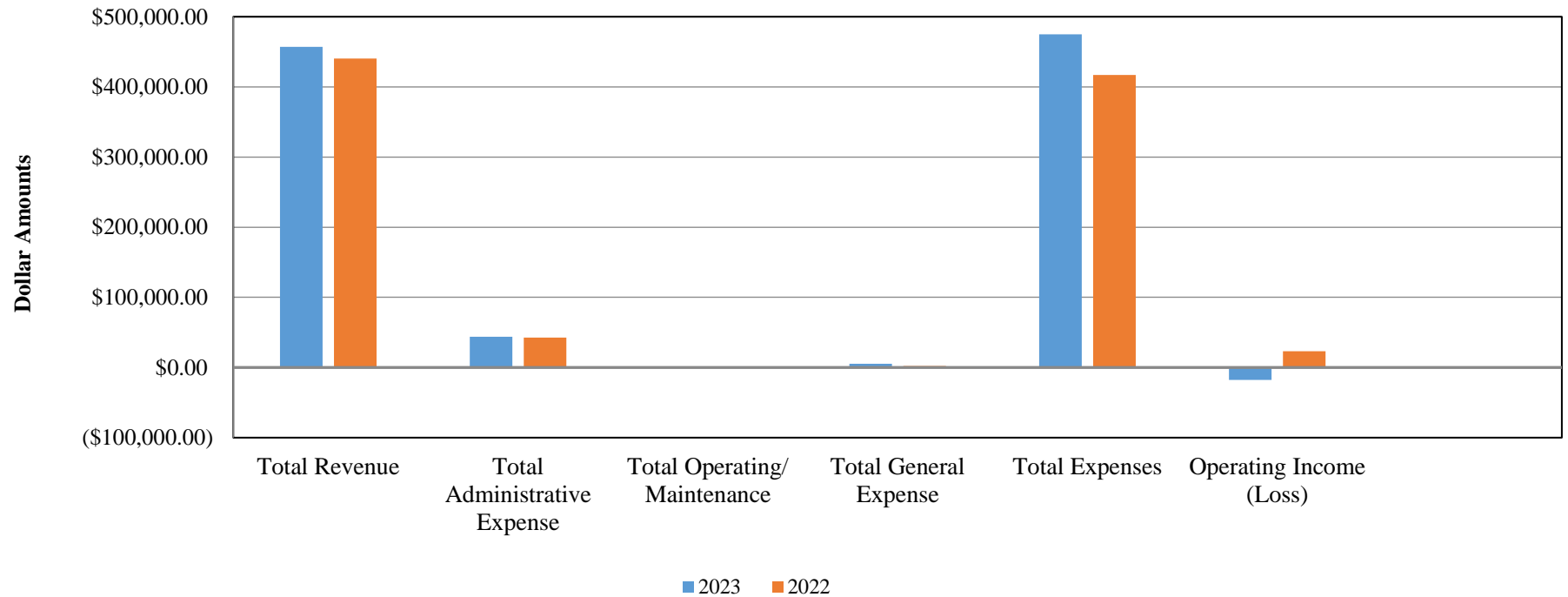
Housing Authority of the City of Harlingen
Comparative Income Statement
 Family Living Center
 HHA - Family Living Center

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	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	183.53	25.75	157.78	612.74 %
Other Income-Tenants	3	01	3690	5	85.00	0.00	85.00	0.00 %
Total Other Income					268.53	25.75	242.78	942.83 %
Total Revenue					4,468.53	3,825.75	642.78	16.80 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	218.58	38.19	(180.39)	-472.35 %
Employee Benefits Cont - Admin	3	01	4182	5	15.82	28.29	12.47	44.08 %
Sundry	3	01	4190	5	161.36	0.00	(161.36)	0.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	34.20	34.20	100.00 %
Publications	3	01	4190.11	5	200.00	0.00	(200.00)	0.00 %
Other Sundry Expense	3	01	4190.18	5	177.66	171.50	(6.16)	-3.59 %
Total Administrative Expense					773.42	272.18	(501.24)	-184.16 %
Utilities Expense								
Water	3	01	4310	5	32.82	22.56	(10.26)	-45.48 %
Other Utility Expense - Sewer	3	01	4390	5	59.58	36.96	(22.62)	-61.20 %
Total Utilities Expense					92.40	59.52	(32.88)	-55.24 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	0.00	21.80	21.80	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	0.00	45.00	45.00	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	65.00	65.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	1.60	1.60	100.00 %
Total Ordinary Maintenance and Operation					95.94	229.34	133.40	58.17 %
Protective Services								
Protective Services - Contract	3	01	4480	5	0.00	105.00	105.00	100.00 %
Total Protective Services					0.00	105.00	105.00	100.00 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					162.15	144.58	(17.57)	-12.15 %
Total Expenses					(1,123.91)	(810.62)	(313.29)	38.65 %
Net Income (Loss)					3,344.62	3,015.13	329.49	11.51 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 02/01/2023 End: 02/28/2023	Start: 02/01/2022 End: 02/28/2022
Total Revenue	\$456,915.94	\$440,240.81
Total Administrative Expense	\$43,709.45	\$42,426.91
Total Operating/ Maintenance	\$1,180.71	\$1,180.71
Total General Expense	\$5,482.01	\$1,988.32
Total Expenses	\$474,800.35	\$417,166.94
Operating Income (Loss)	(\$17,884.41)	\$23,073.87

Section 8 Comparative February 2023- February 2022



Housing Authority of the City of Harlingen
Comparative Income Statement
 Voucher

					Start: 02/01/2023	Start: 02/01/2022		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	63,484.00	49,342.00	14,142.00	28.66 %
Interest Income HA Portion	7	01	3300	5	318.99	34.29	284.70	830.27 %
Portable Admin Fees Earned	7	01	3300.P	5	403.95	210.52	193.43	91.88 %
HAP Earned Income	7	01	4902	5	392,709.00	782,759.00	(390,050.00)	-49.83 %
HAP Earned Income - VASH	7	03	4902	5	0.00	(392,105.00)	392,105.00	-100.00 %
Total Operating Income					456,915.94	440,240.81	16,675.13	3.79 %
Total Revenue					456,915.94	440,240.81	16,675.13	3.79 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	11,751.43	10,190.16	(1,561.27)	-15.32 %
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	5,374.42	4,439.51	(934.91)	-21.06 %
Postage/FedEx/UPS	7	01	4190.03	5	998.31	1,517.18	518.87	34.20 %
Advertising and Marketing	7	01	4190.08	5	0.00	951.90	951.90	100.00 %
Tenant Tracker	7	01	4190.10	5	0.00	15.00	15.00	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	677.73	565.20	(112.53)	-19.91 %
Forms & Office Supplies	7	01	4190.17	5	817.77	181.33	(636.44)	-350.98 %
Other Sundry Expense	7	01	4190.18	5	70.07	814.05	743.98	91.39 %
Administrative Contact Costs	7	01	4190.19	5	6,591.22	6,597.08	5.86	0.09 %
Asset Management Fee - AMP	7	01	4190.22	5	9,108.00	9,036.00	(72.00)	-0.80 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,692.50	5,647.50	(45.00)	-0.80 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	864.00	(96.00)	-11.11 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	540.00	(60.00)	-11.11 %
Total Administrative Expense					43,709.45	42,426.91	(1,282.54)	-3.02 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
Total Operating Expenses					1,180.71	1,180.71	0.00	0.00 %
General Expense								
Emp Benefit Cont-Unemployment	7	01	4540.8	5	3,840.00	0.00	(3,840.00)	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	(4,964.00)	(2,418.00)	2,546.00	-105.29 %
Portability - Port In Expenses	7	01	4590.PIE	5	4,964.00	2,418.00	(2,546.00)	-105.29 %
Portable Admin Fees Paid	7	03	4590.P	5	1,590.83	1,948.19	357.36	18.34 %
Total General Expense					5,482.01	1,988.32	(3,493.69)	-175.71 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	383,244.18	335,315.00	(47,929.18)	-14.29 %
HAP Payments - Utilities	7	01	4715.4	5	6,827.00	4,564.00	(2,263.00)	-49.58 %
HAP Payments - Port Out	7	01	4715.PO	5	1,311.00	724.00	(587.00)	-81.08 %
HAP Payments - Rents	7	02	4715.1	5	5,016.00	3,704.00	(1,312.00)	-35.42 %
HAP Payments - Rent - VASH	7	03	4715.1	5	12,561.00	8,137.00	(4,424.00)	-54.37 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	92.00	0.00	(92.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	13,552.00	17,995.00	4,443.00	24.69 %
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					424,428.18	371,571.00	(52,857.18)	-14.23 %
Total Expenses					(474,800.35)	(417,166.94)	(57,633.41)	13.82 %
Net Income (Loss)					(17,884.41)	23,073.87	(40,958.28)	-177.28 %

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

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

Custom 2: VOUCHER

Custom 3:

Chief Financial Officer Report
for April 26, 2023
Highlights of Activities for March 2023

Ongoing Activities:

- Meetings for the month:
Low Rent meetings on Mondays
Administrative meetings once a month (Tuesday)
HUD Training Meetings—every other Thursday (twice a month)
Maintenance meeting on the 2nd and 4th Thursday
Low Rent monthly meetings on 3rd Monday
Motivational staff meetings on Fridays
- **Other meetings:**
Board Reports review, Board meeting practices, Board meetings, Rent Payment update meetings
HUD Two-Year tool meeting
Worked at Le Moyne Gardens- March 10th (half day); from home- March 27th (half day)
- Prepared Weekly/Monthly Board (HHA & HAHC), Goals, and Admin Reports
- Granted new employees Lindsey access - 2 employees
- Assisted Mary with utility allowance and security deposit payments
- Assisted Mary with the CFP drawdowns and obligations and expenditures on the HUD system
- Worked with the HR Coord. on personnel matters and updates
- Attended the Texas Conference for Employers
- Assisted Melissa with the U.S. Census for governments – financial info.
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Started working on the EOY Lindsey unaudited financials check lists for Low Rent and HCV
- Signed checks for payrolls and accounts payables
- Patty and I updated the Sam's Club memberships for the HHA
- 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 April 26, 2023
Highlights of Activities for March 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
 - HUD San Antonio meetings
 - Conduct Maintenance meetings on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices, Board meetings, Board meeting overview
 - Rent Payment meeting
 - TX Conference for Employers
- Reviewed and responded to emails and phone calls
- Conducted interviews for Admissions Clerk and Maintenance temps.
- Worked at Le Moyne Gardens on Friday, March 10th (half day)
- Reviewed and verified inventory adjustments were completed
- Worked with CFO on personnel matters and updates
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances
- QC vehicle inspections for Los Vecinos
- Reviewed timesheets and processed payroll
- Assisted with balancing the GL for February
- Reviewed all February vehicle inspections completed and saved
- Processed and submitted the HART Retirement for February
- Printed out bank information for online rent payments
- Trained Accounting Clerk on the process for the online rent payments
- Updated and reviewed Fixed Asset Listings for the Agency
- Completed and submitted the 2022 Census for Governments
- Ordered badges for employees
- Worked from home Monday, March 27th (half day)

Please let me know if you have any questions.

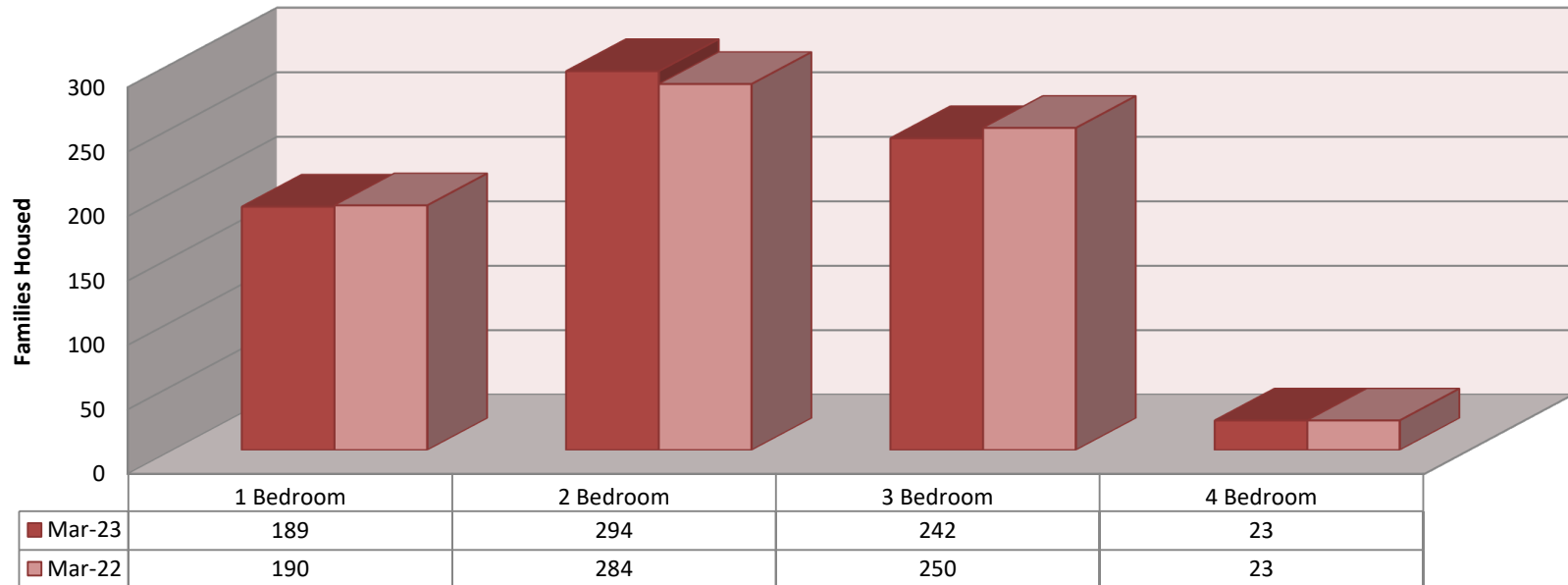
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
April 26, 2023**

**Total Alloted Vouchers: 743
Vouchers Leased: 748
Pending Vouchers: 0
Vouchers Seaching: 18**

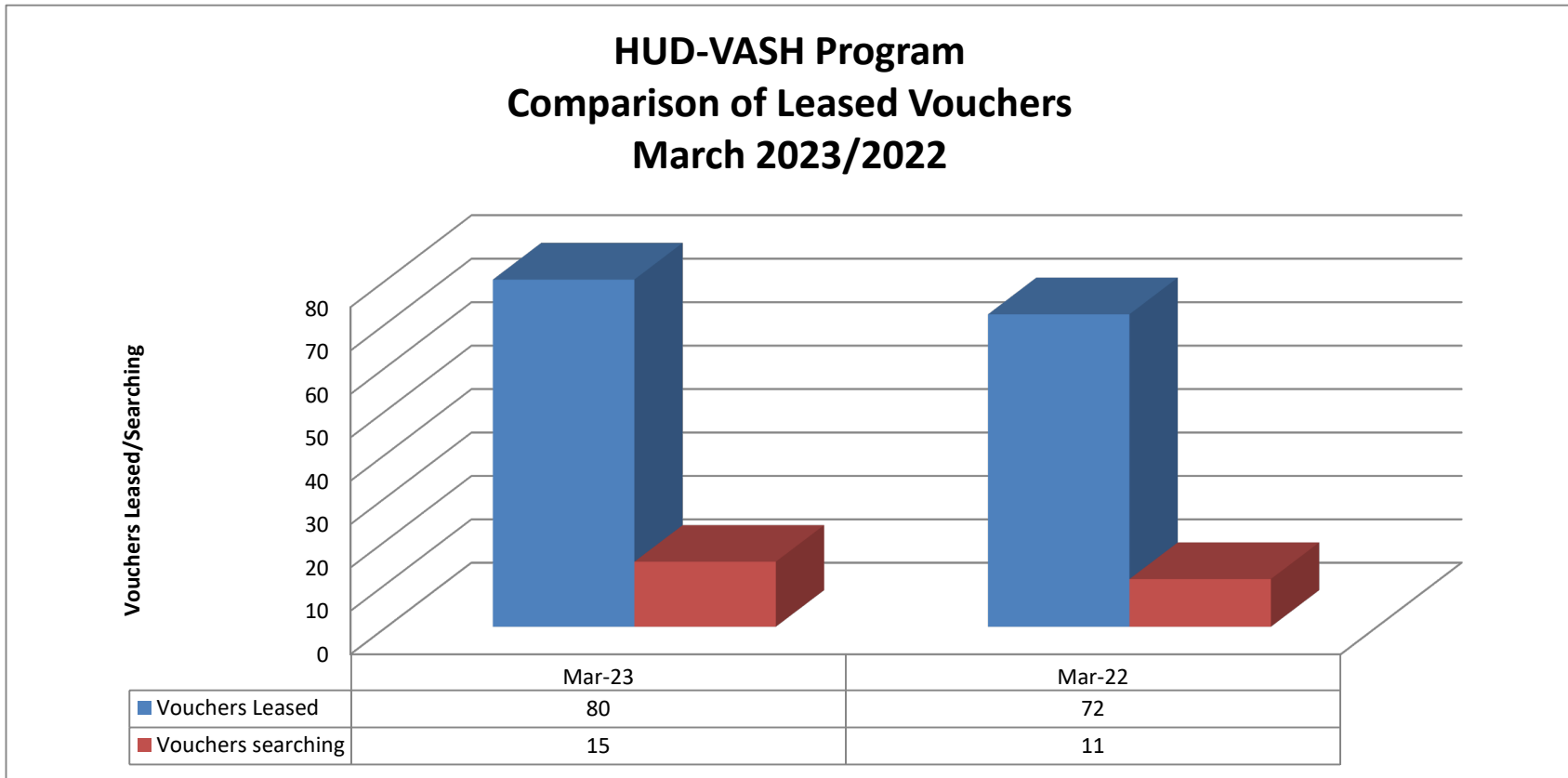
**HCV/Section 8 Program
Comparison of Leased Vouchers
March 2023/2022**



Total Families on Waiting List	622
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**Board Meeting Report
April 26, 2023**

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



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report April 26, 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
February 2023 Score is
97.53%

Quality Control

File audit was held on March 31, 2023 at Sunset Terrace
4 files were audited

Activities for the month of March 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on March 9th (20 were received)
- Issued HAP Checks for April 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 January-March 2023 and 2022

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
2023	96	84	65	10	188	188	11	4	1	21
2022	98	74	91	5	201	201	74	14	7	32
Increase		10		5						
Decrease	2		26		13	13	63	10	6	11

HCV/SECTION 8 PROGRAM
Monthly Summary Report January -March 2023

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	28	30	28	5	44	44	0	1	0	9
February	38	29	21	2	73	73	0	3	0	6
March	30	25	16	3	71	71	11	0	1	6
YTD	96	84	65	10	188	188	11	4	1	21

HCV/SECTION 8 PROGRAM
Monthly Summary Report January-March 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
YTD	98	74	91	5	201	201	74	14	7	32

Housing Authority of the City of Harlingen, Texas

March 31, 2023

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	149	117	19	4	4	192	485
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

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

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 03/31/2023

Prepared by: Nancy Garza - Admission Coordinator

* **OCCUPANCY RATE:** 100.00% 100.00% 100.00% 100.00% 100.00% 98.00% **99.20%**

* **VACANCY RATE:** 0.00% 0.00% 0.00% 0.00% 0.00% 2.00% **0.80%**

* does not include CFP units

Total Points per AMP	16	16	16	16	16	16	16
					GRAND TOTAL POINTS		16

Per unit Fee count 150 120 20 4 4 196 494

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 April 26, 2023

Activities for the month of March

WAITING LIST AS OF 03-31-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	65
2 Bedroom	10
3 Bedroom	10
4 Bedroom	3
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 88

Unit offers mailed: 40

Security Deposits received: 05

Applications ready for review as of 3-31-2023: 15

Applications pending: 64

LOW RENT PROGRAM

Comparative Summary Report January-March 2023 and 2022

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled <i>(after two unit offers)</i>	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
2023	184	162	43	21	10	75	13	14	19%
2022	186	170	31	100	35	78	10	16	21%
Increase			12				3		
Decrease	2	8		79	25	3		2	2%

LOW RENT PROGRAM
Monthly Summary Report January-March 2023

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	64	55	25	0	2	20	1	5	25%
February	75	70	3	11	5	15	3	6	40%
March	45	37	15	10	3	40	9	3	8%
YTD Total:	184	162	43	21	10	75	13	14	19%

LOW RENT PROGRAM
Monthly Summary Report January-March 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%
YTD Total:	186	170	31	100	35	78	10	16	21%

Report By: Nancy Garza -Admissions Coordinator

Date: April 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: April 26, 2023 Public Housing Board Report- March 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.

February 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.

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 is featured monthly. Story Time featured books are given to children at Market Days every first Saturday of the month.

The ConnectHomeUSA:

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

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
April 26, 2023
March Activities

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

- Los Vecinos - March 8th and March 22nd at 2:00 p.m.
 - Topics discussed street repairs at Los Vecinos - 5 residents attended
- Bonita Park - March 7th and March 28th at 2:00 p.m.
 - Topics discussed fundraiser activities – 5 residents attended
- Sunset Terrace – March 8th and March 22nd at 11:00 a.m.
 - Topics discussed Association recruitment – 0 residents attended
- Le Moyne Gardens - March 9th and March 23rd at 10:00 a.m.
 - Topics discussed fundraiser activities – 2 residents attended

Vegetable Garden Meetings will re-start in April 2023 at Le Moyne Gardens (tentatively)

Recycling Program:

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

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 Los Vecinos
 - Ms. Delisa R. Frias, Student Mentor at Los Vecinos read “The Cat in the Hat” by Dr. Seuss

2023 Awards of Merit: The Award of Merit Applications were submitted March 16, 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. We received nine posters and were submitted to NAHRO on March 17, 2023
- The Spring newsletter is under review

Feeding Texas Program

- 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 program. They will keep us posted with a response from the Texas Department of Agriculture (TDA)

Gracepoint Fellowship Church:

- The church held a Hope Rally on Friday, March 10, 2023 from 5:00 p.m. to 7:00 p.m. at Bonita Park. They had prayer service, served hot dogs and refreshments, a puppet show and raffled bicycles

Resident and Youth Activities Board Report
April 26, 2023
March Activities

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.
- The Learning Centers closed for Spring Break: March 13, 2023 through March 16, 2023.
They re-opened on March 21, 2023

Upcoming 2023 Scholarships: Tentative Due Date				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/27/2023	3	2	1
TX NAHRO	2/17/2023	4	3	2
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

Family Learning Center	Number of Mentors	Number of students attending	Number of apartments utilizing center
Los Vecinos Master Teacher: Ms. Cano	3	13	5
Bonita Park Master Teacher: Mrs. Cavazos	4	6	3
Sunset Terrace Master Teacher: Mrs. Aguirre	1	4	2
Le Moyne Gardens: Master Teacher: Mr. Leal	2	10	5

HARLINGEN**Housing Authority**

April 26, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

March Activity

Units ready to rent for the Month of March 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	116	0	39	0	2
Le Moyne Gardens	0	32;59;88	0	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	3	1	0	5

Work orders completed for the Month of March 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2023 - 03/31/2023	133	55	193	26	407

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
03/01/2022 – 03/31/2022	144	74	86	13	317

Date: April 1, 2023

To: Harlingen Housing Authority Board of Commissioners

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

Subject: April 26, 2023, Board Report-March Activities

Report on Contracts:

Los Vecinos AMP #010:

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

Clore Construction is working on street and parking on Pierce Street. This job is 5% complete.

Charismatic disinfected high traffic areas. This job is 100% complete.

Bonita Park AMP #020:

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

Rudy De La Cruz is remodeling apartment #116. This job is 100% complete.

Southern Construction exterior painting of buildings 1-10. This job is 50% complete.

Charismatic disinfected high traffic areas. This job is 100% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Charismatic disinfected high traffic 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.

Southern Construction is remodeling apartment # 60. This job is 35%

Rudy De La Cruz is remodeling apartment # 118. This job is 35%

Charismatic disinfected high traffic areas. This job is 100% complete.

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

No Contracts at this time

Accounting Assistant /MIS Coordinator Board Report

April 26, 2023

March 2023 Activities

- Attended weekly Staff and Administration meetings
- Attended the HUD Field office meetings
- Attended the HCV 2-year tool meeting
- Attended the Rent Payment meeting
- Attended the Los Vecinos construction meetings as needed
- Attended the Board meeting practices at the AMPs and COCC
- Attended the monthly Board meeting at the COCC on 3-15-23
- Completed my fixed asset listing on the S drive
- Went to Sam's to update memberships for staff
- 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
- Worked at Le Moyne Gardens in the morning on 3-10-23 due to disinfecting of the COCC
- Worked from home on 3-27-23 in the morning due to disinfecting of the COCC
- CNG Update: None at this time

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: April 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the April 26, 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:

April 03, 2023, HHA offices continue to be open from 8:30 a.m. to 4:30 p.m. and the Sunset Terrace office is open from 8:30 a.m. to 12:00 p.m. Monday, Wednesday & Friday. Schedule may change at any time.

Planned Activities:

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 post
- 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
- 04: Appt with Mr. Gomez at 10:00 a.m. for property on Washington Street
- 05: Cintas Medicine Cabinet Restock
- 05: Review Board Packet by Administration at 10:00 a.m. and/or 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05-06: HCV/S8 Homeownership Interactive Meeting (Diana Perez)
- 06: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 06: HCISD Counselor Mtg at 11:30 a.m. at COCC with Managers
- 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
- 11: Board Mtg Practice at LMG at 9:00 a.m.
- 12: Board Mtg Practice at BP at 9:00 a.m.
- 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: Board Mtg Practice at LV at 9:30/10 a.m.
- 13: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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 8am (Office closed)
- 14: Special Board Meeting 12:00 p.m. (Noon) Invocation by Nancy Garza**
Finalize CEO's Evaluation & Contract
- 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
- 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.
- 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 be in office at 1pm
- 24: Security Mtg at ST at 9:00 a.m. (Webex from Home)
- 24: Board Mtg Practice at ST at 9:30 a.m. (Webex from Home)
- 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: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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 26, 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: Cintas Medicine Cabinet restock
- 03: Review Board Packet by Administration at 10:00 a.m. and/or
- 03: Review Board Packet by Administration at 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.

- 04: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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.
- 13: Clean Upstairs Storage Room at COCC Plan of Action for Staff (Cindy, Diana & Mary)
- 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: Lone Star Shredding (Bins on Monday) Schedule due to cleaning of storage upstairs
- 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) Rescheduled to May 16, 2023
- 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: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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.???
- 31: Cintas Medicine Cabinet restock
- 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. and /or
- 07: Review Board Packet by Administration at 2:00 p.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: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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.
- 28: Cintas Medicine Cabinet restock
- 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. and/or
- 05: Review Board Packet by Administration at 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 06: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 06: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)

- 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.
- 20: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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.**
- 26: Cintas Medicine Cabinet restock
- 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: Sept. 27, Annual Board Agendas & Minutes for July 19, 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
- 07-11: MRI/Lindsey Training for all staff in person
- 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.
- 03: HUD San Antonio Field Office Mtg at 10:00 a.m. (Microsoft Teams)
- 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
- 23: Cintas Medicine Cabinet restock
- 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: September 27, Annual Board Agendas & Minutes for July 19, Board Mtgs due 12(Noon)
- 25: Finalized Board Reports Due
- 25: Tentative Board Agendas due for September, October & November 2023
- 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
- 28-31: MIR/Lindsey Training for all staff in person
- 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. and/or
- 06: Review Board Packet by Administration at 2:00 p.m.
- 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 07: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Security Mtg at 9:00 a.m. Webex
- 11: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 13: Pest Control at Bonita Park
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 14: HCV/S8 Applications (20)
- 14: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 14: Thursday Maintenance Mtg at 3:00 p.m. (Annual Board Mtg Attire)
- 15: Disinfect & Sanitize Main Office at 9am (Office closed)
- 15: Friday Staff Mtg at 3:00 p.m.
- 18: Security Mtg at 9:00 a.m. Webex

- 18: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 18: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 19: Board Mtg Practice at 9:00 a.m. at LMG
- 20: Board Mtg Practice at 9:00 a.m. at BP
- 20: Cintas Medicine Cabinet restock
- 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: October 19, Board Agenda & Minutes for Sept. 27, Annual Board Mtgs due 12(noon)
- 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. and/or
- 04: Review Board Packet by Administration at 2:00 p.m.
- 04: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 06: Friday Staff Mtg at 3:00 p.m.
- 07: Market Days Downtown! BRE Reading of Books to Community
- 09: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 09: Security Mtg at 9:00 a.m. Webex
- 09: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 10: Pest Control at Los Vecinos
- 10: Board Mtg Practice at 9:00 a.m. at LMG
- 11: Board Mtg Practice at 9:00 a.m. at BP

- 11: Wednesday Admin Mtg at 2:00 p.m.
- 11: Pest Control at Bonita Park
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 12: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 12: Board Mtg Practice at 9:30/10 a.m. at LV
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 12: HCV/S8 Applications (20)
- 12: Thursday Maintenance Mtg at 3:00 p.m. Webex
- 13: Disinfect & Sanitize Main Office at 9am (Office closed)
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg at 9:00 a.m. Webex
- 16: 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: Cintas Medicine Cabinet restock
- 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: Tentative Board Agendas due for November & December 2023 & January 2024
- 27: Board Reports are Due at 12:00 p.m. (noon)
- 27: November 15, Board Agenda & Minutes for October 18, Board Mtg due 12(noon)
- 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. and/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.
- 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: Cintas Medicine Cabinet restock
- 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, Board Agenda & Minutes for November 15, Board Mtg due 12 (noon)
- 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
- December 2023: Schedule may change at any time**
- 01: **Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: BRE Read a Book to children on HHA Facebook (1st Monday of month)
- 04: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 04: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 06: Review Board Packet by Administration at 10:00 a.m. and/or
- 06: Review Board Packet by Administration at 2:00 p.m.
- 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 07: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Security Mtg at 9:00 a.m. Webex
- 11: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 12: Board Mtg Practice at 9:00 a.m. at LMG
- 13: Pest Control at Bonita Park
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 13: Board Mtg Practice at 9:00 a.m. at BP
- 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: Board Mtg Practice at 9:30 a.m. at LV
- 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 ST
- 18: Board Mtg Practice at 9:30 a.m. at ST
- 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
- 19-20: Board Mtg Practice at LMG at 9:00 a.m.
- 20: Cintas Medicine Cabinet restock
- 20: **Regular Board Meeting 12:00 p.m. (Noon) at LMG** Invocation by Patty Vega
- 20: Overview of Board Meeting at 3:00 p.m.
- 20: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 21: Board Mtg Practice at 9:30/10 a.m. at LV

- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 22: Early Release at 3:00 p.m.
- 22: Holiday (Christmas Eve)
- 25: Holiday (Christmas Day)
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am ST, 11am LV, 12pm COCC & 1pm BP (Offices closed)
- 26: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 26: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 28: Board Reports are Due 12:00 p.m. (noon)
- 28: Tentative Board Agendas due for January, February & March 2024
- 28: January 17, 2024 Board Agendas & Minutes Dec. 20, 2023 Board Mtg due 12 (noon)
- 29: Early Release at 3:00 p.m. due to Holiday

Summary of Ongoing Activities:

TRAINING / CONFERENCES: Commissioner Elliott and I attended the NAHRO Conference in Washington DC March 22-24, 2023. We met with Congressman Vicente Gonzalez, where I explained our goals to expand affordable housing for Veterans, Elderly and Disabled Families and he expressed interested and stated that he may have funding for us. 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 scheduled 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 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 March 15, 2023, Regular Board Meeting, and

the Agendas for the April 26, 2023, Regular Board Meeting and 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 is scheduled on May 17, 2023 at 12 noon at Sunset Terrace Community Building. 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.
Friday, April 14, 2023	HHA Special	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 26, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 17, 2023	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 21, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 19, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 2023 No Board Meeting Scheduled			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.