

HARLINGEN



REGULAR BOARD MEETING
 Wednesday, May 17, 2023 @ 12:00 p.m. (Noon)
 At the Sunset Terrace Community Building
 1401 N. Sunset Dr., Harlingen, TX 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, May 17, 2023 @ 12:00 p.m. (Noon) at the Sunset Terrace Community Building, 1401 N. Sunset Dr., 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 #2557 554 1113, Password: hha17 or join the video conference by phone at 408-418-9388, Password: 44217.

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 – Nancy Garza
5. Pledge of Allegiance – Nancy Garza
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of April 26, 2023. (pg.3-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for the Fiscal Year ending March 31, 2023 and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2023, as presented.
 Presenter: Cynthia Lucio and Beka Harrison, CPA, CFE/MRI Senior Manager (pg.6-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of April 2023.
 Presenter: Mary Prieto (pg.27-30)
3. Consider and take action to approve and pass Resolution 1497 approving the Harlingen Housing Authority Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year ending March 31, 2023.
 Presenter: Diana Perez (pg.31-35)

4. Consider and take action to approve and pass Resolution 1498 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2023 City of Harlingen auction.
Presenter: Cynthia Lucio (pg.36-45)
5. Consider and take action to approve and pass Resolution 1499 authorizing the Chief Executive Officer to add the Chief Financial Officer and Administrative Assistant as authorized users of the safe deposit boxes located at the Lone Star National Bank.
Presenter: Hilda Benavides (pg.46-47)

III. OLD BUSINESS- NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.48-67)
 - b) HR & Accounting Coordinator Report by Melissa Guajardo; (pg.68)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.69-73)
(Comparative summary for January-April 2023-2022)
 - d) Low Rent Occupancy Report by Nancy Garza; (pg.74-77)
(Comparative summary for January-April 2023-2022)
 - e) Senior Property Manager with Resident Activities Report by Mary Prieto; (pg.78-81)
 - f) Maintenance Report by Mary Prieto; (pg.82)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.83-84)
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.85)
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. (pg.86-99)

IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board 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, May 12, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 12th day of May 2023



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, April 26, 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, April 26, 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 Carlos Muñiz. Bettina Elliott was not present.

INVOCATION

Senior Property Manager Mary Prieto gave the invocation.

PLEDGE OF ALLEGIANCE

Senior Property Manager Mary Prieto led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant, 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, Norma Serino, Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, Raul Cruz, 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 MARCH 15, 2023.

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE SPECIAL BOARD MEETING OF APRIL 14, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Special Board Meeting of April 14, 2023. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Special Board Meeting of April 14, 2023. Motion was seconded by Commissioner Muñiz and passed unanimously.

II. NEW BUSINESS

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

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended February 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	\$418,152.98	\$72,228.56	\$109,008.35	\$99,838.25	\$132,609.29	\$4,468.53	\$456,915.94
Total Expenditures	\$302,967.88	\$51,216.28	\$82,778.45	\$68,622.34	\$99,226.90	\$1,123.91	\$474,800.35
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>	(\$17,884.41)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,884.41

Chair Perez asked have we received the funding for the HCV/S8 program? Chief Financial Officer Lucio stated we are receiving more funding due to assisting more families. Commissioner Muñiz asked does the fiscal year end in March? Chief Financial Officer Lucio stated yes. Vice-Chair Sánchez Peña asked does the funding roll over? Chief Executive Officer Benavides stated yes. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of February 2023 and to take action to approve the Unaudited Financial Statement as presented. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of February 2023 as presented by Administration. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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

Senior Property Manager Prieto informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of March 2023 in the total amount of \$2,069.00. The total amount consists of:

For the month of March 2023						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 566.00	\$ -	\$ -	\$ -	\$ 1,503.00

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of March 2023 in the total amount of \$2,069.00. Commissioner Muñiz made the motion to charge off the current unpaid balances due

for the vacated unit accounts for the month of March 2023 in the total amount of \$2,069.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS NON-ACTION ITEMS

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

- a) Financial Report by Cynthia Lucio
- b) HR & Accounting Coordinator Report by Melissa Guajardo
- c) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative for January-March 2023-2022)
- d) Low Rent Occupancy Report by Nancy Garza
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- e) Senior Property Manager with Resident Activities Report by Mary Prieto
- f) Maintenance Report by Mary Prieto
- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- h) Accounting Assistant/MIS Coordinator Report by Patty Vega

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packet, and she asked if they had any questions. Chair Perez asked what is the completion date for Los Vecinos street and parking repairs? Chief Executive Officer Benavides stated October 2023. No other questions were asked.

3. CHIEF EXECUTIVE OFFICER'S REPORT ON ADMINISTRATIVE MEETINGS, LEGAL CONFERENCES, OTHER MEETINGS HELD, AND SCHEDULED ACTIVITIES FOR THE NEXT 6+ MONTHS.

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. Our next Regular Board meeting will be on May 17, 2023, at Sunset Terrace 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 Muñiz. Motion was seconded by Vice-Chair Sánchez Peña. Meeting was adjourned at 12:17 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

March 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 March 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>\$252,180.31</u>	<u>\$72,409.30</u>	<u>\$56,731.93</u>	<u>\$56,268.68</u>	<u>\$62,201.24</u>	<u>\$4,569.16</u>	<u>\$476,227.00</u>
Total Expenditures	<u>\$415,798.12</u>	<u>\$89,912.32</u>	<u>\$82,303.13</u>	<u>\$79,118.14</u>	<u>\$155,381.76</u>	<u>\$9,082.77</u>	<u>\$475,046.38</u>
Revenues Over (Under) Expenditures	<u>(\$163,617.81)</u>	<u>(\$17,503.02)</u>	<u>(\$25,571.20)</u>	<u>(\$22,849.46)</u>	<u>(\$93,180.52)</u>	<u>(\$4,513.61)</u>	<u>\$1,180.62</u>
Cash reserves or funds transferred in	<u>\$163,617.81</u>	<u>\$17,503.02</u>	<u>\$25,571.20</u>	<u>\$22,849.46</u>	<u>\$93,180.52</u>	<u>\$4,513.61</u>	<u>\$0.00</u>

Note: only partial HUD subsidy was received for March

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended March 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>\$4,696,680.53</u>	<u>\$845,641.85</u>	<u>\$1,192,652.75</u>	<u>\$1,103,777.30</u>	<u>\$1,503,619.59</u>	<u>\$50,989.04</u>	<u>\$5,303,212.54</u>
Total Expenditures	<u>\$3,689,995.60</u>	<u>\$776,072.84</u>	<u>\$817,506.68</u>	<u>\$892,027.73</u>	<u>\$1,172,768.27</u>	<u>\$31,620.08</u>	<u>\$5,473,862.55</u>
Revenues Over (Under) Expenditures	<u>\$1,006,684.93</u>	<u>\$69,569.01</u>	<u>\$375,146.07</u>	<u>\$211,749.57</u>	<u>\$330,851.32</u>	<u>\$19,368.96</u>	<u>(\$170,650.01)</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>\$170,650.01</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 March 31, 2023	12 Month(s) Ended March 31, 2023	Budget	Variance	Variance %	
Revenue									
Operating Income									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	12,000.00	(12,000.00)	-100.00 %
CFP 50120 Admin	1	06	3690.27	5	0.00	0.00	42,825.00	(42,825.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	56,085.00	128,000.00	(71,915.00)	-56.18 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	92,820.00	0.00	92,820.00	100.00 %
Total Operating Income					13,260.00	148,905.00	182,825.00	(33,920.00)	-18.55 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	24,124.10	22,371.00	1,753.10	7.84 %
Total Rental Income					2,198.81	24,124.10	22,371.00	1,753.10	7.84 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	944.39	9,224.81	1,386.00	7,838.81	565.57 %
OTHER INCOME	1	06	3690	5	801.22	13,482.14	12,257.00	1,225.14	10.00 %
Management Fees	1	06	3690.1	5	0.00	769.78	0.00	769.78	100.00 %
Other Income - Management Fee - CC	1	06	3690.2	5	29,302.88	393,365.62	327,003.28	66,362.34	20.29 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,976.00	129,516.00	177,600.00	(48,084.00)	-27.07 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,930.00	113,635.50	117,270.00	(3,634.50)	-3.10 %
IT Fees	1	06	3690.5	5	996.00	11,952.00	11,760.00	192.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	666.90	500.00	166.90	33.38 %
Total Other Income					56,950.49	672,612.75	647,776.28	24,836.47	3.83 %
Total Revenue					72,409.30	845,641.85	852,972.28	(7,330.43)	-0.86 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	43,407.54	367,902.85	441,381.31	73,478.46	16.65 %
Administrative Salaries-Comp Absence	1	06	4110.75	5	7,879.06	7,879.06	0.00	(7,879.06)	-100.00 %
LEGAL EXPENSE	1	06	4130	5	0.00	8,014.50	9,200.00	1,185.50	12.89 %
STAFF TRAINING	1	06	4140	5	0.00	9,744.61	10,000.00	255.39	2.55 %
TRAVEL	1	06	4150	5	0.00	14,359.98	12,000.00	(2,359.98)	-19.67 %
Travel-Mileage Reimbursment	1	06	4150.2	5	22.80	682.82	500.00	(182.82)	-36.56 %
Accounting Fees	1	06	4170	5	0.00	4,595.41	37,000.00	32,404.59	87.58 %
Audit Fees	1	06	4171	5	0.00	2,991.47	4,000.00	1,008.53	25.21 %
Employee Benefits Cont - Admin	1	06	4182	5	15,666.10	125,967.16	130,000.00	4,032.84	3.10 %
SUNDRY	1	06	4190	5	0.00	1,381.66	1,000.00	(381.66)	-38.17 %
Postage/FedEx/UPS	1	06	4190.03	5	559.91	3,766.72	3,500.00	(266.72)	-7.62 %
Advertising and Marketing	1	06	4190.08	5	0.00	2,931.80	5,000.00	2,068.20	41.36 %
PUBLICATIONS	1	06	4190.11	5	1,196.70	2,982.14	3,500.00	517.86	14.80 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	42.88	521.33	1,000.00	478.67	47.87 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,510.81	20,910.87	18,000.00	(2,910.87)	-16.17 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	0.00	17,614.95	11,000.00	(6,614.95)	-60.14 %
Other Sundry Expense	1	06	4190.18	5	3,019.94	11,553.23	12,000.00	446.77	3.72 %
Administrative Contact Costs	1	06	4190.19	5	11,210.23	89,191.79	75,000.00	(14,191.79)	-18.92 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	9,273.05	7,500.00	(1,773.05)	-23.64 %
Total Administrative Expense					85,515.97	702,265.40	781,581.31	79,315.91	10.15 %
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	41.33	335.99	200.00	(135.99)	-68.00 %
ELECTRICITY	1	06	4320	5	1,434.38	12,412.56	13,716.00	1,303.44	9.50 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	52.82	587.57	300.00	(287.57)	-95.86 %
Total Utilities Expense					1,528.53	13,336.12	14,216.00	879.88	6.19 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	1,288.12	11,044.44	14,312.00	3,267.56	22.83 %
MATERIALS	1	06	4420	5	214.34	4,454.34	5,002.97	548.63	10.97 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	198.00	990.00	1,000.00	10.00	1.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1	06	4430.04	5	49.90	757.46	800.00	42.54	5.32 %

Report Criteria PHA: 1 Project: '06'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True
Custom 1: Custom 2: COCC Custom 3:

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

Fiscal Year End Date:	3/31/2023	ACCOUNT		1 Month(s) Ended March 31, 2023	12 Month(s) Ended March 31, 2023	Budget	Variance	Variance %
		06 4430.08						
Contract Costs-Other	1	06 4430.13	5	0.00	121.50	0.00	(121.50)	-100.00 %
Contact Costs-Heating & Cooling Cont	1	06 4430.17	5	0.00	9,748.19	4,500.00	(5,248.19)	-116.63 %
Contact Costs-Electrical Contracts	1	06 4430.21	5	0.00	430.00	1,000.00	570.00	57.00 %
Garbage and Trash Removal	1	06 4431	5	140.37	561.48	750.00	188.52	25.14 %
Emp Benefit Cont - Maintenance	1	06 4433	5	162.01	3,669.92	5,805.00	2,135.08	36.78 %
Total Ordinary Maintenance and Operation				2,052.74	31,777.33	38,169.97	6,392.64	16.75 %
Protective Services								
Protective Services - Contract Costs	1	06 4480	5	351.80	12,034.46	4,000.00	(8,034.46)	-200.86 %
Total Protective Services				351.80	12,034.46	4,000.00	(8,034.46)	-200.86 %
General Expense								
Insurance -Property (Fire & EC)	1	06 4510.01	5	0.00	2,274.86	2,000.00	(274.86)	-13.74 %
Insurance - General Liability	1	06 4510.02	5	0.00	516.24	500.00	(16.24)	-3.25 %
Insurance - Automobile	1	06 4510.03	5	0.00	1,634.80	1,500.00	(134.80)	-8.99 %
Insurance - Workman's Comp	1	06 4510.04	5	0.00	5,230.08	4,525.00	(705.08)	-15.58 %
Insurance - Fidelity Bond	1	06 4510.09	5	0.00	975.66	980.00	4.34	0.44 %
Insurance - Windstorm	1	06 4510.15	5	463.28	5,363.59	5,000.00	(363.59)	-7.27 %
MATLAND PROPERTY TAXES	1	06 4520.1	5	0.00	356.41	500.00	143.59	28.72 %
Total General Expense				463.28	16,351.64	15,005.00	(1,346.64)	-8.97 %
Other Expenditures								
Property Better & Add-Contract Costs	1	06 7540.4	5	0.00	0.00	45,000.00	45,000.00	100.00 %
Operating Exp For Property - Contra	1	06 7590	5	0.00	0.00	(45,000.00)	(45,000.00)	-100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00	-100.00 %
Total Expenses				(89,912.32)	(776,072.84)	(852,972.28)	76,899.44	9.02 %
Total Operating Income (Loss)				(17,503.02)	69,569.01	0.00	69,569.01	100.00 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	06 4800	5	16,557.90	16,557.90	0.00	(16,557.90)	-100.00 %
Total Depreciation Expense				16,557.90	16,557.90	0.00	(16,557.90)	-100.00 %
Total Other Income (Expense)				(16,557.90)	(16,557.90)	0.00	(16,557.90)	100.00 %
Total Net Income (Loss)				(34,060.92)	53,011.11	0.00	53,011.11	100.00 %

Report Criteria PHA: 1 Project: '06'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True
Custom 1: Custom 2: COCC Custom 3:

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	26,518.00	176.79	319,619.00	177.57	291,245.16	28,373.84	9.74 %
Nondwelling Rental	1 01 3190	5	0.00	0.00	257.00	0.14	0.00	257.00	100.00 %
Total Rental Income			26,518.00	176.79	319,876.00	177.71	291,245.16	28,630.84	9.83 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	41.41	0.28	12,074.80	6.71	3,420.00	8,654.80	253.06 %
Interest Income - Bank Statement	1 01 3610.01	5	3,201.52	21.34	15,136.85	8.41	0.00	15,136.85	100.00 %
Other Income-Tenants	1 01 3690	5	2,743.00	18.29	28,752.00	15.97	25,612.00	3,140.00	12.26 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	188.88	0.10	2,000.00	(1,811.12)	-90.56 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	300.00	(300.00)	-100.00 %
Other Income - Collection Loss	1 01 3690.70	5	3,138.00	20.92	3,138.00	1.74	0.00	3,138.00	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	1,844.22	1.02	600.00	1,244.22	207.37 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	95,700.00	638.00	98,625.00	54.79	90,000.00	8,625.00	9.58 %
Other Income - OP Trans In From CFP	1 01 3690.99P	5	(95,700.00)	(638.00)	0.00	0.00	0.00	0.00	-100.00 %
Total Other Income			9,123.93	60.83	159,759.75	88.76	121,932.00	37,827.75	31.02 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	21,090.00	140.60	713,017.00	396.12	682,278.00	30,739.00	4.51 %
Total Other Receipts			21,090.00	140.60	713,017.00	396.12	682,278.00	30,739.00	4.51 %
Total Revenue			56,731.93	378.21	1,192,652.75	662.58	1,095,455.16	97,197.59	8.87 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	16,762.43	111.75	71,639.31	39.80	114,804.42	43,165.11	37.60 %
Administrative Salaries-Comp Absences	1 01 4110.75	5	(1,592.56)	(10.62)	(1,592.56)	(0.88)	0.00	1,592.56	100.00 %
Nontechnical Salaries - 1406	1 01 4110.OP	5	(7,205.17)	(48.03)	0.00	0.00	0.00	0.00	-100.00 %
Legal Expense	1 01 4130	5	0.00	0.00	1,400.75	0.78	3,000.00	1,599.25	53.31 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00 %
Accounting Fees	1 01 4170	5	0.00	0.00	8,016.60	4.45	0.00	(8,016.60)	-100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	3.15	7,550.76	1,887.69	25.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,420.69	22.80	35,291.69	19.61	53,600.00	18,308.31	34.16 %
Employee Ben Cont - Admin - 1406	1 01 4182.OP	5	(550.35)	(3.67)	0.00	0.00	0.00	0.00	-100.00 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	550.00	550.00	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	192.93	1.29	1,164.13	0.65	1,000.00	(164.13)	-16.41 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	1,005.00	0.56	3,500.00	2,495.00	71.29 %

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: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Tenant Tracker	1 01	4190.10 5	0.00	0.00	175.50	0.10	3,500.00	3,324.50	94.99 %
Publications	1 01	4190.11 5	532.50	3.55	1,187.50	0.66	3,000.00	1,812.50	60.42 %
Membership Dues and Fees	1 01	4190.12 5	29.09	0.19	1,661.22	0.92	2,000.00	338.78	16.94 %
Telephone/Cell Phones/Internet	1 01	4190.13 5	11,255.91	75.04	23,688.73	13.16	8,000.00	(15,688.73)	-196.11 %
Rental of Warehouse Space	1 01	4190.14 5	864.00	5.76	10,368.00	5.76	10,368.00	0.00	0.00 %
Forms & Office Supplies	1 01	4190.17 5	18.00	0.12	4,382.61	2.43	10,000.00	5,617.39	56.17 %
Other Sundry Expense	1 01	4190.18 5	153.68	1.02	3,425.53	1.90	8,000.00	4,574.47	57.18 %
Administrative Contact Costs	1 01	4190.19 5	5,352.41	35.68	50,575.81	28.10	39,227.88	(11,347.93)	-28.93 %
Management Fee Expense - AMP	1 01	4190.21 5	8,952.00	59.68	103,555.48	57.53	101,249.76	(2,305.72)	-2.28 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,125.00	7.50	13,305.00	7.39	13,320.00	15.00	0.11 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	0.00	0.00	108.96	0.06	0.00	(108.96)	-100.00 %
Total Administrative Expense			41,110.56	274.07	356,622.33	198.12	407,470.82	50,848.49	12.48 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	806.33	5.38	13,329.01	7.41	20,360.20	7,031.19	34.53 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	27.00	0.18	2,921.41	1.62	8,000.00	5,078.59	63.48 %
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	4,153.14	2.31	8,461.00	4,307.86	50.91 %
Total Tenant Services			833.33	5.56	20,403.56	11.34	36,821.20	16,417.64	44.59 %
Utilities Expense									
Water	1 01	4310 5	307.47	2.05	1,128.90	0.63	3,500.00	2,371.10	67.75 %
Electricity	1 01	4320 5	1,789.70	11.93	12,193.31	6.77	13,000.00	806.69	6.21 %
Gas	1 01	4330 5	297.88	1.99	1,801.33	1.00	1,300.00	(501.33)	-38.56 %
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	477.02	3.18	1,055.69	0.59	1,500.00	444.31	29.62 %
Total Utilities Expense			2,872.07	19.15	16,235.49	9.02	19,300.00	3,064.51	15.88 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	7,699.26	51.33	68,382.28	37.99	109,530.00	41,147.72	37.57 %
Labor-Comp Absences	1 01	4410.75 5	(1,395.12)	(9.30)	(1,395.12)	(0.78)	0.00	1,395.12	100.00 %
Materials	1 01	4420 5	(2,056.58)	(13.71)	39,826.97	22.13	77,377.24	37,550.27	48.53 %
Contract Costs	1 01	4430 5	0.00	0.00	1,015.00	0.56	50,000.00	48,985.00	97.97 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,300.00	8.67	8,025.00	4.46	11,000.00	2,975.00	27.05 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	8,930.00	4.96	50,000.00	41,070.00	82.14 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.75	0.11	162.20	0.09	1,000.00	837.80	83.78 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	128.42	0.86	1,106.53	0.61	6,200.00	5,093.47	82.15 %
Contract Costs-Maintenance	1 01	4430.09 5	6,816.16	45.44	11,836.07	6.58	2,500.00	(9,336.07)	-373.44 %
Contract Costs - Maintenance - 1406	1 01	4430.09P 5	(4,083.36)	(27.22)	0.00	0.00	0.00	0.00	-100.00 %

Report Criteria PHA: 1 Project: '01'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True Custom 1: Custom 2: AMP1 Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Contract Costs-Other	1 01	4430.13 5	1,995.00	13.30	15,252.50	8.47	5,000.00	(10,252.50)	-205.05 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	160.00	0.09	5,000.00	4,840.00	96.80 %
Contact Costs-Landscape & Ground	1 01	4430.19 5	2,250.00	15.00	19,846.00	11.03	20,000.00	154.00	0.77 %
Contact Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	3,990.00	2.22	30,000.00	26,010.00	86.70 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	4,090.00	2.27	5,000.00	910.00	18.20 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	3,250.00	21.67	9,645.00	5.36	30,000.00	20,355.00	67.85 %
Contract Costs - Janitorial - 1406	1 01	4430.22P 5	(3,250.00)	(21.67)	0.00	0.00	0.00	0.00	-100.00 %
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	2,200.00	2,200.00	100.00 %
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	415.00	0.23	2,000.00	1,585.00	79.25 %
Garbage and Trash Collection	1 01	4431 5	728.48	4.86	2,947.59	1.64	3,500.00	552.41	15.78 %
Emp Benefit Cont - Maintenance	1 01	4433 5	3,296.27	21.98	31,474.97	17.49	43,825.00	12,350.03	28.18 %
Total Ordinary Maintenance and Operation			16,695.28	111.30	225,709.99	125.39	454,132.24	228,422.25	50.30 %
Protective Services									
Protective Services - Contract Costs	1 01	4480 5	6,739.90	44.93	38,577.57	21.43	55,530.90	16,953.33	30.53 %
Total Protective Services			6,739.90	44.93	38,577.57	21.43	55,530.90	16,953.33	30.53 %
General Expense									
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	15,253.98	8.47	10,000.00	(5,253.98)	-52.54 %
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	454.32	0.25	500.00	45.68	9.14 %
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	2,350.04	1.31	2,500.00	149.96	6.00 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	3,865.72	2.15	3,000.00	(865.72)	-28.86 %
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	721.15	0.40	1,100.00	378.85	34.44 %
Insurance - Windstorm	1 01	4510.15 5	20,899.18	139.33	103,970.88	57.76	70,000.00	(33,970.88)	-48.53 %
Insurance - Windstorm - 1406	1 01	4510.15P 5	(10,947.19)	(72.98)	0.00	0.00	0.00	0.00	-100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,095.00	13.97	30,575.07	16.99	30,000.00	(575.07)	-1.92 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.03	100.00	49.42	49.42 %
Collection Losses	1 01	4570 5	2,005.00	13.37	2,716.00	1.51	5,000.00	2,284.00	45.68 %
Total General Expense			14,051.99	93.68	159,957.74	88.87	122,200.00	(37,757.74)	-30.90 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	5,700.00	3.17	230,325.42	224,625.42	97.53 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(5,700.00)	(3.17)	(230,325.42)	(224,625.42)	-97.53 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(82,303.13)	(548.69)	(817,506.68)	(454.17)	(1,095,455.16)	277,948.48	25.37 %
Operating Income (Loss)			(25,571.20)	(170.49)	375,146.07	208.41	0.00	375,146.07	100.00 %
Depreciation Expense									
Depreciation Expense	1 01	4800 5	173,640.13	1,157.60	173,640.13	96.47	0.00	(173,640.13)	-100.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Total Depreciation Expense			173,640.13	1,157.60	173,640.13	96.47	0.00	(173,640.13)	-100.00 %
Total Other Income (Expense)			(173,640.13)	(1,157.60)	(173,640.13)	(96.47)	0.00	(173,640.13)	100.00 %
Net Income (Loss)			(199,211.33)	(1,328.09)	201,505.94	111.95	0.00	201,505.94	100.00 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	29,042.00	196.23	308,643.00	173.79	290,896.00	17,747.00	6.10 %
Nondwelling Rental	1 02 3190	5	700.00	4.73	5,438.00	3.06	4,200.00	1,238.00	29.48 %
Total Rental Income			29,742.00	200.96	314,081.00	176.85	295,096.00	18,985.00	6.43 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	6,557.41	3.69	2,211.00	4,346.41	196.58 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,779.93	12.03	8,223.23	4.63	0.00	8,223.23	100.00 %
Other Income - Tenants	1 02 3690	5	5,598.50	37.83	36,070.50	20.31	25,582.00	10,488.50	41.00 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	1,285.35	0.72	0.00	1,285.35	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	314.00	(314.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	452.56	0.25	500.00	(47.44)	-9.49 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	95,700.00	646.62	95,700.00	53.89	90,000.00	5,700.00	6.33 %
Other Income - OP Trans In From CFP	1 02 3690.99P	5	(95,700.00)	(646.62)	0.00	0.00	0.00	0.00	-100.00 %
Total Other Income			7,378.43	49.85	148,289.05	83.50	118,607.00	29,682.05	25.03 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	19,148.25	129.38	641,407.25	361.15	625,788.00	15,619.25	2.50 %
Total Other Receipts			19,148.25	129.38	641,407.25	361.15	625,788.00	15,619.25	2.50 %
Total Revenue			56,268.68	380.19	1,103,777.30	621.50	1,039,491.00	64,286.30	6.18 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	18,581.14	125.55	92,731.88	52.21	151,381.03	58,649.15	38.74 %
Administrative Salaries-Comp Absences	1 02 4110.75	5	(1,285.46)	(8.69)	(1,285.46)	(0.72)	0.00	1,285.46	100.00 %
Nontechnical Salaries - 1406	1 02 4110.OP	5	(8,494.25)	(57.39)	0.00	0.00	0.00	0.00	-100.00 %
Legal Expense	1 02 4130	5	0.00	0.00	2,073.50	1.17	2,500.00	426.50	17.06 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	9.24	0.06	9.24	0.01	800.00	790.76	98.84 %
Accounting Fees	1 02 4170	5	0.00	0.00	8,750.65	4.93	0.00	(8,750.65)	-100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	3.51	6,548.00	311.72	4.76 %
Employee Benefits Cont - Admin	1 02 4182	5	3,590.62	24.26	32,557.27	18.33	56,312.00	23,754.73	42.18 %
Employee Ben Cont - Admin - 1406	1 02 4182.OP	5	(666.10)	(4.50)	0.00	0.00	0.00	0.00	-100.00 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	192.93	1.30	1,164.13	0.66	800.00	(364.13)	-45.52 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	991.60	0.56	3,332.00	2,340.40	70.24 %
Tenant Tracker	1 02 4190.10	5	0.00	0.00	175.50	0.10	2,500.00	2,324.50	92.98 %

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: 1776 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Publications	1 02	4190.11 5	525.40	3.55	1,173.00	0.66	3,500.00	2,327.00	66.49 %
Membership Dues and Fees	1 02	4190.12 5	0.00	0.00	1,631.46	0.92	1,000.00	(631.46)	-63.15 %
Telephone/Cell Phone/Internet	1 02	4190.13 5	11,329.52	76.55	26,555.08	14.95	15,250.00	(11,305.08)	-74.13 %
Forms & Office Supplies	1 02	4190.17 5	158.36	1.07	4,301.29	2.42	7,000.00	2,698.71	38.55 %
Other Sundry Expense	1 02	4190.18 5	93.77	0.63	2,517.60	1.42	6,200.00	3,682.40	59.39 %
Administrative Contact Costs	1 02	4190.19 5	6,272.89	42.38	60,055.60	33.82	50,000.00	(10,055.60)	-20.11 %
Management Fee Expense - AMP	1 02	4190.21 5	8,653.60	58.47	100,700.69	56.70	93,040.00	(7,660.69)	-8.23 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	17,760.00	10.00	16,800.00	(960.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,087.50	7.35	12,937.50	7.28	12,240.00	(697.50)	-5.70 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,552.00	2.00	3,360.00	(192.00)	-5.71 %
Board Meeting Expense	1 02	4190.9 5	0.00	0.00	73.64	0.04	0.00	(73.64)	-100.00 %
Total Administrative Expense			41,825.16	282.60	374,662.45	210.96	434,163.03	59,500.58	13.70 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	674.26	4.56	11,588.76	6.53	20,356.02	8,767.26	43.07 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	27.00	0.18	2,414.70	1.36	5,000.00	2,585.30	51.71 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	5,737.39	3.23	12,250.00	6,512.61	53.16 %
Total Tenant Services			701.26	4.74	19,740.85	11.12	37,606.02	17,865.17	47.51 %
Utilities Expense									
Water	1 02	4310 5	273.94	1.85	1,970.34	1.11	2,800.00	829.66	29.63 %
Electricity	1 02	4320 5	1,968.90	13.30	13,421.63	7.56	14,000.00	578.37	4.13 %
Gas	1 02	4330 5	736.05	4.97	3,634.05	2.05	2,800.00	(834.05)	-29.79 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	60.64	0.41	475.71	0.27	1,000.00	524.29	52.43 %
Total Utilities Expense			3,039.53	20.54	19,501.73	10.98	21,600.00	2,098.27	9.71 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	4,564.06	30.84	47,802.13	26.92	93,756.48	45,954.35	49.01 %
Labor-Comp Absences	1 02	4410.75 5	(1,823.67)	(12.32)	(1,823.67)	(1.03)	0.00	1,823.67	100.00 %
Materials	1 02	4420 5	5,857.92	39.58	39,989.72	22.52	51,628.34	11,638.62	22.54 %
Materials - 1406	1 02	4420.OP 5	(5,785.50)	(39.09)	0.00	0.00	0.00	0.00	-100.00 %
Contract Costs	1 02	4430 5	0.00	0.00	16,720.00	9.41	40,000.00	23,280.00	58.20 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,050.00	7.09	9,397.00	5.29	12,000.00	2,603.00	21.69 %
Contract Costs-Other Repairs	1 02	4430.03 5	5,485.00	37.06	36,910.00	20.78	35,000.00	(1,910.00)	-5.46 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.75	0.11	162.20	0.09	400.00	237.80	59.45 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	103.85	0.70	1,569.06	0.88	3,000.00	1,430.94	47.70 %
Contract Costs-Maintenance	1 02	4430.09 5	0.00	0.00	9,512.46	5.36	0.00	(9,512.46)	-100.00 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	12,636.50	7.12	15,000.00	2,363.50	15.76 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	52.41	0.35	5,086.40	2.86	12,000.00	6,913.60	57.61 %

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: 1776 - U/M Year: 1776

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Contract Costs - HVAC - 1406	1	02 4430.17P	5 (52.41)	(0.35)	0.00	0.00	0.00	0.00	-100.00 %
Contract Costs-Landscape & Ground	1	02 4430.19	5 3,900.00	26.35	56,225.00	31.66	20,000.00	(36,225.00)	-181.12 %
4430.01-EXTERMINATING/PEST CONTRO	1	02 4430.2	5 0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Costs-Unit Turnaround	1	02 4430.20	5 1,995.00	13.48	3,990.00	2.25	32,000.00	28,010.00	87.53 %
Contact Costs-Electrical Contracts	1	02 4430.21	5 325.00	2.20	8,030.00	4.52	0.00	(8,030.00)	-100.00 %
Contact Costs-Plumbing Contracts	1	02 4430.22	5 1,150.00	7.77	13,730.00	7.73	15,000.00	1,270.00	8.47 %
Contract Costs-Janitorial Contracts	1	02 4430.23	5 0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Connect/Disconnect Fees	1	02 4430.4	5 30.00	0.20	525.00	0.30	1,500.00	975.00	65.00 %
Garbage and Trash Collection	1	02 4431	5 483.28	3.27	2,572.03	1.45	4,747.47	2,175.44	45.82 %
Emp Benefit Cont - Maintenance	1	02 4433	5 1,522.19	10.29	17,970.89	10.12	40,979.66	23,008.77	56.15 %
Total Ordinary Maintenance and Operation			18,873.88	127.53	281,004.72	158.22	383,511.95	102,507.23	26.73 %
Protective Services									
Protective Services - Contract Costs	1	02 4480	5 2,619.65	17.70	32,098.75	18.07	45,000.00	12,901.25	28.67 %
Total Protective Services			2,619.65	17.70	32,098.75	18.07	45,000.00	12,901.25	28.67 %
General Expense									
Insurance -Property (Fire & EC)	1	02 4510.01	5 0.00	0.00	16,461.63	9.27	13,000.00	(3,461.63)	-26.63 %
Insurance - General Liability	1	02 4510.02	5 0.00	0.00	413.00	0.23	500.00	87.00	17.40 %
Insurance - Automobile	1	02 4510.03	5 0.00	0.00	2,350.04	1.32	2,000.00	(350.04)	-17.50 %
Insurance - Workman's Comp	1	02 4510.04	5 0.00	0.00	3,638.32	2.05	3,000.00	(638.32)	-21.28 %
Insurance - Fidelity Bond	1	02 4510.09	5 0.00	0.00	678.71	0.38	1,035.00	356.29	34.42 %
Insurance - Windstorm	1	02 4510.15	5 19,457.84	131.47	96,800.48	54.50	63,000.00	(33,800.48)	-53.65 %
Insurance - Windstorm	1	02 4510.15P	5 (10,192.21)	(68.87)	0.00	0.00	0.00	0.00	-100.00 %
Payments in Lieu of Taxes	1	02 4520	5 381.53	2.58	30,024.47	16.91	30,000.00	(24.47)	-0.08 %
PROPERTY TAXES	1	02 4520.1	5 0.00	0.00	50.58	0.03	75.00	24.42	32.56 %
Collection Losses	1	02 4570	5 2,411.50	16.29	7,959.50	4.48	5,000.00	(2,959.50)	-59.19 %
Other General Expense	1	02 4590	5 0.00	0.00	992.50	0.56	0.00	(992.50)	-100.00 %
Total General Expense			12,058.66	81.48	159,369.23	89.73	117,610.00	(41,759.23)	-35.51 %
Other Expenditures									
Non-Depriciable Equipment	1	02 7520.9	5 5,650.00	38.18	5,650.00	3.18	0.00	(5,650.00)	-100.00 %
Replacement Non-Deprec Equip-1406	1	02 7520.9OP	5 (5,650.00)	(38.18)	0.00	0.00	0.00	0.00	-100.00 %
Property Better & Add-Contract Costs	1	02 7540.4	5 31,300.00	211.49	99,350.00	55.94	214,000.00	114,650.00	53.57 %
Prop Bett & Add-Contract Costs - 1406	1	02 7540.4OP	5 (6,800.00)	(45.95)	0.00	0.00	0.00	0.00	-100.00 %
Operating Exp For Property - Contra	1	02 7590	5 (31,300.00)	(211.49)	(99,350.00)	(55.94)	(214,000.00)	(114,650.00)	-53.57 %
Operating Exp For Prop - Contra-1406	1	02 7590.OP	5 6,800.00	45.95	0.00	0.00	0.00	0.00	-100.00 %
Total Other Expenditures			0.00	0.00	5,650.00	3.18	0.00	(5,650.00)	-100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Total Expenses			(79,118.14)	(534.58)	(892,027.73)	(502.27)	(1,039,491.00)	147,463.27	14.19 %
Operating Income (Loss)			(22,849.46)	(154.36)	211,749.57	119.23	0.00	211,749.57	100.00 %
Depreciation Expense									
Depreciation Expense		1 02 4800 5	256,913.83	1,735.90	256,913.83	144.66	0.00	(256,913.83)	-100.00 %
Total Depreciation Expense			256,913.83	1,735.90	256,913.83	144.66	0.00	(256,913.83)	-100.00 %
Total Other Income (Expense)			(256,913.83)	(1,735.90)	(256,913.83)	(144.66)	0.00	(256,913.83)	100.00 %
Net Income (Loss)			(279,763.29)	(1,890.26)	(45,164.26)	(25.43)	0.00	(45,164.26)	100.00 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	25,910.00	129.55	344,589.28	143.58	330,576.45	14,012.83	4.24 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	4,200.00	1.75	4,200.00	0.00	0.00 %
Total Rental Income			25,910.00	129.55	348,789.28	145.33	334,776.45	14,012.83	4.19 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,137.49	15.69	27,330.89	11.39	3,660.96	23,669.93	646.55 %
Other Income-Tenants	1 03 3690	5	4,648.00	23.24	33,487.00	13.95	32,620.00	867.00	2.66 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	1,433.87	0.60	43,721.36	(42,287.49)	-96.72 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	830.80	0.35	550.00	280.80	51.05 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	127,600.00	638.00	127,600.00	53.17	99,000.00	28,600.00	28.89 %
Other Income - OP Trans In From CFP	1 03 3690.99P	5	(127,600.00)	(638.00)	0.00	0.00	0.00	0.00	-100.00 %
Total Other Income			7,785.49	38.93	190,682.56	79.45	179,552.32	11,130.24	6.20 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	28,505.75	142.53	964,147.75	401.73	899,220.00	64,927.75	7.22 %
Total Other Receipts			28,505.75	142.53	964,147.75	401.73	899,220.00	64,927.75	7.22 %
Total Revenue			62,201.24	311.01	1,503,619.59	626.51	1,413,548.77	90,070.82	6.37 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	27,525.31	137.63	122,377.26	50.99	186,130.52	63,753.26	34.25 %
Administrative Salaries-Comp Absences	1 03 4110.75	5	(27.44)	(0.14)	(27.44)	(0.01)	0.00	27.44	100.00 %
Nontechnical Salaries - 1406	1 03 4110.OP	5	(14,600.40)	(73.00)	0.00	0.00	0.00	0.00	-100.00 %
Legal Expense	1 03 4130	5	0.00	0.00	1,995.50	0.83	4,000.00	2,004.50	50.11 %
Staff Training	1 03 4140	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	8.97	0.04	8.97	0.00	1,000.00	991.03	99.10 %
Accounting Fees	1 03 4170	5	0.00	0.00	11,680.29	4.87	0.00	(11,680.29)	-100.00 %
Audit Fees	1 03 4171	5	0.00	0.00	8,524.03	3.55	8,000.00	(524.03)	-6.55 %
Employee Benefits Cont - Admin	1 03 4182	5	3,722.99	18.61	32,794.86	13.66	77,560.00	44,765.14	57.72 %
Employee Ben Cont - Admin - 1406	1 03 4182.OP	5	(1,116.92)	(5.58)	0.00	0.00	0.00	0.00	-100.00 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	192.93	0.96	1,164.13	0.49	1,000.00	(164.13)	-16.41 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	1,340.00	0.56	2,000.00	660.00	33.00 %
Tenant Tracker	1 03 4190.10	5	0.00	0.00	234.00	0.10	4,275.13	4,041.13	94.53 %
Publications	1 03 4190.11	5	710.00	3.55	1,670.00	0.70	5,000.00	3,330.00	66.60 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	2,226.37	0.93	2,000.00	(226.37)	-11.32 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Telephone/Cell Phone/Internet	1 03	4190.13 5	15,968.58	79.84	35,495.94	14.79	14,000.00	(21,495.94)	-153.54 %
Rental of Warehouse Space	1 03	4190.14 5	864.00	4.32	10,368.00	4.32	10,368.00	0.00	0.00 %
Forms & Office Supplies	1 03	4190.17 5	6.00	0.03	5,766.47	2.40	8,000.00	2,233.53	27.92 %
Other Sundry Expense	1 03	4190.18 5	142.52	0.71	3,543.64	1.48	5,000.00	1,456.36	29.13 %
Administrative Contact Costs	1 03	4190.19 5	6,539.61	32.70	74,399.07	31.00	37,843.18	(36,555.89)	-96.60 %
Management Fee Expense - AMP	1 03	4190.21 5	11,697.28	58.49	134,332.45	55.97	132,719.28	(1,613.17)	-1.22 %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	24,000.00	10.00	24,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,470.00	7.35	17,257.50	7.19	17,460.00	202.50	1.16 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,800.00	2.00	4,800.00	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			55,503.43	277.52	494,060.00	205.86	551,156.11	57,096.11	10.36 %
Tenant Services									
Tenant Services - Salaries	1 03	4210 5	786.37	3.93	24,973.89	10.41	23,469.19	(1,504.70)	-6.41 %
Tenant Svcs Salary-Comp. Absences	1 03	4210.75 5	(3,604.69)	(18.02)	(3,604.69)	(1.50)	0.00	3,604.69	100.00 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	36.00	0.18	3,294.64	1.37	4,800.00	1,505.36	31.36 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	0.00	0.00	10,987.27	4.58	10,500.00	(487.27)	-4.64 %
Total Tenant Services			(2,782.32)	(13.91)	35,651.11	14.85	38,769.19	3,118.08	8.04 %
Utilities Expense									
Water	1 03	4310 5	682.99	3.41	6,172.19	2.57	6,000.00	(172.19)	-2.87 %
Electricity	1 03	4320 5	2,895.04	14.48	20,706.43	8.63	21,000.00	293.57	1.40 %
Gas	1 03	4330 5	299.52	1.50	1,816.84	0.76	2,000.00	183.16	9.16 %
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	111.37	0.56	1,238.42	0.52	2,000.00	761.58	38.08 %
Total Utilities Expense			3,988.92	19.94	29,962.01	12.48	31,000.00	1,037.99	3.35 %
Ordinary Maintenance and Operation									
Labor	1 03	4410 5	8,700.65	43.50	93,168.32	38.82	140,189.00	47,020.68	33.54 %
Labor-Comp Absences	1 03	4410.75 5	(2,884.60)	(14.42)	(2,884.60)	(1.20)	0.00	2,884.60	100.00 %
Materials	1 03	4420 5	615.69	3.08	43,645.77	18.19	80,000.00	36,354.23	45.44 %
Contract Costs	1 03	4430 5	0.00	0.00	875.00	0.36	30,000.00	29,125.00	97.08 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	1,298.00	6.49	9,263.00	3.86	30,000.00	20,737.00	69.12 %
Contract Costs-Other Repairs	1 03	4430.03 5	(4,650.00)	(23.25)	19,295.00	8.04	30,000.00	10,705.00	35.68 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.34	0.11	216.29	0.09	1,000.00	783.71	78.37 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	1,597.22	0.67	5,000.00	3,402.78	68.06 %
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	2,017.02	0.84	15,000.00	12,982.98	86.55 %
Contract Costs-Other	1 03	4430.13 5	1,434.40	7.17	8,982.66	3.74	30,000.00	21,017.34	70.06 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,835.98	0.77	50,000.00	48,164.02	96.33 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	4,350.00	21.75	42,000.00	17.50	44,053.47	2,053.47	4.66 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Contract Costs-Unit Turnaround	1 03	4430.20 5	7,980.00	39.90	31,905.00	13.29	25,000.00	(6,905.00)	-27.62 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	1,465.00	7.33	2,250.00	0.94	35,000.00	32,750.00	93.57 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	5,300.00	26.50	0.00	0.00	10,000.00	10,000.00	100.00 %
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Connect/Disconnect Fees	1 03	4430.4 5	105.00	0.53	1,315.00	0.55	2,000.00	685.00	34.25 %
Garbage and Trash Collection	1 03	4431 5	626.11	3.13	4,561.57	1.90	3,000.00	(1,561.57)	-52.05 %
Emp Benefit Cont - Maintenance	1 03	4433 5	3,513.17	17.57	45,099.61	18.79	57,078.00	11,978.39	20.99 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	703.00	703.00	100.00 %
Total Ordinary Maintenance and Operation			27,950.61	139.75	305,142.84	127.14	590,023.47	284,880.63	48.28 %
Protective Services									
Protective Services - Contract Costs	1 03	4480 5	3,229.13	16.15	39,390.07	16.41	60,000.00	20,609.93	34.35 %
Total Protective Services			3,229.13	16.15	39,390.07	16.41	60,000.00	20,609.93	34.35 %
General Expense									
Insurance -Property (Fire & EC)	1 03	4510.01 5	0.00	0.00	19,470.11	8.11	15,000.00	(4,470.11)	-29.80 %
Insurance - General Liability	1 03	4510.02 5	0.00	0.00	619.52	0.26	1,900.00	1,280.48	67.39 %
Insurance - Automobile	1 03	4510.03 5	0.00	0.00	3,167.44	1.32	2,500.00	(667.44)	-26.70 %
Insurance - Workman's Comp	1 03	4510.04 5	0.00	0.00	6,139.66	2.56	7,400.00	1,260.34	17.03 %
Insurance - Fidelity Bond	1 03	4510.09 5	0.00	0.00	1,145.35	0.48	1,500.00	354.65	23.64 %
Insurance - Windstorm	1 03	4510.15 5	29,006.60	145.03	144,304.33	60.13	72,000.00	(72,304.33)	-100.42 %
Insurance - Windstorm	1 03	4510.15P 5	(15,193.95)	(75.97)	0.00	0.00	0.00	0.00	-100.00 %
Payments in Lieu of Taxes	1 03	4520 5	(2,419.45)	(12.10)	28,659.61	11.94	35,000.00	6,340.39	18.12 %
PROPERTY TAXES	1 03	4520.1 5	0.00	0.00	67.43	0.03	100.00	32.57	32.57 %
Collection Losses	1 03	4570 5	698.79	3.49	9,588.79	4.00	7,200.00	(2,388.79)	-33.18 %
Total General Expense			12,091.99	60.46	213,162.24	88.82	142,600.00	(70,562.24)	-49.48 %
Other Expenditures									
Property Better & Add-Contract Costs	1 03	7540.4 5	17,301.37	86.51	299,750.00	124.90	320,254.77	20,504.77	6.40 %
Prop Bett & Add- Contracts - 1406	1 03	7540.4OP 5	(17,301.37)	(86.51)	0.00	0.00	0.00	0.00	-100.00 %
Prop Bett & Add-Contract Costs-NonDeprec	1 03	7540.93 5	55,400.00	277.00	55,400.00	23.08	0.00	(55,400.00)	-100.00 %
Operating Exp For Property - Contra	1 03	7590 5	(17,301.37)	(86.51)	(299,750.00)	(124.90)	(320,254.77)	(20,504.77)	-6.40 %
Operating Exp Prop - Contra - 1406	1 03	7590.OP 5	17,301.37	86.51	0.00	0.00	0.00	0.00	-100.00 %
Total Other Expenditures			55,400.00	277.00	55,400.00	23.08	0.00	(55,400.00)	-100.00 %
Total Expenses			(155,381.76)	(776.91)	(1,172,768.27)	(488.65)	(1,413,548.77)	240,780.50	17.03 %
Operating Income (Loss)			(93,180.52)	(465.90)	330,851.32	137.85	0.00	330,851.32	100.00 %
Depreciation Expense									
Depreciation Expense	1 03	4800 5	261,991.85	1,309.96	261,991.85	109.16	0.00	(261,991.85)	-100.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Total Depreciation Expense			261,991.85	1,309.96	261,991.85	109.16	0.00	(261,991.85)	-100.00 %
Total Other Income (Expense)			(261,991.85)	(1,309.96)	(261,991.85)	(109.16)	0.00	(261,991.85)	100.00 %
Net Income (Loss)			(355,172.37)	(1,775.86)	68,859.47	28.69	0.00	68,859.47	100.00 %

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	3,938.00	3,938.00	47,496.00	47,496.00	48,000.00	(504.00)	-1.05 %
Total Rental Income			3,938.00	3,938.00	47,496.00	47,496.00	48,000.00	(504.00)	-1.05 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	218.16	218.16	2,530.04	2,530.04	852.00	1,678.04	196.95 %
Other Income-Tenants	3 01 3690	5	60.00	60.00	610.00	610.00	225.00	385.00	171.11 %
Other Income - Collection Loss	3 01 3690.70	5	353.00	353.00	353.00	353.00	0.00	353.00	100.00 %
Total Other Income			631.16	631.16	3,493.04	3,493.04	1,077.00	2,416.04	224.33 %
Total Revenue			4,569.16	4,569.16	50,989.04	50,989.04	49,077.00	1,912.04	3.90 %
Administrative Expense									
Nontechnical Salaries	3 01 4110	5	222.55	222.55	2,019.56	2,019.56	8,352.00	6,332.44	75.82 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Accounting Fees	3 01 4170	5	0.00	0.00	1,304.25	1,304.25	0.00	(1,304.25)	-100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	1,018.48	1,018.48	0.00	(1,018.48)	-100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	25.70	25.70	503.35	503.35	4,066.00	3,562.65	87.62 %
Sundry	3 01 4190	5	192.88	192.88	2,180.53	2,180.53	1,000.00	(1,180.53)	-118.05 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	80.40	80.40	250.00	169.60	67.84 %
Publications	3 01 4190.11	5	42.60	42.60	287.00	287.00	200.00	(87.00)	-43.50 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	262.56	262.56	0.00	(262.56)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	533.69	533.69	4,400.25	4,400.25	5,495.09	1,094.84	19.92 %
Total Administrative Expense			1,017.42	1,017.42	12,056.38	12,056.38	19,563.09	7,506.71	38.37 %
Utilities Expense									
Water	3 01 4310	5	75.09	75.09	374.19	374.19	426.00	51.81	12.16 %
Other Utility Expense - Sewer	3 01 4390	5	137.01	137.01	668.74	668.74	780.00	111.26	14.26 %
Total Utilities Expense			212.10	212.10	1,042.93	1,042.93	1,206.00	163.07	13.52 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	219.80	219.80	9,297.00	9,077.20	97.64 %
Materials	3 01 4420	5	0.00	0.00	19.80	19.80	2,000.00	1,980.20	99.01 %
Contract Cots-Extermination	3 01 4430.01	5	90.00	90.00	540.00	540.00	536.00	(4.00)	-0.75 %
Contract Costs-Other Repairs	3 01 4430.03	5	1,200.00	1,200.00	4,845.00	4,845.00	2,724.00	(2,121.00)	-77.86 %
Contract Costs-Other	3 01 4430.13	5	1,995.00	1,995.00	2,040.00	2,040.00	0.00	(2,040.00)	-100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	635.00	635.00	2,296.00	1,661.00	72.34 %
Connect/Disconnect Fees	3 01 4430.4	5	15.00	15.00	15.00	15.00	30.00	15.00	50.00 %
Garbage and Trash Collection	3 01 4431	5	198.42	198.42	1,157.82	1,157.82	1,300.00	142.18	10.94 %

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: 8 - U/M Year: 96

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	PUM	12 Month(s) Ended March 31, 2023	PUM	Budget	Variance	Variance %
Emp Benefit Cont - Maintenance	3 01 4433	5	0.00	0.00	72.85	72.85	5,596.00	5,523.15	98.70 %
Total Ordinary Maintenance and Operation			3,498.42	3,498.42	9,545.27	9,545.27	23,779.00	14,233.73	59.86 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	0.00	0.00	2,843.64	2,843.64	2,290.91	(552.73)	-24.13 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	61.93	61.93	64.00	2.07	3.23 %
Insurance - Windstorm	3 01 4510.15	5	162.15	162.15	1,877.25	1,877.25	2,174.00	296.75	13.65 %
Donation Expenses	3 01 4590.9	5	4,192.68	4,192.68	4,192.68	4,192.68	0.00	(4,192.68)	-100.00 %
Total General Expense			4,354.83	4,354.83	8,975.50	8,975.50	4,528.91	(4,446.59)	-98.18 %
Total Expenses			(9,082.77)	(9,082.77)	(31,620.08)	(31,620.08)	(49,077.00)	17,456.92	35.57 %
Operating Income (Loss)			(4,513.61)	(4,513.61)	19,368.96	19,368.96	0.00	19,368.96	100.00 %
Depreciation Expense									
Depreciation Expense	3 01 4800	5	6,966.97	6,966.97	6,966.97	6,966.97	0.00	(6,966.97)	-100.00 %
Total Depreciation Expense			6,966.97	6,966.97	6,966.97	6,966.97	0.00	(6,966.97)	-100.00 %
Total Other Income (Expense)			(6,966.97)	(6,966.97)	(6,966.97)	(6,966.97)	0.00	(6,966.97)	100.00 %
Net Income (Loss)			(11,480.58)	(11,480.58)	12,401.99	12,401.99	0.00	12,401.99	100.00 %

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	12 Month(s) Ended	Budget	Variance	Variance %
						March 31, 2023	March 31, 2023			
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5		49,191.00	680,710.00	522,150.00	158,560.00	30.37 %
Interest Income HA Portion	7	01	3300	5		328.69	4,658.00	1,216.00	3,442.00	283.06 %
Other Income - VO Op Reserve	7	01	3300.1	5		(25.00)	(25.00)	0.00	(25.00)	-100.00 %
Fraud Recovery PHA Section 8	7	01	3300.3	5		25.00	4,170.00	7,375.00	(3,205.00)	-43.46 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	0.00	1,000.00	(1,000.00)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5		1,392.81	23,177.04	3,631.00	19,546.04	538.31 %
Other Income	7	01	3690	5		0.00	35.00	105.00	(70.00)	-66.67 %
HAP Earned Income	7	01	4902	5		425,314.50	4,590,487.50	4,385,684.00	204,803.50	4.67 %
Total Operating Income						476,227.00	5,303,212.54	4,921,161.00	382,051.54	7.76 %
Total Revenue						476,227.00	5,303,212.54	4,921,161.00	382,051.54	7.76 %
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5		20,197.66	122,060.37	142,743.00	20,682.63	14.49 %
Administrative Salaries-Comp Absence	7	01	4110.75	5		130.90	130.90	0.00	(130.90)	-100.00 %
Legal Expense	7	01	4130	5		0.00	5,918.25	2,000.00	(3,918.25)	-195.91 %
STAFF TRAINING	7	01	4140	5		0.00	2,069.00	2,500.00	431.00	17.24 %
Travel	7	01	4150	5		0.00	1,418.37	2,500.00	1,081.63	43.27 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	168.42	500.00	331.58	66.32 %
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	3,000.00	2,206.71	73.56 %
Office Rent & Utilities	7	01	4180	5		1,068.00	12,816.00	13,236.00	420.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		18,357.36	63,329.00	49,512.00	(13,817.00)	-27.91 %
Sundry	7	01	4190	5		0.00	0.00	703.00	703.00	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5		958.34	5,782.73	3,600.00	(2,182.73)	-60.63 %
Advertising and Marketing	7	01	4190.08	5		0.00	2,237.80	2,000.00	(237.80)	-11.89 %
Tenant Tracker	7	01	4190.10	5		0.00	1,020.00	3,000.00	1,980.00	66.00 %
Publications	7	01	4190.11	5		1,424.69	2,660.49	5,000.00	2,339.51	46.79 %
Membership Dues and Fees	7	01	4190.12	5		0.00	2,042.80	1,000.00	(1,042.80)	-104.28 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		733.28	6,743.58	10,000.00	3,256.42	32.56 %
Forms & Office Supplies	7	01	4190.17	5		30.00	14,042.30	16,000.00	1,957.70	12.24 %
Other Sundry Expense	7	01	4190.18	5		109.29	1,155.18	5,963.00	4,807.82	80.63 %
Administrative Contact Costs	7	01	4190.19	5		12,303.10	79,756.97	40,000.00	(39,756.97)	-99.39 %
Asset Management Fee - AMP	7	01	4190.22	5		9,048.00	108,624.00	108,432.00	(192.00)	-0.18 %
AMP Bookkeeping Fees	7	01	4190.23	5		5,655.00	67,890.00	67,770.00	(120.00)	-0.18 %
Asset Management Fee - AMP	7	03	4190.22	5		948.00	11,172.00	10,368.00	(804.00)	-7.75 %
AMP Bookkeeping Fees	7	03	4190.23	5		592.50	6,982.50	6,480.00	(502.50)	-7.75 %
Total Administrative Expense						71,556.12	522,123.72	496,307.00	(25,816.72)	-5.20 %
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5		1,210.06	13,648.97	2,000.00	(11,648.97)	-582.45 %
4400 Materials	7	01	4420	5		49.47	95.19	0.00	(95.19)	-100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5		0.00	696.65	0.00	(696.65)	-100.00 %
Total Operating Expenses						1,259.53	14,440.81	2,000.00	(12,440.81)	-622.04 %
General Expense										
Insurance - Automobile	7	01	4510.03	5		0.00	715.24	1,500.00	784.76	52.32 %
Insurance - Workman's Comp	7	01	4510.04	5		0.00	3,865.72	3,670.00	(195.72)	-5.33 %
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	1,000.00	1,000.00	100.00 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5		(12,187.00)	0.00	0.00	0.00	-100.00 %
Admin Fee - Paid for Portability	7	01	4590.P	5		51.18	907.51	1,000.00	92.49	9.25 %
Portability - Port In Deposits	7	01	4590.PID	5		(9,373.00)	(62,349.88)	0.00	62,349.88	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		9,373.00	62,349.88	0.00	(62,349.88)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,926.55	22,363.58	30,000.00	7,636.42	25.45 %
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						(10,209.27)	28,573.20	37,170.00	8,596.80	23.13 %
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5		0.00	0.00	50,000.00	50,000.00	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 March 31, 2023	12 Month(s) Ended March 31, 2023	Budget	Variance	Variance %
Operating Exp For Property - Contra	7	01 7590	5	0.00	0.00	(50,000.00)	(50,000.00) -100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00 -100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7	01 4715.1	5	368,429.00	4,418,294.86	4,093,127.00	(325,167.86) -7.94 %
HAP Payments - Utilities	7	01 4715.4	5	6,936.00	74,840.00	33,000.00	(41,840.00) -126.79 %
Fraud Recovery HUD	7	01 4715.8	5	0.00	(4,145.00)	4,000.00	8,145.00 203.62 %
HAP Portability	7	01 4715.P	5	0.00	0.00	8,000.00	8,000.00 100.00 %
HAP Payments - Port Out	7	01 4715.PO	5	(1,818.00)	13,812.00	40,000.00	26,188.00 65.47 %
HAP Payments - Rents	7	02 4715.1	5	3,922.00	45,021.00	63,301.00	18,280.00 28.88 %
HAP Payments - Utilities	7	02 4715.4	5	0.00	0.00	5,000.00	5,000.00 100.00 %
HAP Payments - Rent - VASH	7	03 4715.1	5	15,581.00	146,901.00	50,000.00	(96,901.00) -193.80 %
HAP Payments - Utilities - VASH	7	03 4715.4	5	92.00	761.00	5,000.00	4,239.00 84.78 %
HAP Payments - Portability	7	03 4715.P	5	0.00	0.00	5,048.00	5,048.00 100.00 %
HAP Payments - Port Out	7	03 4715.PO	5	17,422.00	191,067.96	33,168.00	(157,899.96) -476.06 %
HAP Payments - Rent - Home Owners	7	04 4715.1	5	543.00	5,947.00	0.00	(5,947.00) -100.00 %
HAP Payments - Home Ownership Prc	7	04 4715.HO	5	0.00	0.00	20,792.00	20,792.00 100.00 %
HAP Payments - Rent - Foster Youth	7	05 4715.1	5	1,257.00	15,213.00	20,792.00	5,579.00 26.83 %
HAP Payments - Utilities - Foster Yout	7	05 4715.4	5	76.00	1,012.00	4,456.00	3,444.00 77.29 %
Total Housing Assistance Payments				412,440.00	4,908,724.82	4,385,684.00	(523,040.82) -11.93 %
Total Expenses				(475,046.38)	(5,473,862.55)	(4,921,161.00)	(552,701.55) -11.23 %
Total Operating Income (Loss)				1,180.62	(170,650.01)	0.00	(170,650.01) 100.00 %
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	7	01 4800	5	12,893.28	12,893.28	0.00	(12,893.28) -100.00 %
Total Depreciation Expense				12,893.28	12,893.28	0.00	(12,893.28) -100.00 %
Total Other Income (Expense)				(12,893.28)	(12,893.28)	0.00	(12,893.28) 100.00 %
Total Net Income (Loss)				(11,712.66)	(183,543.29)	0.00	(183,543.29) 100.00 %

HARLINGEN



Housing Authority
 REGULAR BOARD MEETING
 WEDNESDAY, MAY 17, 2023

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
		\$0.00
Bonita Park Total		\$0.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
36	30498	\$72.00
42	26383	\$214.00
127	10956	\$17.00
171	30361	\$306.00
Le Moyne Gardens Total		\$609.00
Grand Total		\$609.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 05/01/23

FOR THE MONTH OF April 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: 05/01/23

FOR THE MONTH OF APRIL 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: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary PrietoDATE: 05/01/23**FOR THE MONTH OF April 2023**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
36	30498	-\$200.00	\$0.00	\$0.00	\$0.00	\$272.00	\$0.00	\$72.00	Unit abandoned Sales & Service fees

Sales and Service Fees: Spectrum fees September 2023 through March 2023 \$122.00 + Cleaning of Bathroom \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 = Amount due: \$323.00 - Security Deposit \$200.00 = \$72.00

42	26383	-\$100.00	\$0.00	\$74.00	\$50.00	\$190.00	\$0.00	\$214.00	Eviction Rents, Late Fees, Sales & Service
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Rents due: March 2023 \$52.00 + April 2023 (pro-rated move out) \$22.00 + Late fees: March 2023 \$25.00 + April 2023 \$25.00 + Sales and Service Fee: March 2023 and April 2023 Spectrum fees \$40.00 + Cleaning of Bathroom \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 = Amount due: \$314.00 - Security Deposit \$100.00 = \$214.00

127	10956	-\$200.00	\$0.00	\$0.00	\$0.00	\$217.00	\$0.00	\$17.00	Unit abandoned Sales & Service fees
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Sales and Services fees: Spectrum pro-rated move out \$12.00 + Cleaning of Bathroom \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 + Change of core key \$55.00 - Security Deposit \$217.00 = \$17.00

171	30361	-\$100.00	\$0.00	\$416.00	\$50.00	\$40.00	\$0.00	\$306.00	Unit abandoned Rents, Late Fees Sales & Service
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Rents due: February 2023 \$208.00 + March 2023 \$208.00 + Late fees: February 2023 \$25.00 + March 2023 \$25.00 + Sales and Service Fees: Spectrum fees February 2023 \$20.00 + March 2023 \$20.00 = Amount due: \$506.00 - Security Deposit \$200.00 = \$306.00

	TOTALS	-\$600.00	\$0.00	\$490.00	\$0.00	\$719.00	\$0.00	\$609.00	
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Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 9/30/2013)

Resolution #1497

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response Yes No

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or**
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Harlingen Housing Authority
 Housing Choice Voucher/Section 8 Program
 Section 8 Management Assessment Program (SEMAP)

Summary

SEMAP is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually. HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled.

1. Selection from Waiting List	15 points
2. Reasonable Rent	20 points
3. Determination of adjusted income	20 points
4. Utility Allowance Schedule	05 points
5. HQS Quality Control Inspections	05 points
6. HQS enforcement	10 points
7. Expanding Housing Opportunities	05 points
8. Payment Standards	05 points
9. Annual Re-examinations	10 points
10. Correct Tenant Rent Calculations	05 points
11. Pre-Contract HQS Inspection (Move-Ins)	05 points
12. Annual HQS Inspections	10 points
13. Lease up	20 points
14. Family Self-Sufficiency Enrollment	n/a
Deconcentration Bonus Indicator	n/a
Total	135 points

Housing Authority of the City of Harlingen
Board Resolution No. 1498

Board Resolution to remove and dispose of obsolete items of the Housing Authority that are no longer useful to the Agency.

WHEREAS: The Board of Commissioners of the Harlingen Housing Authority met in regular session on May 17, 2023, to consider and take action to remove and dispose of obsolete items of the Housing Authority that are no longer useful to the Agency. The removal and disposition is done annually at the City of Harlingen's Auction.

WHEREAS: After careful review and consideration of the matter beforehand, the Board of Commissioners voted to approve the removal and disposition of obsolete property no longer useful to the Housing Authority listed and documented on the 2023 City of Harlingen Auction.

Now Therefore, let be it resolved that the Board of Commissioners of the Harlingen Housing Authority adopted Resolution 1498 on the 17th day of May, 2023.

Carlos "Charlie" Perez, Chairperson

Hilda Benavides, Chief Executive Officer

Auction List 2023
Summary
Resolution #1498

The Housing Authority removes and disposes obsolete items owned by the Housing Authority such as equipment, supplies, vehicles, surplus material, etc. that are in excess of its need or that are no longer useful to the agency. The property specified in the enclosed Harlingen Housing Authority 2023 Surplus List will be auctioned in the City of Harlingen's Auction to be held on July 29, 2023, as approved by the Board of Commissioners.

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Please use this standard form to list all auction surplus materials. Lists must be typed and emailed to purchasing@harlingentx.gov in Excel format by Friday, May 19, 2023. Do not PDF. For questions, contact Mari Leal 216-5318. This form has been revised to include any serial numbers assigned to equipment by RCI.

Dept.

Accounting

By:

Sarah P

Ph# (956)423-2521

Item	Qty	Description	City Tag No.	RCI Serial No.	Model No.	Serial No.
1	1	HP Laptop	4685		3168NGW	GND9071R83
2	1	Avaya Phone	2469			
3	1	Scan Snap SI 300i	1086			
4	1	Scan Snap SI 300i	30019			
5	1	Scan Snap SI 300i	4798			
6	1	Lenovo Laptop			20404	WB15704510
7	1	Desk Add On				
8	1	Fujitsu fi-7030 Scanner	4836		P3750A	ATNH103111
9	1	HP Tower Desktop			M01-F1214	2M0282TR5
10	1	LG Tower Desktop	4621			
11	1	iPad with case 16 GB	4608			DN6FLM7TDFHW
12	3	iPad Case				
13	1	Asus VivoMini	4675			H6MSAC009795
14	1	HP Laptop	1093		3168NGW	CND82944BZ
15	1	HP Prodesk 400 G3 Mini	2114			8CG8150374
16	1	Desk Chair	2471			
17	1	Nakajima Typewriter				
18	1	Hon File Cabinet 2 Drawer	1756			
19	2	Brown Shelves				
20	1	Sharp MX-B401 Copier	1770			0A004881
21	1	Sharp MX-B401 Copier	1697			0A004981
22	1	Projector Screen				
23	1	Laserjet Pro M501	4615		B015B-1403-02	PHBTR08927

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept.	Administrative	By:	Ariana Valle	Ph#(956)423-2521
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Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
24	1	COLOR LASER PRO M452 NM	4670			VNB3C16772
25	1	Flat Screen TV Sharp Aquos	4522			

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

SECTION 8

By:

NANCY GARZA

Ph# (956)423-2521

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
26	1	2 DWAWER FILE CABINEL - TAN - ADMISSIONS	10084			
27	1	2 DWAWER FILE CABINEL - TAN - ADMISSIONS	10085			
28	1	2 DWAWER FILE CABINEL - TAN - ADMISSIONS	10086			
29	1	LG COMPUTER TOWER - VOLT	4658			
30	1	LG COMPUTER TOWER - VOLT	4844			
31	1	LG COMPUTER TOWER - VOLT	4796			
32	1	LG COMPUTER TOWER - VOLT	30247			
33	1	SAMNSUNG MONITOR SCREEN - VOLT	4668		S22F350FH	ZZLUHAZH70556X
34	1	RED CHAIR - MRS PEREZ OFFICE	30232			
35	1	RED CHAIR - MRS PEREZ OFFICE	2446			
36	1	RED CHAIR - MRS PEREZ OFFICE	2438			
37	1	BLACK HIGH CHAIRS- ADMISSIONS	30243			
38	1	BLACK HIGH CHAIRS- ADMISSIONS	30002			
39	1	PRINTER LASER JET PRO M501 HP	4283		B015B-1403-02	PHBTR90419
40	1	PRINTER LASER JET 600M 601- ANITA	2044			CNDCGBG2GJ
41	1	PRINTER LASER JET 600M 601- MARCO	2036			CNDCGBG2G7

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept.

LOS VECINOS

By:

JOSE ZEPEDA

956-423-6213

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
42	1	AIR COMPRESSOR	5189			
43	1	FIBERGLASS STEP LADDER 10"	6745			
44	1	WEED EATER	5328			
45	1	BACK PACK BLOWER STIHL	5141			
46	1	GE REFRIGERATOR	5634			AM757703
47	1	GE REFRIGERATOR	6555			MS746915
48	1	HOTPOINT REFRIGERATOR				AD762364
49	1	GE REFRIGERATOR	6573			MS751410
50	1	GE REFRIGERATOR	5628			AM757699
51	1	GE REFRIGERATOR	5641			SM725035
52	1	HOTPOINT REFRIGERATOR	5226			GG837059
53	1	HOTPOINT REFRIGERATOR	2776			FF774734
54	1	GE REFRIGERATOR	5639			AM810637
55	1	GE REFRIGERATOR	5527			GL730057
56	1	HOTPOINT REFRIGERATOR	2756			FF784902
57	1	HOTPOINT REFRIGERATOR	2599			SA761147
58	1	HOTPOINT REFRIGERATOR	2860			FF813702
59	1	WHIRLPOOL REFRIGERATOR	6323			VS12270055
60	1	GE REFRIGERATOR	5286			RH846882
61	1	PHILLIPS TV	5405		19PLF3504D/F7	DS3A0941113851
62	1	HOTPOINT REFRIGERATOR	5170		at lmg shop	HG799501
63	1	WHIRLPOOL REFRIGERATOR	357		at lmg shop	VS13065814

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept.

Bonita Park

By:

Elijio Sanchez

Ph#423-2341

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
64	1	SHELVES	6113	N/A	N/A	N/A
65	1	AIRLESS PAINT SPRAYER GRACO MAGNUM PRO LTS 17	6183	SERIES B12A	PART NO. 257070	BA27275
66	1	SHERLINER STRIPPING MACHINE	6184	N/A	N/A	N/A
67	1	TABLE	2168	N/A	N/A	N/A
68	1	TABLE	4130	N/A	N/A	N/A
69	1	FILING CABINET BLACK	6108	N/A	N/A	N/A
70	1	OFFICE CHAIR	4136	N/A	N/A	N/A
71	1	OFFICE CHAIR	4179	N/A	N/A	N/A
72	1	MONITOR	5818	N/A	N/A	N/A
73	1	REFRIGERATOR GE	6307	N/A	GPE17CTNRWW	OT830956
74	1	REFRIGERATOR GE	6266	N/A	GPE17CTNRWW	OS755059
75	1	REFRIGERATOR HOT POINT	2972	N/A	HTN16BBEFRWW	AD834616
76	1	REFRIGERATOR	3822	N/A	GPE160THWW	GL30056
77	1	REFRIGERATOR WHIRLPOOL	6244	N/A	TXNFWQOO	VS11733977
78	1	REFRIGERATOR KENMORE	545	N/A	253.6170241	BA83004319
79	1	REFRIGERATOR KENMORE	1961	N/A	253.6172201A	BA2410-888
80	1	REFRIGERATOR HOT POINT	4415	N/A	HTN16BBERWW	AD8345787
81	1	REFRIGERATOR HOT POINT	3911	N/A	HTN16BBEFRWW	AD834545
82	1	REFRIGERATOR HOT POINT	2223	N/A	HTR16BBEJRWW	SA761134
83	1	REFRIGERATOR HOT POINT	4445	N/A	HPSIBTHLWW	HF74219
84	1	REFRIGERATOR GE	3784	N/A	GPE16DTHWW	FH767014
85	1	REFRIGERATOR GE	4229	N/A	GPE16DTHMRWW	GL853694
86	1	REFRIGERATOR ESTATE	507	N/A	T6TXNFWQOO	VSY4286155
87	1	REFRIGERATOR HOTPOINT	3671	N/A	HTR16BBEJRWW	SA768122
88	1	REFRIGERATOR GE	3817	N/A	GPE16DTHMRWW	GL853728

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept.

Bonita Park

By:

Elijio Sanchez

Ph#423-2341

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
89	1	REFRIGERATOR GE	3820	N/A	GPE16DTHMRWW	GL814268
90	1	REFRIGERATOR WHIRLPOOL	1936	N/A	W6TXNWFQ00	VS11733915
91	1	REFRIGERATOR HOT POINT	3979	N/A	HPS118BTHJRWW	GG837097
92	1	REFRIGERATOR GE	6265	N/A	GPECTNORWW	DS755060
93	1	MONITOR	4051	N/A	N/A	N/A
94	1	TABLE	5863	N/A	N/A	N/A
95	1	TABLE	5730	N/A	N/A	N/A
96	1	TABLE	4129	N/A	N/A	N/A
97	1	TABLE	5861	N/A	N/A	N/A
98	1	TABLE	5864	N/A	N/A	N/A
99	1	TABLE	5725	N/A	N/A	N/A
100	1	TABLE	5727	N/A	N/A	N/A
101	1	TABLE	5862	N/A	N/A	N/A
102	1	TABLE	5724	N/A	N/A	N/A
103	1	TABLE	2154	N/A	N/A	N/A
104	1	TABLE	5866	N/A	N/A	N/A
105	1	TABLE	5859	N/A	N/A	N/A
106	1	TABLE	2156	N/A	N/A	N/A
107	1	TABLE	4492	N/A	N/A	N/A
108	1	FOLDING CHAIR	5680	N/A	N/A	N/A
109	1	OFFICE CHAIR	4186	N/A	N/A	N/A
110	1	OFFICE CHAIR	6109	N/A	N/A	N/A
111	1	TABLE	5721	N/A	N/A	N/A

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept.

Le Moyne Gardens

By:

Eneida Alonso

(956)425-4248

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
112	1	Tower-Desktop Computer	3047			
113	1	Laserjet PRO M203dw	7025		SHNGC-1502-01	VND3B73664
114	1	Tower-Desktop Computer	3211			
115	1	Acer Laptop	7311		F5-571T-569T	54305337176
116	1	Tower-Desktop Computer	2261			
117	1	Monitor (LG)	2260			
118	1	Tower-Desktop Computer	4993			
119	1	Laserjet Printer (HP)	4995			
120	1	Rolling Table	3138			
121	1	Photo Printer (HP)	3259			
122	1	Shredder (Fellows)	3135			
123	1	Air Conditioner-Window Unit	3137			
124	1	Podium	7304			
125	1	Printer (Dell)	3119			
126	1	Air Conditioner-Window Unit	3118			
127	1	Television (Phillips-Flat Screen)	3123			
128	1	Xbox 360 Kinect	2477			
129	1	Xbox 360 Game System	2476			
130	1	Xbox 360 Game (Kinect Adventures)	3263			
131	1	Xbox 360 Game (Angry Birds Star Wars)	3255			
132	1	Xbox 360 Game (Batman Lego)	3264			
133	1	Xbox 360 Game (Kinect Disneyland Advent	3265			
134	1	Xbox 360 Game (FIFA 14 Soccer)	3252			
135	1	Xbox 360 Game (Harry Potter)	3266			
136	1	Xbox 360 Game (Game Party in Motion)	3267			

Harlingen Housing Authority - 2023 Surplus List

Auction Date: Saturday, July 29, 2023

Dept. **Le Moyne Gardens**

By: **Eneida Alonso (956)425-4248**

Item	Qty	Description	City Tag No.	RCI Serial #	Model No.	Serial No.
137		Xbox 360 Game (Marvel Super Heroes)	2492			
138		Xbox 360 Game (Pictionary)	3256			
139		Xbox 360 Game (Wipeout)	3268			
140		Xbox 360 Game (Teenage Mutant Ninja Tu	3250			
141		Xbox 360 Game (Just Dance 2014)	3251			
142		Xbox 360 Game NBA 2K14)	3253			
143		Xbox 360 Game (Need for Speed)	3254			
144		GE Microwave Oven	2049			
145		Hotpoint	7035		HPS15BTHCLWW	HF746407
146		Hotpoint	2310		HTR16BBEJRWW	SA768141
147		GE Refridgerator	3575		GPE16DTHCRWW	MH764861
148		Kenmore	1543		253.6172201A	BA23605808
149		GE Refridgerator	6623		GPE16DTHMRWW	DM704535
150		Whirlpool	1095		WGTXNWFQ00	VS12061765
151		GE Refridgerator	6622		GPE17CTNBRWW	SM725015
152		GE Refridgerator	6475		GPE16DTHMRWW	AM817792
153		GE Refridgerator	5455		GPE16DTHMRWW	AL735960
154		GE Refridgerator	5455			
155		Hotpoint	3102			
156		GE Refridgerator	7099		GPE16DTHCRWW	MH764875
157		Hotpoint	3087		HTR16BBEJRWW	SA760945
158		Hotpoint	3006		HTR16BBEJRWW	SA748225
159		Hotpoint			HPS15BTHCCLWW	HF742383
160		Kenmore	3350		253.6170241	B491105222

Housing Authority of the City of Harlingen
Board Resolution No. 1499
May 17, 2023

Safe Deposit Boxes at the Lone Star National Bank

WHEREAS; the Board of Commissioners finds it is in the best interests of the Housing Authority of the City of Harlingen to amend the authorized users and allow access to the Safe Deposit Boxes located at the Lone Star National Bank at 1901 North Ed Carey Drive Suite 100, Harlingen, Texas 78550, to reflect certain personnel changes since the Board's prior designation.

NOW, THEREFORE; be it resolved that the Board of Commissioners of the Housing Authority of the City of Harlingen designate these employees to access the safe deposit boxes at the Lone Star National Bank located at 1901 North Ed Carey Drive Suite 100, Harlingen, Texas 78550.

Hilda Benavides, Chief Executive Officer
Cynthia L. Lucio, Chief Financial Officer
Ariana Valle, Administrative Assistant

BE IT FURTHER RESOLVED; that the representatives at the Lone Star National Bank located at 1901 North Ed Carey Drive Suite 100, Harlingen Texas 78550 will allow the Chief Executive Officer, the Chief Financial Officer, and the Administrative Assistant access to the Safe Deposit Boxes during regular business hours.

BE IT FURTHERMORE RESOLVED; that the above designated persons are the exclusively authorized users of the Housing Authority of the City of Harlingen safe deposit boxes located at the Lone Star National Bank at 1901 North Ed Carey Drive Suite 100, Harlingen, Texas 78550. The Board of Commissioners revokes all prior inconsistent authorizations.

PASSED AND APPROVED by the Board of Commissioners of the Housing Authority of the City of Harlingen this 17th day of May 2023.

Chairperson – Carlos “Charlie” Perez

Secretary – Hilda Benavides, CEO

Housing Authority of the City of Harlingen
Board Resolution No. 1499
Board Meeting on May 17, 2023

Safe Deposit Boxes at the Lone Star National Bank
Summary

The Harlingen Housing Authority has four (4) safe deposit boxes at the Lone Star National Bank on Ed Carey Drive. Current staff need to be added to have access to the safe deposit boxes. We keep all the property information in those boxes.

We are removing the previous Financial Officer and adding the new Chief Financial Officer. We are removing the previous Administrative Assistant and adding the new Administrative Assistant.

The Lone Star National Bank is requesting the Board of Commissioner's approval to remove previous staff members and add current staff members. Resolution and minutes will allow Hilda Benavides, Chief Executive Officer, to remove previous employees and add new employees to access the safe deposit boxes.

Add, Cynthia Lucio, Chief Financial Officer
Remove, Oscar Sandoval, Financial Officer, Retired

Add, Ariana Valle, Administrative Assistant
Remove, Jorge Olivares, Administrative Assistant, Resigned

Hilda Benavides Chief Executive Officer will continue to have access to the safe deposit boxes.

Please let me know if further information is needed.

Thanks,
Hilda Benavides, CEO

City of Harlingen Housing Authority

March 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

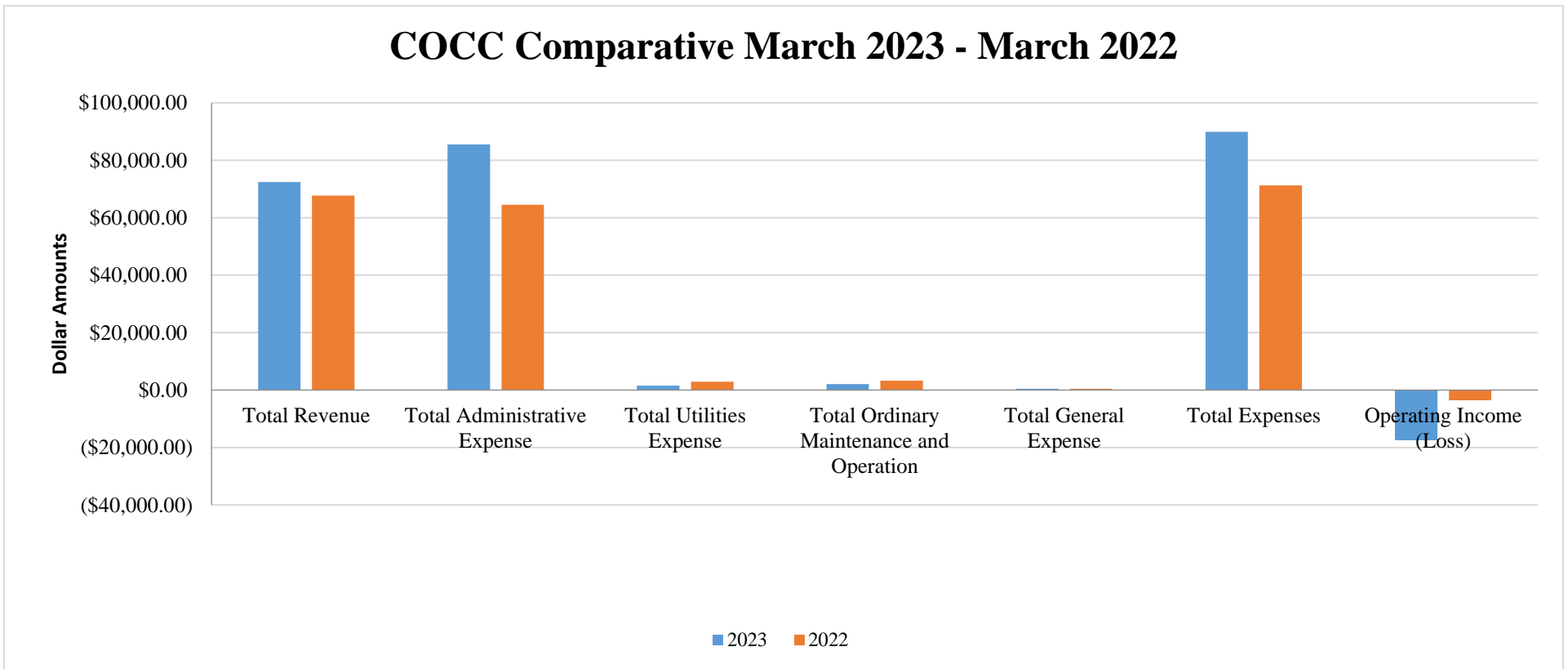


Bank Balances- Reserves as of 03/31/2023

	March 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,199.70 COCC Investment Account		
\$513,753.15 COCC General Fund	\$89,912.32	6.36
Low Rent Reserves:		
\$1,882,321.45 Los Vecinos	\$82,303.13	22.87
\$1,073,416.56 Bonita Park	\$79,118.14	13.57
\$1,826,641.19 Le Moyne Gardens	\$155,381.76	11.76
Family Living Center Reserves:		
\$146,922.13 FLC bank cash account	\$9,082.77	16.18
Section 8 Reserves:		
\$104,566.98 Admin	\$62,606.38	1.67
\$9,168.22 HAP	\$412,440.00	0.02

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

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$72,409.30	\$67,746.97
Total Administrative Expense	\$85,515.97	\$64,500.59
Total Utilities Expense	\$1,528.53	\$2,889.53
Total Ordinary Maintenance and Operation	\$2,052.74	\$3,252.83
Total General Expense	\$463.28	\$413.08
Total Expenses	\$89,912.32	\$71,268.20
Operating Income (Loss)	(\$17,503.02)	(\$3,521.23)



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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	0.00	10,705.00	(10,705.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	10,705.00	2,555.00	23.87 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	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	944.39	170.96	773.43	452.40 %
OTHER INCOME	1	06	3690	5	801.22	1,592.88	(791.66)	-49.70 %
Other Income - Management Fee	1	06	3690.2	5	29,302.88	27,478.82	1,824.06	6.64 %
Other Income - Asset Managemen	1	06	3690.3	5	14,976.00	14,832.00	144.00	0.97 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,930.00	9,476.50	453.50	4.79 %
IT Fees	1	06	3690.5	5	996.00	1,292.00	(296.00)	-22.91 %
Total Other Income					56,950.49	54,843.16	2,107.33	3.84 %
Total Revenue					72,409.30	67,746.97	4,662.33	6.88 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	43,407.54	34,274.35	(9,133.19)	-26.65 %
Administrative Salaries-Comp Ab	1	06	4110.75	5	7,879.06	(7,462.07)	(15,341.13)	205.59 %
LEGAL EXPENSE	1	06	4130	5	0.00	1,316.25	1,316.25	100.00 %
STAFF TRAINING	1	06	4140	5	0.00	1,598.00	1,598.00	100.00 %
TRAVEL	1	06	4150	5	0.00	2,182.92	2,182.92	100.00 %
Travel-Mileage Reimbursement	1	06	4150.2	5	22.80	32.17	9.37	29.13 %
Accounting Fees	1	06	4170	5	0.00	3,823.20	3,823.20	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	15,666.10	11,462.86	(4,203.24)	-36.67 %
Postage/FedEx/UPS	1	06	4190.03	5	559.91	315.74	(244.17)	-77.33 %
PUBLICATIONS	1	06	4190.11	5	1,196.70	0.00	(1,196.70)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	42.88	0.00	(42.88)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,510.81	2,037.69	(473.12)	-23.22 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	0.00	3,787.53	3,787.53	100.00 %
Other Sundry Expense	1	06	4190.18	5	3,019.94	481.41	(2,538.53)	-527.31 %
Administrative Contact Costs	1	06	4190.19	5	11,210.23	10,182.04	(1,028.19)	-10.10 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	468.50	468.50	100.00 %
Total Administrative Expense					85,515.97	64,500.59	(21,015.38)	-32.58 %
Utilities Expense								
WATER	1	06	4310	5	41.33	27.34	(13.99)	-51.17 %
ELECTRICITY	1	06	4320	5	1,434.38	2,827.47	1,393.09	49.27 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	52.82	34.72	(18.10)	-52.13 %
Total Utilities Expense					1,528.53	2,889.53	1,361.00	47.10 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	1,288.12	1,538.48	250.36	16.27 %
MATERIALS	1	06	4420	5	214.34	328.37	114.03	34.73 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	198.00	198.00	0.00	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	465.00	465.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	0.00	(49.90)	0.00 %
Garbage and Trash Removal	1	06	4431	5	140.37	93.58	(46.79)	-50.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	162.01	629.40	467.39	74.26 %
Total Ordinary Maintenance and Operation					2,052.74	3,252.83	1,200.09	36.89 %
Protective Services								
Protective Services - Contract	1	06	4480	5	351.80	212.17	(139.63)	-65.81 %

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: 03/01/2023	Start: 03/01/2022		
				End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Total Protective Services				<u>351.80</u>	<u>212.17</u>	<u>(139.63)</u>	<u>-65.81 %</u>
General Expense							
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20) -12.15 %
Total General Expense				<u>463.28</u>	<u>413.08</u>	<u>(50.20)</u>	<u>-12.15 %</u>
Total Expenses				<u>(89,912.32)</u>	<u>(71,268.20)</u>	<u>(18,644.12)</u>	<u>26.16 %</u>
Operating Income (Loss)				<u>(17,503.02)</u>	<u>(3,521.23)</u>	<u>(13,981.79)</u>	<u>395.65 %</u>
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	1	06	4800	5	16,557.90	16,557.90	0.00 0.00 %
Total Depreciation Expense				<u>16,557.90</u>	<u>16,557.90</u>	<u>0.00</u>	<u>0.00 %</u>
Total Other Income (Expense)				<u>(16,557.90)</u>	<u>(16,557.90)</u>	<u>0.00</u>	<u>0.00 %</u>
Net Income (Loss)				<u>(34,060.92)</u>	<u>(20,079.13)</u>	<u>(13,981.79)</u>	<u>69.63 %</u>

Report Criteria PHA: 1 Project: '06'

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

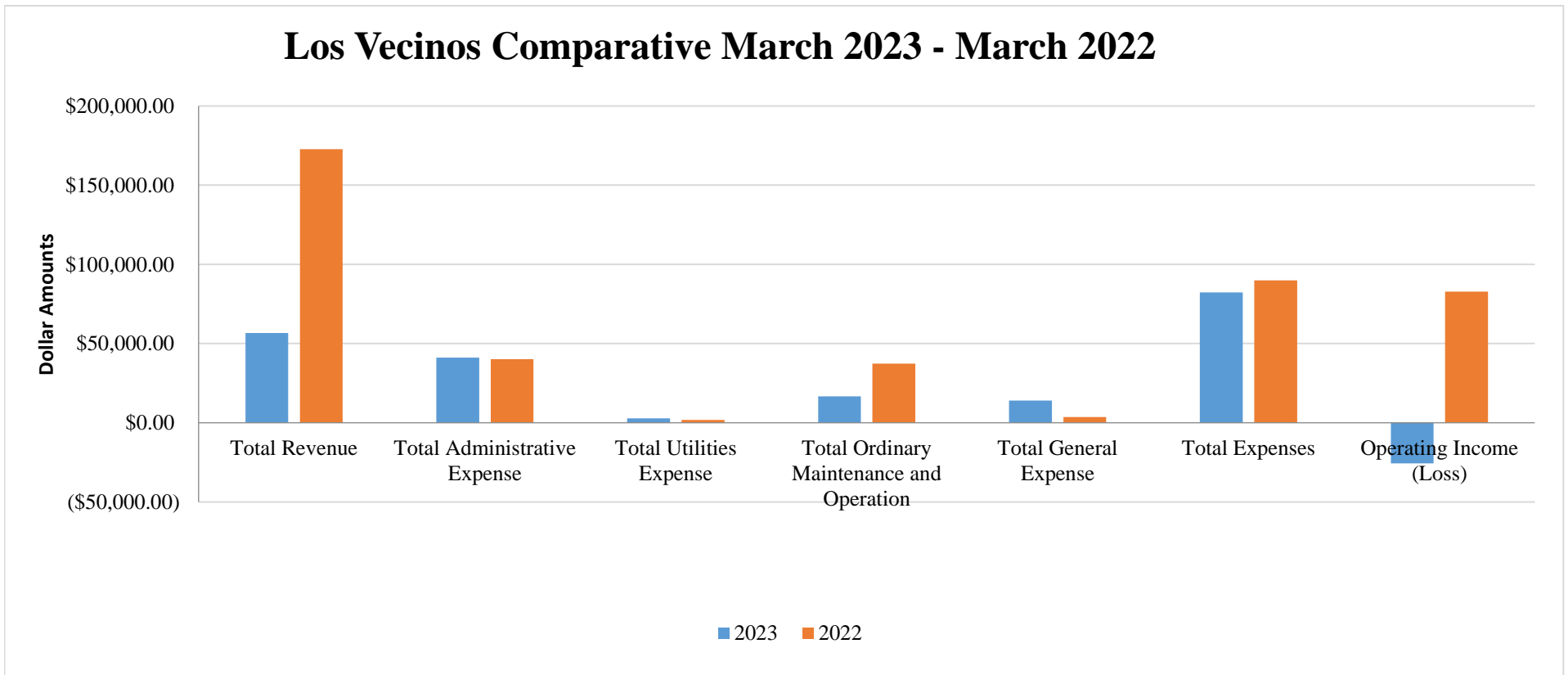
Custom 2: COCC

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$56,731.93	\$172,716.15
Total Administrative Expense	\$41,110.56	\$40,188.21
Total Utilities Expense	\$2,872.07	\$1,855.03
Total Ordinary Maintenance and Operation	\$16,695.28	\$37,297.64
Total General Expense	\$14,051.99	\$3,583.67
Total Expenses	\$82,303.13	\$89,856.07
Operating Income (Loss)	(\$25,571.20)	\$82,860.08



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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,518.00	27,789.00	(1,271.00)	-4.57 %
Total Rental Income					26,518.00	27,789.00	(1,271.00)	-4.57 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	41.41	347.46	(306.05)	-88.08 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,201.52	0.00	3,201.52	0.00 %
Other Income-Tenants	1	01	3690	5	2,743.00	(10.00)	2,753.00	-27530.00 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	10,745.39	(10,745.39)	-100.00 %
Other Income - Collection Loss	1	01	3690.70	5	3,138.00	0.00	3,138.00	0.00 %
Other Income - OP Trans In Fro	1	01	3690.99	5	95,700.00	77,079.30	18,620.70	24.16 %
Other Income - OP Trans In Fro	1	01	3690.99P	5	(95,700.00)	0.00	(95,700.00)	0.00 %
Total Other Income					9,123.93	88,162.15	(79,038.22)	-89.65 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	21,090.00	56,765.00	(35,675.00)	-62.85 %
Total Other Receipts					21,090.00	56,765.00	(35,675.00)	-62.85 %
Total Revenue					56,731.93	172,716.15	(115,984.22)	-67.15 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	16,762.43	9,376.18	(7,386.25)	-78.78 %
Administrative Salaries-Comp Ab	1	01	4110.75	5	(1,592.56)	2,991.75	4,584.31	153.23 %
Nontechnical Salaries - 1406	1	01	4110.OP	5	(7,205.17)	0.00	7,205.17	0.00 %
Accounting Fees	1	01	4170	5	0.00	3,823.20	3,823.20	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,420.69	4,402.11	981.42	22.29 %
Employee Ben Cont - Admin - 14	1	01	4182.OP	5	(550.35)	0.00	550.35	0.00 %
Postage/FedEx/UPS	1	01	4190.03	5	192.93	108.80	(84.13)	-77.33 %
Tenant Tracker	1	01	4190.10	5	0.00	207.00	207.00	100.00 %
Publications	1	01	4190.11	5	532.50	0.00	(532.50)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	29.09	34.27	5.18	15.12 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	11,255.91	811.18	(10,444.73)	-1287.60 %
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	18.00	1,270.47	1,252.47	98.58 %
Other Sundry Expense	1	01	4190.18	5	153.68	251.68	98.00	38.94 %
Administrative Contact Costs	1	01	4190.19	5	5,352.41	4,700.09	(652.32)	-13.88 %
Management Fee Expense - AMP	1	01	4190.21	5	8,952.00	8,437.48	(514.52)	-6.10 %
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	1,125.00	1,110.00	(15.00)	-1.35 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					41,110.56	40,188.21	(922.35)	-2.30 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	806.33	2,282.42	1,476.09	64.67 %
Ten Services - Recreation, Pub	1	01	4220	5	27.00	1,576.36	1,549.36	98.29 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	658.91	658.91	100.00 %
Total Tenant Services					833.33	4,517.69	3,684.36	81.55 %
Utilities Expense								
Water	1	01	4310	5	307.47	72.59	(234.88)	-323.57 %
Electricity	1	01	4320	5	1,789.70	1,600.24	(189.46)	-11.84 %
Gas	1	01	4330	5	297.88	125.18	(172.70)	-137.96 %
Other Utility Expense - Sewer	1	01	4390	5	477.02	57.02	(420.00)	-736.58 %
Total Utilities Expense					2,872.07	1,855.03	(1,017.04)	-54.83 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	7,699.26	8,066.42	367.16	4.55 %
Labor-Comp Absences	1	01	4410.75	5	(1,395.12)	(219.68)	1,175.44	-535.07 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

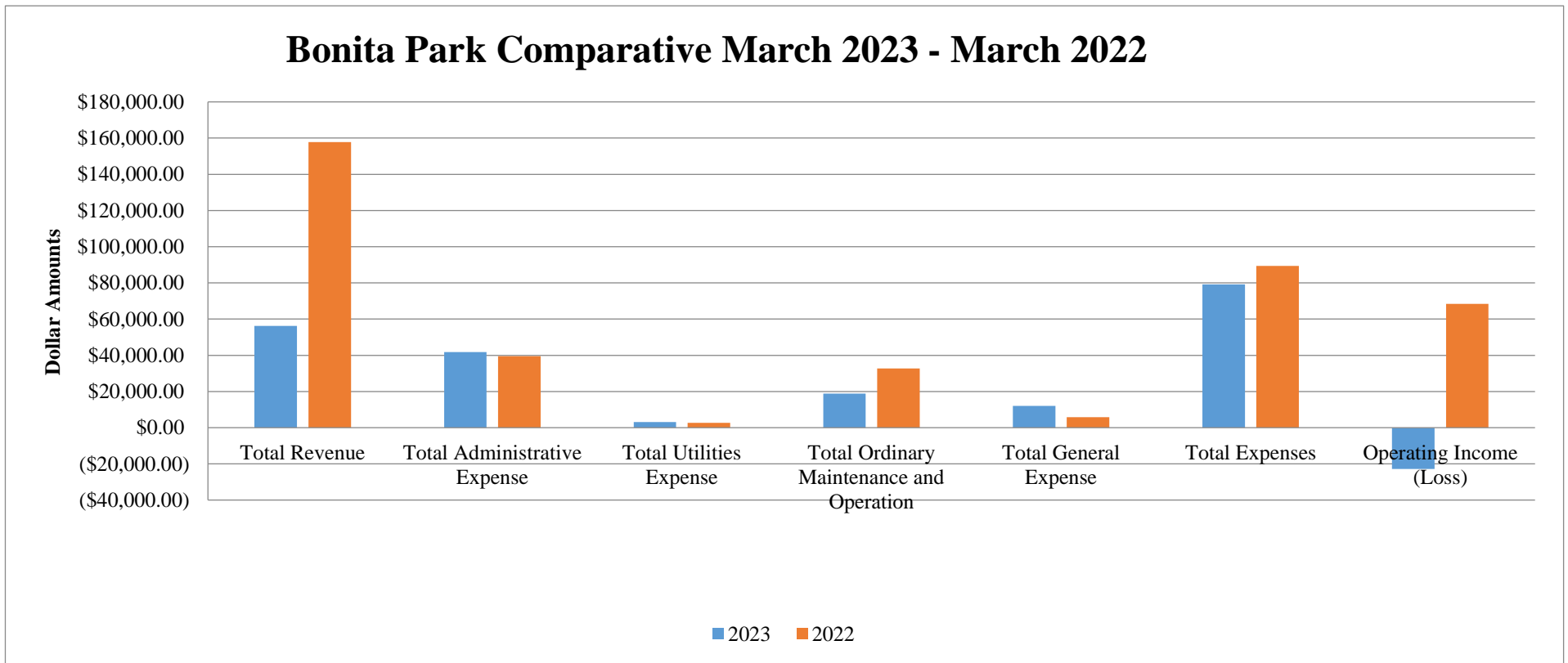
Custom 3: PHA

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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Materials	1	01	4420	5	(2,056.58)	11,979.37	14,035.95	117.17 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	1,300.00	1,400.00	100.00	7.14 %
Contract Costs-Other Repairs	1	01	4430.03	5	0.00	4,595.00	4,595.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.75	9.35	(7.40)	-79.14 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	128.42	74.85	(53.57)	-71.57 %
Contract Costs-Maintenance	1	01	4430.09	5	6,816.16	0.00	(6,816.16)	0.00 %
Contract Costs - Maintenance -	1	01	4430.09P	5	(4,083.36)	0.00	4,083.36	0.00 %
Contract Costs-Other	1	01	4430.13	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	5,120.00	2,870.00	56.05 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	3,250.00	2,645.00	(605.00)	-22.87 %
Contract Costs - Janitorial -	1	01	4430.22P	5	(3,250.00)	0.00	3,250.00	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	728.48	239.73	(488.75)	-203.88 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,296.27	3,372.60	76.33	2.26 %
Total Ordinary Maintenance and Operation					16,695.28	37,297.64	20,602.36	55.24 %
Protective Services								
Protective Services - Contract	1	01	4480	5	6,739.90	2,413.83	(4,326.07)	-179.22 %
Total Protective Services					6,739.90	2,413.83	(4,326.07)	-179.22 %
General Expense								
Insurance - Windstorm	1	01	4510.15	5	20,899.18	5,989.67	(14,909.51)	-248.92 %
Insurance - Windstorm - 1406	1	01	4510.15P	5	(10,947.19)	0.00	10,947.19	0.00 %
Payments in Lieu of Taxes	1	01	4520	5	2,095.00	0.00	(2,095.00)	0.00 %
Collection Losses	1	01	4570	5	2,005.00	(2,406.00)	(4,411.00)	183.33 %
Total General Expense					14,051.99	3,583.67	(10,468.32)	-292.11 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	0.00	17,500.00	17,500.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(17,500.00)	(17,500.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(82,303.13)	(89,856.07)	7,552.94	-8.41 %
Operating Income (Loss)					(25,571.20)	82,860.08	(108,431.28)	-109.74 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	01	4800	5	173,640.13	161,167.52	(12,472.61)	-7.74 %
Total Depreciation Expense					173,640.13	161,167.52	(12,472.61)	-7.74 %
Total Other Income (Expense)					(173,640.13)	(161,167.52)	(12,472.61)	7.74 %
Net Income (Loss)					(199,211.33)	(78,307.44)	(120,903.89)	138.47 %

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

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$56,268.68	\$157,844.85
Total Administrative Expense	\$41,825.16	\$39,498.78
Total Utilities Expense	\$3,039.53	\$2,636.25
Total Ordinary Maintenance and Operation	\$18,873.88	\$32,641.79
Total General Expense	\$12,058.66	\$5,816.61
Total Expenses	\$79,118.14	\$89,387.30
Operating Income (Loss)	(\$22,849.46)	\$68,457.55



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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	29,042.00	26,253.00	2,789.00	10.62 %
Nondwelling Rental	1	02	3190	5	700.00	700.00	0.00	0.00 %
Total Rental Income					29,742.00	26,953.00	2,789.00	10.35 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	205.45	(205.45)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,779.93	0.00	1,779.93	0.00 %
Other Income - Tenants	1	02	3690	5	5,598.50	439.00	5,159.50	1175.28 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	1,054.10	(1,054.10)	-100.00 %
Other Income - OP Tran In From	1	02	3690.99	5	95,700.00	77,079.30	18,620.70	24.16 %
Other Income - OP Trans In Fro	1	02	3690.99P	5	(95,700.00)	0.00	(95,700.00)	0.00 %
Total Other Income					7,378.43	78,777.85	(71,399.42)	-90.63 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	19,148.25	52,114.00	(32,965.75)	-63.26 %
Total Other Receipts					19,148.25	52,114.00	(32,965.75)	-63.26 %
Total Revenue					56,268.68	157,844.85	(101,576.17)	-64.35 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	18,581.14	10,550.40	(8,030.74)	-76.12 %
Administrative Salaries-Comp Ab	1	02	4110.75	5	(1,285.46)	1,120.04	2,405.50	214.77 %
Nontechnical Salaries - 1406	1	02	4110.OP	5	(8,494.25)	0.00	8,494.25	0.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	9.24	0.00	(9.24)	0.00 %
Accounting Fees	1	02	4170	5	0.00	3,823.20	3,823.20	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	3,590.62	3,145.98	(444.64)	-14.13 %
Employee Ben Cont - Admin - 14	1	02	4182.OP	5	(666.10)	0.00	666.10	0.00 %
Postage/FedEx/UPS	1	02	4190.03	5	192.93	108.80	(84.13)	-77.33 %
Tenant Tracker	1	02	4190.10	5	0.00	207.00	207.00	100.00 %
Publications	1	02	4190.11	5	525.40	0.00	(525.40)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	33.82	33.82	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	11,329.52	1,122.62	(10,206.90)	-909.20 %
Forms & Office Supplies	1	02	4190.17	5	158.36	3,030.96	2,872.60	94.78 %
Other Sundry Expense	1	02	4190.18	5	93.77	290.03	196.26	67.67 %
Administrative Contact Costs	1	02	4190.19	5	6,272.89	5,000.49	(1,272.40)	-25.45 %
Management Fee Expense - AMP	1	02	4190.21	5	8,653.60	8,209.44	(444.16)	-5.41 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,080.00	(7.50)	-0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					41,825.16	39,498.78	(2,326.38)	-5.89 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	674.26	2,809.82	2,135.56	76.00 %
Ten Services - Recreation, Pub	1	02	4220	5	27.00	1,906.77	1,879.77	98.58 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,357.06	1,357.06	100.00 %
Total Tenant Services					701.26	6,073.65	5,372.39	88.45 %
Utilities Expense								
Water	1	02	4310	5	273.94	116.98	(156.96)	-134.18 %
Electricity	1	02	4320	5	1,968.90	2,167.99	199.09	9.18 %
Gas	1	02	4330	5	736.05	289.08	(446.97)	-154.62 %
Other Utility Expense - Sewer	1	02	4390	5	60.64	62.20	1.56	2.51 %
Total Utilities Expense					3,039.53	2,636.25	(403.28)	-15.30 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	4,564.06	5,402.18	838.12	15.51 %
Labor-Comp Absences	1	02	4410.75	5	(1,823.67)	784.60	2,608.27	332.43 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

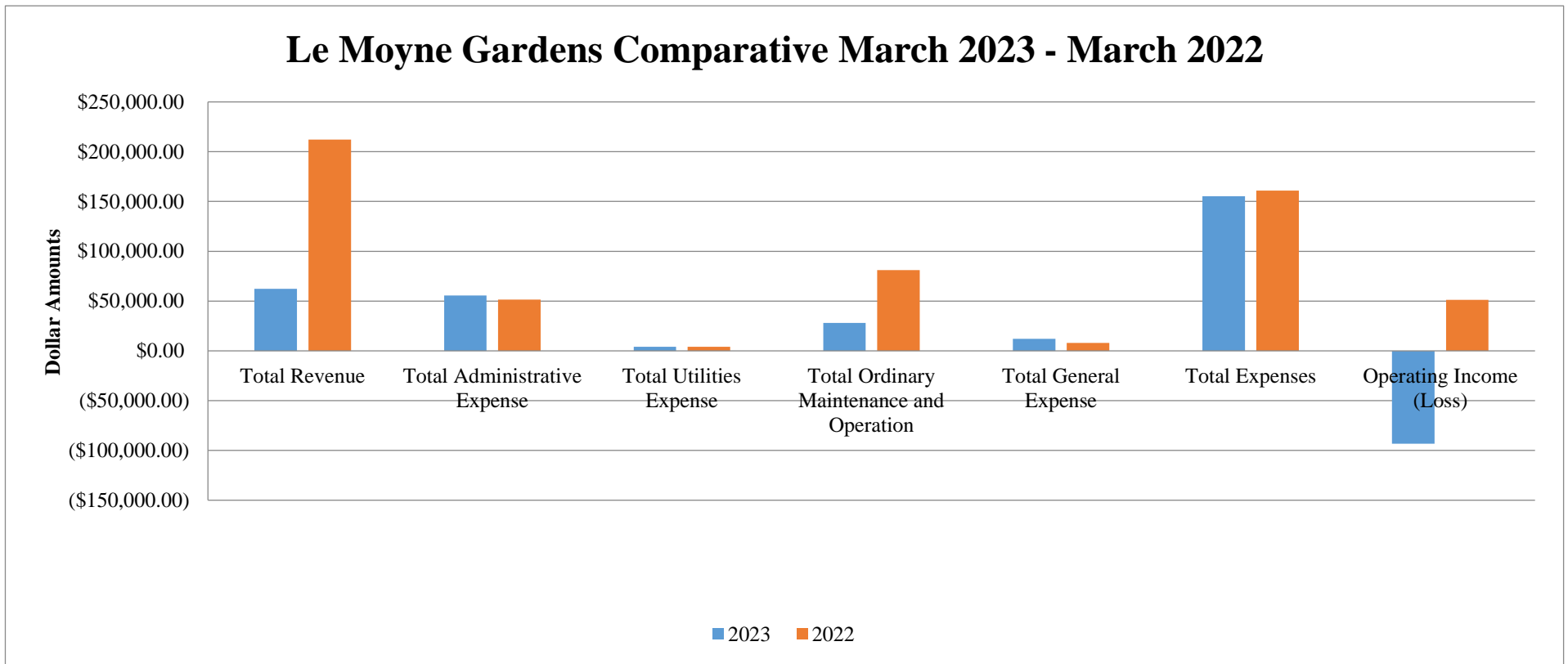
Custom 3: PHA

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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Materials	1	02	4420	5	5,857.92	12,928.21	7,070.29	54.69 %
Materials - 1406	1	02	4420.OP	5	(5,785.50)	0.00	5,785.50	0.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,050.00	1,200.00	150.00	12.50 %
Contract Costs-Other Repairs	1	02	4430.03	5	5,485.00	7,296.84	1,811.84	24.83 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.75	9.35	(7.40)	-79.14 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	103.85	88.85	(15.00)	-16.88 %
Contract Costs-Other	1	02	4430.13	5	0.00	375.00	375.00	100.00 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	52.41	0.00	(52.41)	0.00 %
Contract Costs - HVAC - 1406	1	02	4430.17P	5	(52.41)	0.00	52.41	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	0.00	(3,900.00)	0.00 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	325.00	720.00	395.00	54.86 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	1,150.00	1,195.00	45.00	3.77 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	75.00	45.00	60.00 %
Garbage and Trash Collection	1	02	4431	5	483.28	307.35	(175.93)	-57.24 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,522.19	2,259.41	737.22	32.63 %
Total Ordinary Maintenance and Operation					18,873.88	32,641.79	13,767.91	42.18 %
Protective Services								
Protective Services - Contract	1	02	4480	5	2,619.65	2,720.22	100.57	3.70 %
Total Protective Services					2,619.65	2,720.22	100.57	3.70 %
General Expense								
Insurance - Windstorm	1	02	4510.15	5	19,457.84	5,576.59	(13,881.25)	-248.92 %
Insurance - Windstorm	1	02	4510.15P	5	(10,192.21)	0.00	10,192.21	0.00 %
Payments in Lieu of Taxes	1	02	4520	5	381.53	0.00	(381.53)	0.00 %
Collection Losses	1	02	4570	5	2,411.50	240.02	(2,171.48)	-904.71 %
Total General Expense					12,058.66	5,816.61	(6,242.05)	-107.31 %
Other Expenditures								
Non-Depriciable Equipment	1	02	7520.9	5	5,650.00	0.00	(5,650.00)	0.00 %
Replacement Non-Deprec Equip-1	1	02	7520.9OP	5	(5,650.00)	0.00	5,650.00	0.00 %
Property Better & Add-Contract	1	02	7540.4	5	31,300.00	29,945.25	(1,354.75)	-4.52 %
Prop Bett & Add-Contract Costs	1	02	7540.4OP	5	(6,800.00)	0.00	6,800.00	0.00 %
Operating Exp For Property - C	1	02	7590	5	(31,300.00)	(29,945.25)	1,354.75	-4.52 %
Operating Exp For Prop - Contr	1	02	7590.OP	5	6,800.00	0.00	(6,800.00)	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(79,118.14)	(89,387.30)	10,269.16	-11.49 %
Operating Income (Loss)					(22,849.46)	68,457.55	(91,307.01)	-123.44 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	02	4800	5	256,913.83	289,690.06	32,776.23	11.31 %
Total Depreciation Expense					256,913.83	289,690.06	32,776.23	11.31 %
Total Other Income (Expense)					(256,913.83)	(289,690.06)	32,776.23	-11.31 %
Net Income (Loss)					(279,763.29)	(221,232.51)	(58,530.78)	41.27 %

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

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$62,201.24	\$212,112.45
Total Administrative Expense	\$55,503.43	\$51,563.87
Total Utilities Expense	\$3,988.92	\$3,980.25
Total Ordinary Maintenance and Operation	\$27,950.61	\$81,221.18
Total General Expense	\$12,091.99	\$8,033.47
Total Expenses	\$155,381.76	\$160,921.61
Operating Income (Loss)	(\$93,180.52)	\$51,190.84



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

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	25,910.00	31,261.00	(5,351.00)	-17.12 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					25,910.00	31,961.00	(6,051.00)	-18.93 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,137.49	399.55	2,737.94	685.26 %
Other Income-Tenants	1	03	3690	5	4,648.00	391.00	4,257.00	1088.75 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	1,891.50	(1,891.50)	-100.00 %
Other Income - OP Trans In Fro	1	03	3690.99	5	127,600.00	102,772.40	24,827.60	24.16 %
Other Income - OP Trans In Fro	1	03	3690.99P	5	(127,600.00)	0.00	(127,600.00)	0.00 %
Total Other Income					7,785.49	105,454.45	(97,668.96)	-92.62 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	28,505.75	74,697.00	(46,191.25)	-61.84 %
Total Other Receipts					28,505.75	74,697.00	(46,191.25)	-61.84 %
Total Revenue					62,201.24	212,112.45	(149,911.21)	-70.68 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	27,525.31	13,042.97	(14,482.34)	-111.04 %
Administrative Salaries-Comp Ab	1	03	4110.75	5	(27.44)	(8.17)	19.27	-235.86 %
Nontechnical Salaries - 1406	1	03	4110.OP	5	(14,600.40)	0.00	14,600.40	0.00 %
Legal Expense	1	03	4130	5	0.00	1,891.50	1,891.50	100.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	8.97	0.00	(8.97)	0.00 %
Accounting Fees	1	03	4170	5	0.00	3,823.20	3,823.20	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	3,722.99	3,988.07	265.08	6.65 %
Employee Ben Cont - Admin - 14	1	03	4182.OP	5	(1,116.92)	0.00	1,116.92	0.00 %
Postage/FedEx/UPS	1	03	4190.03	5	192.93	108.80	(84.13)	-77.33 %
Tenant Tracker	1	03	4190.10	5	0.00	276.00	276.00	100.00 %
Publications	1	03	4190.11	5	710.00	0.00	(710.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	45.70	45.70	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	15,968.58	1,396.52	(14,572.06)	-1043.46 %
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	6.00	1,027.16	1,021.16	99.42 %
Other Sundry Expense	1	03	4190.18	5	142.52	278.61	136.09	48.85 %
Administrative Contact Costs	1	03	4190.19	5	6,539.61	10,172.61	3,633.00	35.71 %
Management Fee Expense - AMP	1	03	4190.21	5	11,697.28	10,831.90	(865.38)	-7.99 %
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	1,470.00	1,425.00	(45.00)	-3.16 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					55,503.43	51,563.87	(3,939.56)	-7.64 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	786.37	2,819.34	2,032.97	72.11 %
Tenant Svcs Salary-Comp. Absen	1	03	4210.75	5	(3,604.69)	1,377.47	4,982.16	361.69 %
Ten Services - Recreation, Pub	1	03	4220	5	36.00	510.00	474.00	92.94 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	1,417.63	1,417.63	100.00 %
Total Tenant Services					(2,782.32)	6,124.44	8,906.76	145.43 %
Utilities Expense								
Water	1	03	4310	5	682.99	575.18	(107.81)	-18.74 %
Electricity	1	03	4320	5	2,895.04	3,297.31	402.27	12.20 %
Gas	1	03	4330	5	299.52	29.36	(270.16)	-920.16 %
Other Utility Expense - Sewer	1	03	4390	5	111.37	78.40	(32.97)	-42.05 %
Total Utilities Expense					3,988.92	3,980.25	(8.67)	-0.22 %
Ordinary Maintenance and Operation								

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: 03/01/2023	Start: 03/01/2022			
				End: 03/31/2023	End: 03/31/2022	Variance	Variance %	
Labor	1	03	4410	5	8,700.65	10,309.26	1,608.61	15.60 %
Labor-Comp Absences	1	03	4410.75	5	(2,884.60)	1,004.21	3,888.81	387.25 %
Materials	1	03	4420	5	615.69	30,577.90	29,962.21	97.99 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,298.00	2,472.00	1,174.00	47.49 %
Contract Costs-Other Repairs	1	03	4430.03	5	(4,650.00)	5,985.00	10,635.00	177.69 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.34	12.46	(9.88)	-79.29 %
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	1,434.40	8,200.00	6,765.60	82.51 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	6,700.00	2,350.00	35.07 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	7,980.00	0.00	(7,980.00)	0.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	1,465.00	3,460.00	1,995.00	57.66 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	5,300.00	7,295.00	1,995.00	27.35 %
Connect/Disconnect Fees	1	03	4430.4	5	105.00	90.00	(15.00)	-16.67 %
Garbage and Trash Collection	1	03	4431	5	626.11	510.61	(115.50)	-22.62 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,513.17	4,529.89	1,016.72	22.44 %
Total Ordinary Maintenance and Operation					27,950.61	81,221.18	53,270.57	65.59 %
Protective Services								
Protective Services - Contract	1	03	4480	5	3,229.13	3,218.40	(10.73)	-0.33 %
Total Protective Services					3,229.13	3,218.40	(10.73)	-0.33 %
General Expense								
Insurance - Windstorm	1	03	4510.15	5	29,006.60	8,313.26	(20,693.34)	-248.92 %
Insurance - Windstorm	1	03	4510.15P	5	(15,193.95)	0.00	15,193.95	0.00 %
Payments in Lieu of Taxes	1	03	4520	5	(2,419.45)	0.00	2,419.45	0.00 %
Collection Losses	1	03	4570	5	698.79	(279.79)	(978.58)	349.76 %
Total General Expense					12,091.99	8,033.47	(4,058.52)	-50.52 %
Other Expenditures								
Non-Depreciable Equipment	1	03	7520.9	5	0.00	6,780.00	6,780.00	100.00 %
Property Better & Add-Contract	1	03	7540.4	5	17,301.37	22,500.00	5,198.63	23.11 %
Prop Bett & Add- Contracts -	1	03	7540.4OP	5	(17,301.37)	0.00	17,301.37	0.00 %
Prop Bett & Add-Contract Costs	1	03	7540.93	5	55,400.00	0.00	(55,400.00)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(17,301.37)	(22,500.00)	(5,198.63)	23.11 %
Operating Exp Prop - Contra -	1	03	7590.OP	5	17,301.37	0.00	(17,301.37)	0.00 %
Total Other Expenditures					55,400.00	6,780.00	(48,620.00)	-717.11 %
Total Expenses					(155,381.76)	(160,921.61)	5,539.85	-3.44 %
Operating Income (Loss)					(93,180.52)	51,190.84	(144,371.36)	-248.23 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	03	4800	5	261,991.85	269,088.13	7,096.28	2.64 %
Total Depreciation Expense					261,991.85	269,088.13	7,096.28	2.64 %
Total Other Income (Expense)					(261,991.85)	(269,088.13)	7,096.28	-2.64 %
Net Income (Loss)					(355,172.37)	(217,897.29)	(137,275.08)	66.26 %

Report Criteria PHA: 1 Project: '03'

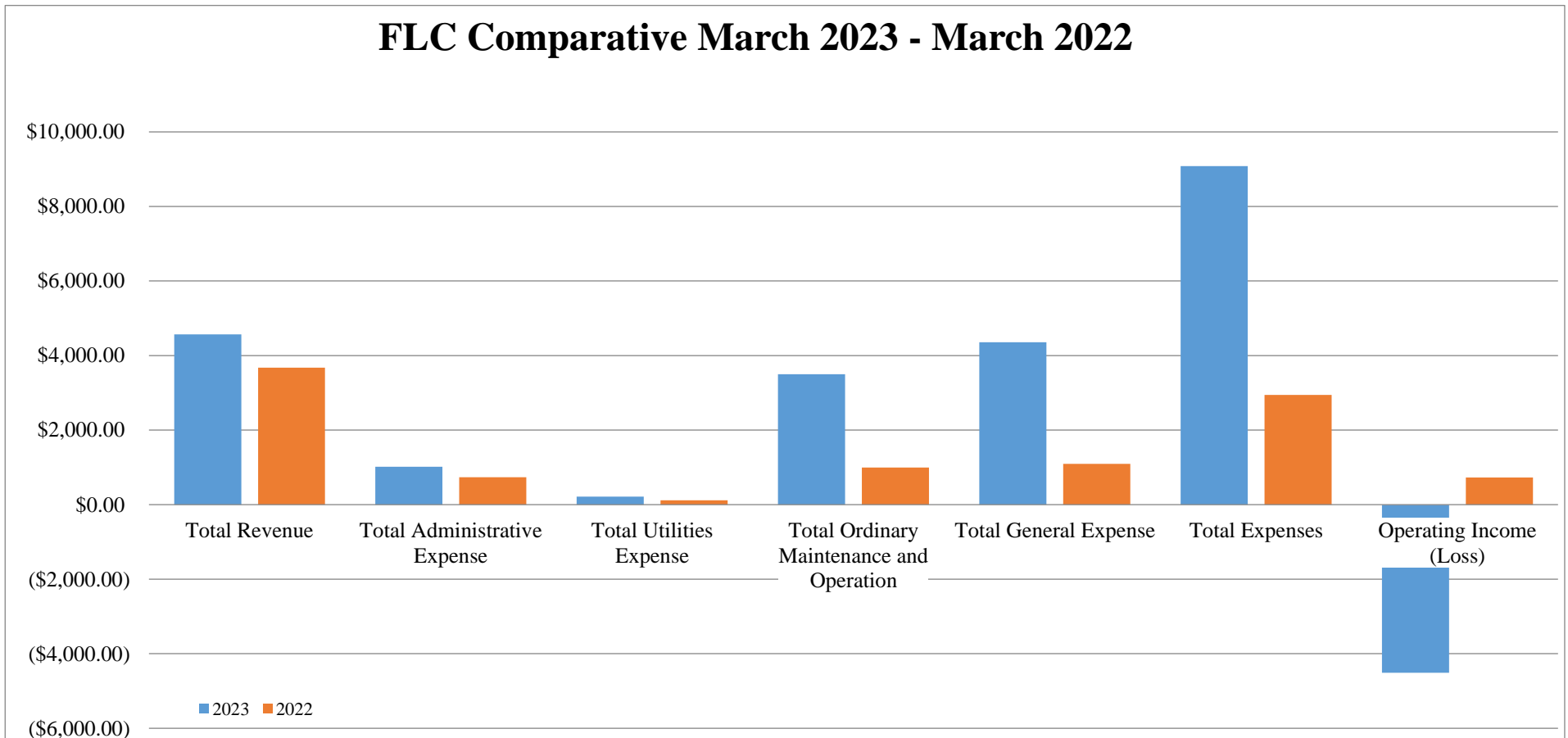
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$4,569.16	\$3,673.25
Total Administrative Expense	\$1,017.42	\$737.09
Total Utilities Expense	\$212.10	\$117.92
Total Ordinary Maintenance and Operation	\$3,498.42	\$996.04
Total General Expense	\$4,354.83	\$1,094.58
Total Expenses	\$9,082.77	\$2,945.63
Operating Income (Loss)	(\$4,513.61)	\$727.62



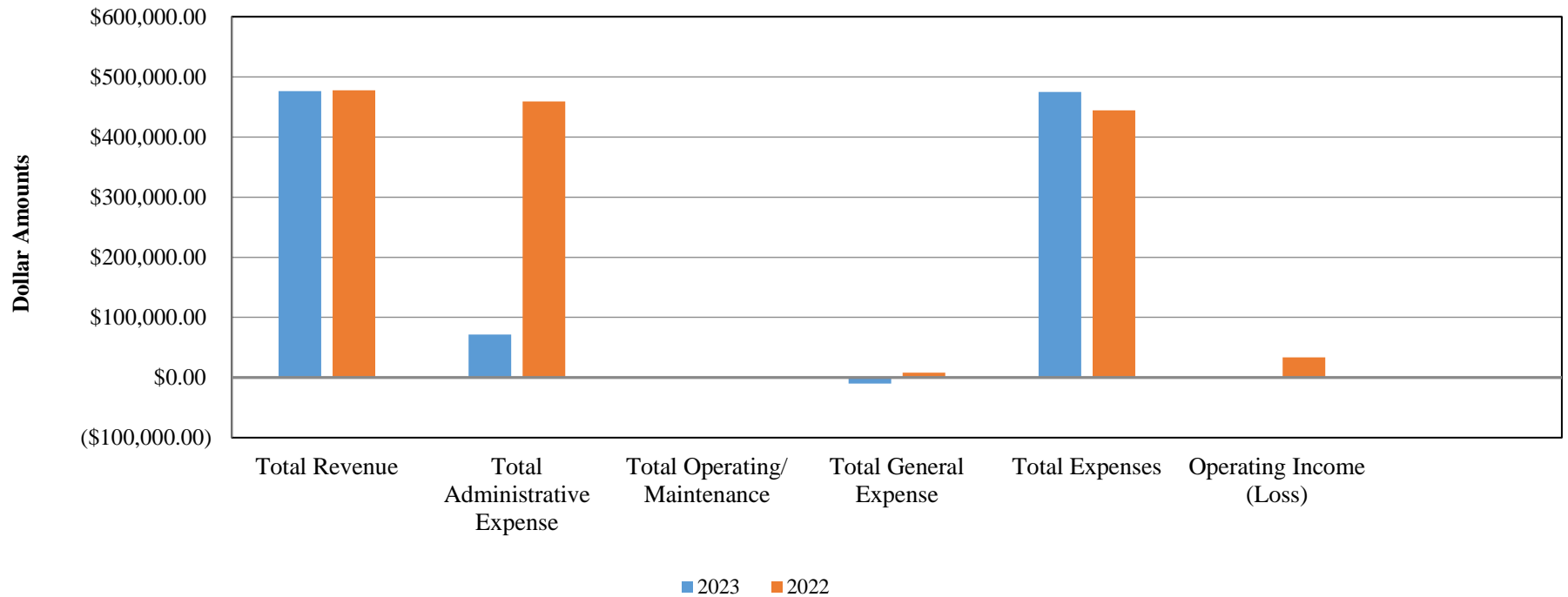
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center
HHA - Family Living Center

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	3,938.00	3,600.00	338.00	9.39 %
Total Rental Income					3,938.00	3,600.00	338.00	9.39 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	218.16	63.25	154.91	244.92 %
Other Income-Tenants	3	01	3690	5	60.00	10.00	50.00	500.00 %
Other Income - Collection Loss	3	01	3690.70	5	353.00	0.00	353.00	0.00 %
Total Other Income					631.16	73.25	557.91	761.65 %
Total Revenue					4,569.16	3,673.25	895.91	24.39 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	222.55	53.61	(168.94)	-315.13 %
Employee Benefits Cont - Admin	3	01	4182	5	25.70	27.13	1.43	5.27 %
Sundry	3	01	4190	5	192.88	0.00	(192.88)	0.00 %
Publications	3	01	4190.11	5	42.60	0.00	(42.60)	0.00 %
Telephone/Cell Phones/Internet	3	01	4190.13	5	0.00	61.95	61.95	100.00 %
Other Sundry Expense	3	01	4190.18	5	533.69	594.40	60.71	10.21 %
Total Administrative Expense					1,017.42	737.09	(280.33)	-38.03 %
Utilities Expense								
Water	3	01	4310	5	75.09	44.76	(30.33)	-67.76 %
Other Utility Expense - Sewer	3	01	4390	5	137.01	73.16	(63.85)	-87.27 %
Total Utilities Expense					212.10	117.92	(94.18)	-79.87 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	0.00	21.95	21.95	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	90.00	90.00	0.00	0.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	1,200.00	685.00	(515.00)	-75.18 %
Contract Costs-Other	3	01	4430.13	5	1,995.00	0.00	(1,995.00)	0.00 %
Connect/Disconnect Fees	3	01	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	198.42	191.88	(6.54)	-3.41 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	7.21	7.21	100.00 %
Total Ordinary Maintenance and Operation					3,498.42	996.04	(2,502.38)	-251.23 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Collection Losses	3	01	4570	5	0.00	950.00	950.00	100.00 %
Donation Expenses	3	01	4590.9	5	4,192.68	0.00	(4,192.68)	0.00 %
Total General Expense					4,354.83	1,094.58	(3,260.25)	-297.85 %
Total Expenses					(9,082.77)	(2,945.63)	(6,137.14)	208.35 %
Operating Income (Loss)					(4,513.61)	727.62	(5,241.23)	-144.11 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	3	01	4800	5	6,966.97	7,268.69	301.72	4.15 %
Total Depreciation Expense					6,966.97	7,268.69	301.72	4.15 %
Total Other Income (Expense)					(6,966.97)	(7,268.69)	301.72	-4.15 %
Net Income (Loss)					(11,480.58)	(6,541.07)	(4,939.51)	80.13 %

Housing Authority of the City of Harlingen Comparative Income Statement VOUCHER

	Start: 03/01/2023 End: 03/31/2023	Start: 03/01/2022 End: 03/31/2022
Total Revenue	\$476,227.00	\$477,548.55
Total Administrative Expense	\$71,556.12	\$459,224.16
Total Operating/ Maintenance	\$1,259.53	\$1,180.71
Total General Expense	(\$10,209.27)	\$8,208.61
Total Expenses	\$475,046.38	\$444,256.21
Operating Income (Loss)	\$1,180.62	\$33,292.34

Section 8 Comparative March 2023- March 2022



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 03/01/2023	Start: 03/01/2022		
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	49,191.00	63,930.00	(14,739.00)	-23.05 %
Interest Income HA Portion	7	01	3300	5	328.69	94.65	234.04	247.27 %
Other Income - VO Op Reserve	7	01	3300.1	5	(25.00)	0.00	(25.00)	0.00 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	25.00	14,371.28	(14,346.28)	-99.83 %
Portable Admin Fees Earned	7	01	3300.P	5	1,392.81	210.52	1,182.29	561.60 %
Other Income	7	01	3690	5	0.00	3,331.10	(3,331.10)	-100.00 %
HAP Earned Income	7	01	4902	5	425,314.50	394,681.00	30,633.50	7.76 %
HAP Earned Income - VASH	7	03	4902	5	0.00	930.00	(930.00)	-100.00 %
Total Operating Income					476,227.00	477,548.55	(1,321.55)	-0.28 %
Total Revenue					476,227.00	477,548.55	(1,321.55)	-0.28 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	20,197.66	12,505.28	(7,692.38)	-61.51 %
Administrative Salaries-Comp Ab	7	01	4110.75	5	130.90	(7,424.86)	(7,555.76)	101.76 %
Accounting Fees	7	01	4170	5	0.00	11,469.50	11,469.50	100.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	18,357.36	5,404.38	(12,952.98)	-239.68 %
Postage/FedEx/UPS	7	01	4190.03	5	958.34	540.42	(417.92)	-77.33 %
Tenant Tracker	7	01	4190.10	5	0.00	262.50	262.50	100.00 %
Publications	7	01	4190.11	5	1,424.69	0.00	(1,424.69)	0.00 %
Membership Dues and Fees	7	01	4190.12	5	0.00	186.21	186.21	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	733.28	565.20	(168.08)	-29.74 %
Forms & Office Supplies	7	01	4190.17	5	30.00	2,176.38	2,146.38	98.62 %
Other Sundry Expense	7	01	4190.18	5	109.29	3,395.52	3,286.23	96.78 %
Administrative Contact Costs	7	01	4190.19	5	12,303.10	4,766.13	(7,536.97)	-158.14 %
Asset Management Fee - AMP	7	01	4190.22	5	9,048.00	8,988.00	(60.00)	-0.67 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,655.00	5,617.50	(37.50)	-0.67 %
SEC 8 OVERLEASED UNITS	7	01	4590.681	5	0.00	408,300.00	408,300.00	100.00 %
Asset Management Fee - AMP	7	03	4190.22	5	948.00	864.00	(84.00)	-9.72 %
AMP Bookkeeping Fees	7	03	4190.23	5	592.50	540.00	(52.50)	-9.72 %
Total Administrative Expense					71,556.12	459,224.16	387,668.04	84.42 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,210.06	1,130.81	(79.25)	-7.01 %
4400 Materials	7	01	4420	5	49.47	0.00	(49.47)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	0.00	49.90	49.90	100.00 %
Total Operating Expenses					1,259.53	1,180.71	(78.82)	-6.68 %
General Expense								
Emp Benefit Cont-Unemployment	7	01	4540.8	5	(12,187.00)	0.00	12,187.00	0.00 %
PORT IN ADJUSTMENT	7	01	4590	5	0.00	3,895.24	3,895.24	100.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	51.18	123.26	72.08	58.48 %
Portability - Port In Deposits	7	01	4590.PID	5	(9,373.00)	(2,418.00)	6,955.00	-287.63 %
Portability - Port In Expenses	7	01	4590.PIE	5	9,373.00	2,418.00	(6,955.00)	-287.63 %
Portable Admin Fees Paid	7	03	4590.P	5	1,926.55	4,190.11	2,263.56	54.02 %
Total General Expense					(10,209.27)	8,208.61	18,417.88	224.37 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	368,429.00	341,383.01	(27,045.99)	-7.92 %
HAP Payments - Utilities	7	01	4715.4	5	6,936.00	4,654.00	(2,282.00)	-49.03 %
SEC 8 OVERLEASED UNITS	7	01	4715.681	5	0.00	(408,300.00)	(408,300.00)	100.00 %
Fraud Recovery HUD	7	01	4715.8	5	0.00	(14,371.28)	(14,371.28)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	(1,818.00)	2,209.00	4,027.00	182.30 %
HAP Payments - Rents	7	02	4715.1	5	3,922.00	3,704.00	(218.00)	-5.89 %
HAP Payments - Rent - VASH	7	03	4715.1	5	15,581.00	6,841.00	(8,740.00)	-127.76 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	92.00	0.00	(92.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	17,422.00	37,889.00	20,467.00	54.02 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 03/01/2023	Start: 03/01/2022			
					End: 03/31/2023	End: 03/31/2022	Variance	Variance %	
HAP Payments - Rent - Home Own	7	04	4715.1	5	543.00	484.00	(59.00)	-12.19 %	
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,257.00	1,075.00	(182.00)	-16.93 %	
HAP Payments - Utilities - Fos	7	05	4715.4	5	76.00	75.00	(1.00)	-1.33 %	
Total Housing Assistance Payments					412,440.00	(24,357.27)	(436,797.27)	1793.29 %	
Total Expenses					(475,046.38)	(444,256.21)	(30,790.17)	6.93 %	
Operating Income (Loss)					1,180.62	33,292.34	(32,111.72)	-96.45 %	
Other Income (Expense)									
Depreciation Expense									
Depreciation Expense	7	01	4800	5	12,893.28	5,680.37	(7,212.91)	-126.98 %	
Total Depreciation Expense					12,893.28	5,680.37	(7,212.91)	-126.98 %	
Total Other Income (Expense)					(12,893.28)	(5,680.37)	(7,212.91)	126.98 %	
Net Income (Loss)					(11,712.66)	27,611.97	(39,324.63)	-116.30 %	

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

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

Custom 2: VOUCH

Custom 3:

Chief Financial Officer Report
for May 17, 2023
Highlights of Activities for April 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
Los Vecinos Construction meeting—every Thursday at 9:00 a.m.
Motivational staff meetings on Fridays
- **Other meetings:**
Board Reports review, Board meeting practices, Board meetings, Rent Payment update meeting
HUD Two-Year tool, worked at Le Moyne Gardens—April 14th /from home—April 24 (8:00 -12:00)
- Prepared Weekly/Monthly Board and Goals Reports
- Reported Valley Baptist Legacy Foundation Internet grant update
- 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 Nelrod Conference and saved training summary
- Worked and submitted the IRS 941 and TWC UI quarterly reports (trained Melissa on reports)
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Worked with the team on the EOY Lindsey unaudited financials check lists/Low Rent and HCV
- Signed checks for payrolls and accounts payables
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk

I will be glad to answer any questions and look forward to any comments regarding this report.

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Human Resources Coordinator Report
for May 17, 2023
Highlights of Activities for April 2023

- Prepared Weekly/Monthly Board and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - HUD San Antonio meetings
 - Maintenance meetings on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices, Board meetings, Board meeting overview
 - Construction meeting at LV
 - Rent Payment Discussion
- Reviewed and responded to emails and phone calls
- Worked with CFO on personnel matters and updates
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances
- Reviewed timesheets and processed payroll
- Prepared Maintenance presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for March
- Reviewed all March vehicle inspections completed and saved
- Processed and submitted the HART Retirement for March
- Printed out bank information for online rent payments
- Continue training Accounting Clerk
- Sent out employee evaluations
- Sent out employees' EIV forms, met with Ms. Benavides to sign them, and verified that everyone was certified
- Annual Leave on Friday, April 14, 2023
- Worked from home Monday, April 24th (half day)
- Opened position for an Admissions Specialist
- Created a schedule for COCC cleaning of refrigerators for the maintenance
- Trained with CFO on submitting the Quarterly TWC reports

Please let me know if you have any questions.

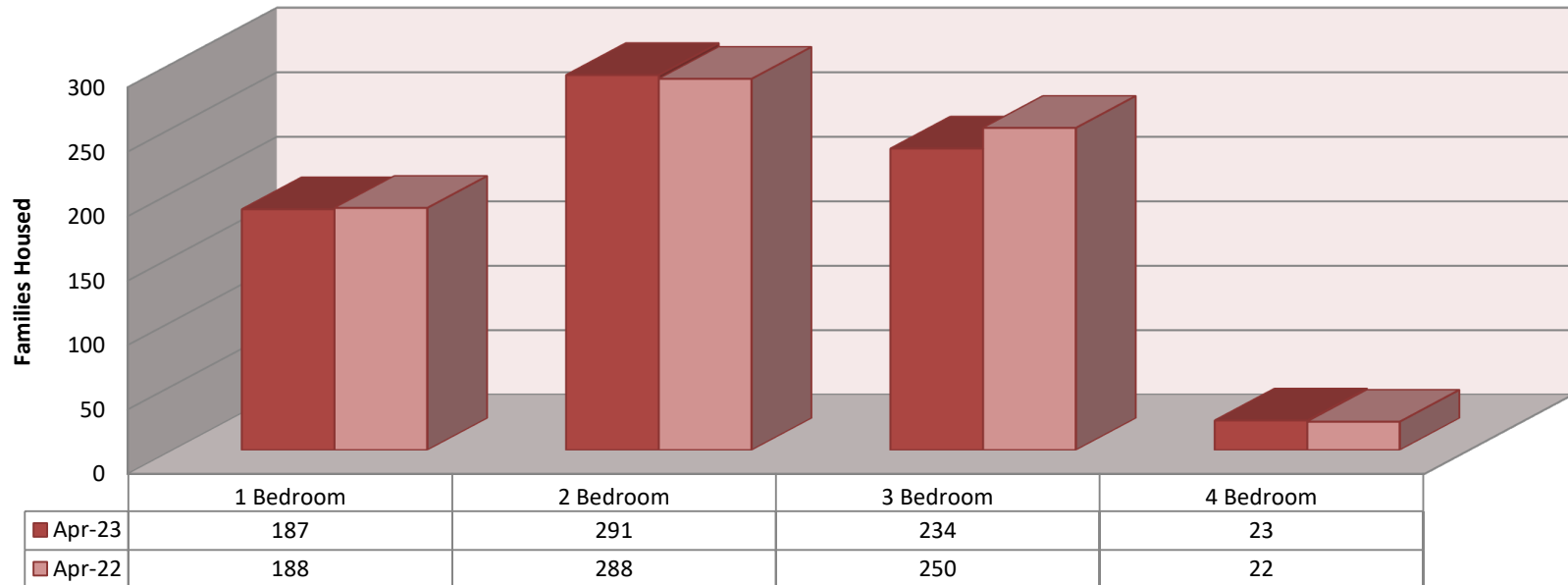
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
May 17, 2023**

**Total Alloted Vouchers: 743
Vouchers Leased: 735
Pending Vouchers: 8
Vouchers Seaching: 21**

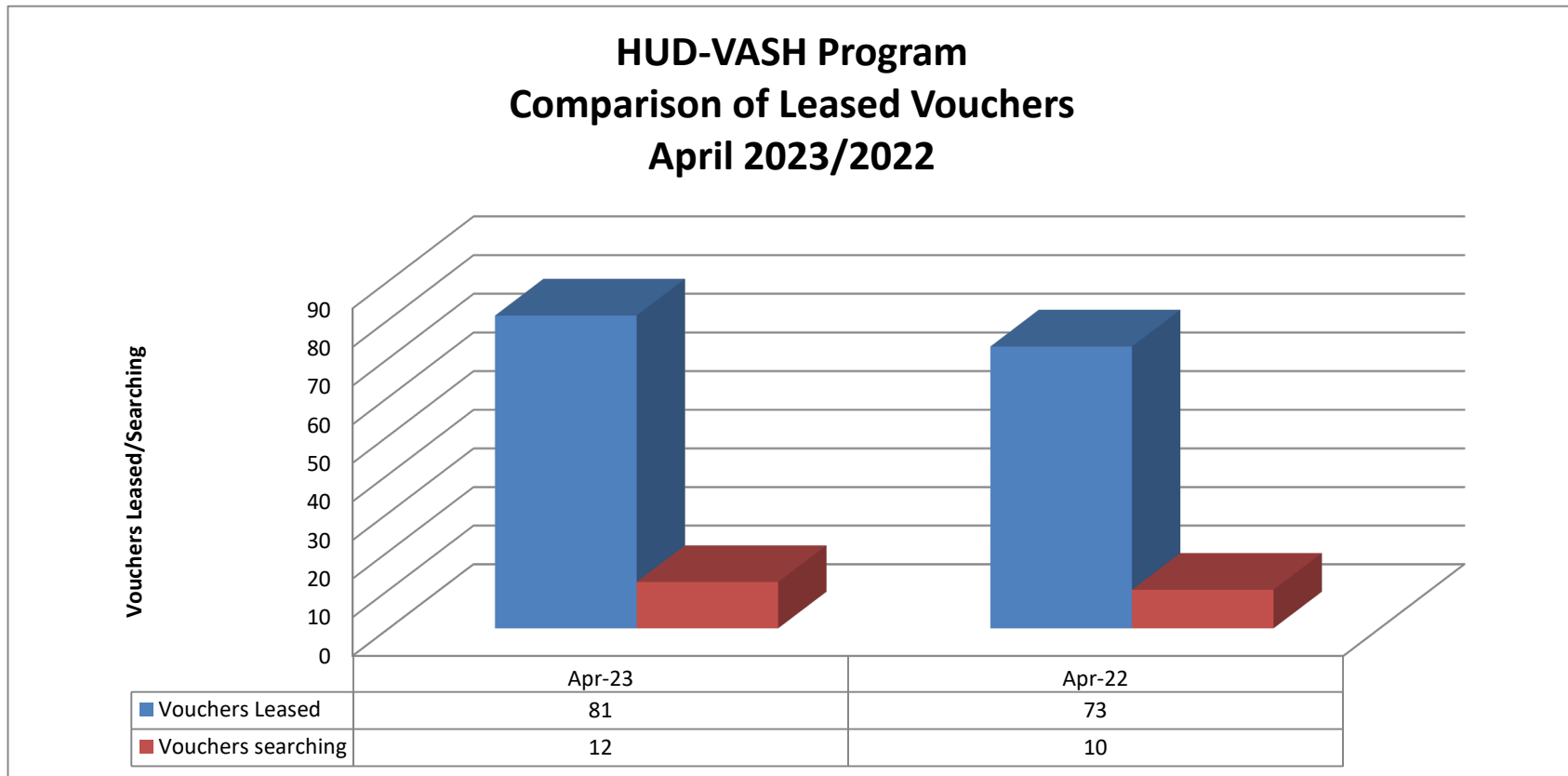
**HCV/Section 8 Program
Comparison of Leased Vouchers
April 2023/2022**



Total Families on Waiting List	621
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**Board Meeting Report
May 17, 2023**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 81
Port-outs: 48
Housed in Harlingen: 33**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report May 17, 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
March 2023 Score is
96.10%

Quality Control

File audit was held on April 28, 2023 at Le Moyne Gardens
4 files were audited

Activities for the month of April 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on April 13th (20 were received)
- Issued HAP Checks for May 2023
- Conducted VASH Appointments
- Submitted VMS and monthly reports to HUD and PIC
- Submitted Lease up report to Finance Dept.
- Attended Staff meeting with Low Rent
- 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
- Attended Nelrod Conference at Las Vegas, Nevada
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report January through April 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	135	111	102	34	285	285	32	7	2	45
2022	128	88	107	6	285	285	95	35	10	42
Increase	7	23	0	28	0	0	0	0	0	3
Decrease	0	0	5	0	0	0	63	28	8	0

HCV/SECTION 8 PROGRAM
Comparative Summary Report January through April 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	35	26	24	7	71	71	14	1	1	12
April	34	26	29	20	97	97	18	2	1	18
YTD	135	111	102	34	285	285	32	7	2	45

HCV/SECTION 8 PROGRAM
Comparative Summary Report January through April 2022

MONTH:	Applications Given	Applications Received	Interims Received	Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Leased (Move-Ins)	Port Administered	Move-Outs
January	27	8	38	1	55	55	12	0	3	16
February	32	30	30	2	73	73	21	7	2	6
March	39	36	23	2	73	73	41	7	2	10
April	30	14	16	1	84	84	21	21	3	10
YTD	128	88	107	6	285	285	95	35	10	42

Housing Authority of the City of Harlingen, Texas

April 30, 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	115	19	4	4	192	483
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	1	0	0	0	3	4
3 bed	0	1	0	0	0	1	2
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	0	2	0	0	0	4	6
Total Vacancies →	0	2	0	0	0	4	6

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 4/30/2023

Prepared by: Nancy Garza - Admission Coordinator

* **OCCUPANCY RATE:** 100.00% 98.33% 100.00% 100.00% 100.00% 98.00% **98.80%**

* **VACANCY RATE:** 0.00% 1.67% 0.00% 0.00% 0.00% 2.00% **1.20%**

* does not include CFP units

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

Per unit Fee count 150 118 20 4 4 196 492

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 May 17, 2023

Activities for the month of April

WAITING LIST AS OF 04-30-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	68
2 Bedroom	09
3 Bedroom	11
4 Bedroom	3
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 91

Unit offers mailed: 5

Security Deposits received: 04

Applications ready for review as of 4-30-2023: 09

Applications pending: 71

LOW RENT PROGRAM

Comparative Summary Report January through April 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	257	236	52	55	15	80	20	18	23%
2022	266	243	40	114	36	94	22	17	18%
Increase	0	0	12	0	0	0	0	1	5%
Decrease	9	7	0	59	21	14	2	0	0%

LOW RENT PROGRAM
Monthly Summary Report January through April 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%
April	73	74	9	34	5	5	7	4	80%
YTD Total:	257	236	52	55	15	80	20	18	23%

LOW RENT PROGRAM
Monthly Summary Report January through April 2022

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January	75	65	10	10	5	20	1	2	10%
February	64	59	4	25	22	37	7	2	5%
March	47	46	17	65	8	21	2	12	57%
April	80	73	9	14	1	16	12	1	6%
YTD Total:	266	243	40	114	36	94	22	17	18%

Report By: Nancy Garza -Admissions Coordinator

Date: May 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: May 17, 2023 Public Housing Board Report- April 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.

March 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 one (1) 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.

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.

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
May 17, 2023
April Activities

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

- Los Vecinos - April 12th and April 26th at 2:00 p.m.
 - Topics discussed street repairs at Los Vecinos - 4 residents attended
- Bonita Park – April 11th and April 25th at 2:00 p.m.
 - Topics discussed fundraiser activities – 5 residents attended
 - Dia De Niño celebration was held April 28, 2023. The tenant association celebrated their children with a small gathering. They served food, refreshments, and cake. They also had a piñata. 90 residents with their children attended
- Sunset Terrace – April 12th and April 26th at 11:00 a.m.
 - Topics discussed Association recruitment – 0 residents attended
- Le Moyne Gardens – April 13th and April 27th at 10:00 a.m.
 - Topics discussed fundraiser activities – 1 resident attended

Vegetable Garden Meetings:

- Le Moyne Gardens – every Tuesday and Wednesday at 4:00 p.m.
 - Participants - four staff members and one resident, we planted peppers, okra, carrots, cucumbers, cauliflower, broccoli and tomato
- Los Vecinos closed due to street construction

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:

- The peer-to-peer call meeting was Tuesday, April 25, 2023 at 2:00 p.m. via Zoom. Community updates were given
- BRE Story time was presented this month by Le Moyne Gardens.
 - Ms. Melissa Guajardo, Human Resource/Accounting Coordinator at the Harlingen Housing Authority read “The Foot Book” by Dr. Seuss

2023 NAHRO 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
 - No updates

Art Projects/Newsletter:

- The “What Home Means to Me” Poster Contest. We received nine posters and were submitted to NAHRO on March 17, 2023
 - No updates
- The Spring newsletter was finalized and distributed

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 school’s feeding program. They will keep us posted with a response from the Texas Department of Agriculture (TDA)

Family Learning Centers and other activities:

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

Resident and Youth Activities Board Report
May 17, 2023
April Activities

- April 19, 2023 – Scholarship recipients, staff and I traveled to Corpus Christi for the TX NAHRO Conference. Mr. Moreno and Mr. Pedraza received their scholarship award

2023 Scholarships: 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	8	8	0
HAVE-STR	5/04/2023	4	4	0
Los Vecinos Tenant Association	4/28/2023	2	2	0
Sunset Tenant Association	4/28/2023	2	2	0
Bonita Park Tenant Association	4/28/2023	1	1	0
Le Moyne Gardens Tenant Association	4/28/2023	1	0	0
NELROD	5/31/2023	0	0	0

PHADA

- Kevin Moreno – Amount of scholarship award - \$5,000.00

TX NAHRO

- Kevin Moreno - Amount of scholarship award - \$2,500.00
- Samuel Pedraza - Amount of scholarship award - \$1,000.00

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

**Resident and Youth Activities Board Report
May 17, 2023
April Activities**



Kevin Moreno
TX NAHRO Scholarship Recipient
\$2,500.00



Samuel Pedraza
TX NAHRO Scholarship Recipient
\$1,000.00

HARLINGEN



Housing Authority

May 17, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

April Activity

Units ready to rent for the Month of April 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	0	0	0	0
Le Moyne Gardens	0	60;152;171	36;42;118	0	6
Sunset Terrace	0	0	04	0	1
Aragon/Arroyo	0	A	0	0	1
Total	0	4	4	0	8

Work orders completed for the Month of April 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2023 - 04/30/2023	99	72	184	31	386

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2022 – 04/30/2022	134	79	113	12	338

Date: May 1, 2023

To: Harlingen Housing Authority Board of Commissioners

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

Subject: May 17, 2023, Board Report-April 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 the street and parking on Pierce Street. This job is 5% complete.

Rudy De La Cruz is working on emergency roof repairs, installation of metal roof apartments #5 through #8. This job is 80% complete.

Rudy De La Cruz is working on emergency roof repairs, installation of metal roof apartments #101 through #104. This job is 80% complete.

Rudy De La Cruz removed trash and debris from property. This job is 100% complete.

G.S Electric & Remodeling repaired emergency electrical wires to apartments #5 through #8. This job is 100% 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.

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.

Southern Construction repaired plumbing at the office. This job is 100% complete.

Rudy De La Cruz prepared apartment #4 for rent. 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 remodeled apartment #60. This job is 100% complete.

Rudy De La Cruz remodeled apartment #118. This job is 100% complete.

Rudy De La Cruz installed metal roof apartments #123 through #126. This job is 100% complete.

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.**209 Jackson Street:**

Southern Construction repaired plumbing at the office. This job is 100% complete.

G.S Electric & Remodeling repaired electrical wiring parking gate. This job is 100% complete.

Monte Cristo:

Rudy De La Cruz replaced a broken window at apartment A. This job is 100% complete.

Accounting Assistant /MIS Coordinator Board Report

May 17, 2023

April 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 and HAHC meeting at the COCC
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board Meeting
- Printed out all invoices that were emailed to me for payment
- Coded and Entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Closed Purchase orders once completed and approved by management
- Closed the End of Month
- Combined the End of Month reports and sent them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns
- Submitted reports as needed (Weekly, 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 4-14-23 due to disinfecting of the COCC
- Worked from home on 4-24-23 in the morning due to disinfecting of the COCC
- Update: Texas State Alarm restored cameras at Le Moyne Gardens. Spoke to Ms. Mary. (4-27-23)

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: May 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the May 17, 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:

May 01, 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:

May 2023: Schedule may change at any time

- 01: Update Community letters with office hours 8:30 a.m. – 4:30 p.m.
- 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: HCISD Counselor Mtg with Managers at 11:30 a.m. at COCC (Action Plan for Summer)
- 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: Auction listing due to City of Harlingen
- 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: HCV/S8 Two Year Tool HUD Mtg at 10:00 a.m. (Microsoft Teams)
- 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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) (staff in office at 1:00 p.m.)
- 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: Board Mtg Practice at 9:00 a.m.
- 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) (staff in office 1:00 p.m.)
- 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 27: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
- 27: 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.
- 27: 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.
- 28: 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.
- 28: 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) (staff in offices at 1:00 p.m.)
 - 24: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
 - 24-28: Auction items will be dropped off at City of Harlingen Warehouse by Maintenance
 - 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
 - 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.
 - 29: Auction City of Harlingen
 - 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
- 21-22: Mid-Year Inventory for Los Vecinos
- 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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) (staff in office at 1:00 p.m.)
- 28: Security Mtg at 9:00 a.m. Webex

- 28: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 28-29: Mid-Year Inventory for Bonita Park
- 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.
- 06-07: Mid-Year Inventory for Le Moyne Gardens
- 07: Mid-Year Inventory for Administrative Building (COCC)
- 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) (staff in office at 1:00 p.m.)
- 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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.
- 06-08: NAHRO Conference, New Orleans, Louisiana
- 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: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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) (staff in office 1:00 p.m.)
- 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
- 28: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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)
- 21: 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 (Office Closed) (staff in office at 1:00 p.m.)
- 26: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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: I attended the Texas NAHRO Conference on April 11-13, 2023. The focus of this conference was on changes to the NSPIRE Inspections which stands for National Standards for Physical Inspections for Real Estate. NSPIRE Inspections will use the same inspection scoring for both Public Housing and HCV/S8 Programs. Staff and I also attended the Annual Nelrod Conference April 19-21, 2023, and staff summaries will be shared with the weekly board packets. 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 Office monthly for the HCV/S8 Two Year Tool. We are registered with Nelrod On-Demand training and each staff member can sign up to receive training on 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 started 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 April 14, 2023, Special Board Meeting and Minutes for April 26, 2023 Regular Board Meeting. We also reviewed the agenda for the May 17, 2023, Regular Board Meeting at Sunset Terrace Community Building.

*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 June 21, 2023 at 12 noon at Administrative Building. The option to attend 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.