



REGULAR BOARD MEETING
Wednesday, June 21, 2023 @ 12:00 p.m. (Noon)
At the Administrative Building
219 E. Jackson Street, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, June 21, 2023 @ 12:00 p.m. (Noon) at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting #2567 772 3030, Password:hha21 or join the video conference by phone at 408-418-9388, Password: 44221.

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. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Patty Vega
5. Pledge of Allegiance – Patty Vega
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of May 17, 2023. (pg.3-7)
9. Presentation of “Employee of the Quarter” for the months of July, August, and September 2023. (pg.8)

II. NEW BUSINESS

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

III. OLD BUSINESS-NON-ACTION ITEMS

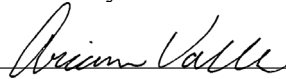
1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.31-50)
 - b) HR & Accounting Coordinator Report by Melissa Guajardo; (pg.51)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.52-56)
(Comparative summary for January-May 2023-2022)

- d) Low Rent Occupancy Report by Nancy Garza; (pg.57-60) 2
(Comparative summary for January-May 2023-2022)
e) Senior Property Manager with Resident Activities Report by Mary Prieto; (pg.61-64)
f) Maintenance Report by Mary Prieto; (pg.65)
g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.66-67)
h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.68)
2. Chief Executive Officer's Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. (pg.69-82)

IV. Adjournment

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board in the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and 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, June 16, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of June 2023



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, May 17, 2023, at 12:00 p.m. (noon)
At the Sunset Terrace Community Building
1401 N. Sunset Dr., Harlingen, TX 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, May 17, 2023, at 12:00 p.m. (noon) at the Sunset Terrace Community Building, 1401 N. Sunset Dr., Harlingen, TX 78550. Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Maria I. Borjas, Carlos Muñiz and Bettina Elliott.

INVOCATION

Admissions Coordinator Nancy Garza gave the invocation.

PLEDGE OF ALLEGIANCE

Admissions Coordinator Nancy Garza 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, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, John Alvarado, Computer Network Group, and Beka Harrison, CPA, CFE, Senior Manager for MRI/Lindsey Software.

PUBLIC COMMENTS

No members of the public were present at the Sunset Terrace Community Building, 1401 N. Sunset Dr., Harlingen, TX 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 APRIL 26, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of April 26, 2023. Commissioner Muñiz made the motion to approve the Minutes of the Regular Board Meeting of April 26, 2023. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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.

Chief Financial Officer Lucio informed the Board that the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2023 were included in their board packet. She reported as follows:

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	\$252,180.31	\$72,409.30	\$56,731.93	\$56,268.68	\$62,201.24	\$4,569.16	\$476,227.00
Total Expenditures	\$415,798.12	\$89,912.32	\$82,303.13	\$79,118.14	\$155,381.76	\$9,082.77	\$475,046.38
Revenues Over (Under) Expenditures	(\$163,617.81)	(\$17,503.02)	(\$25,571.20)	(\$22,849.46)	(\$93,180.52)	(\$4,513.61)	\$1,180.62
Cash reserves or funds transferred in	\$163,617.81	\$17,503.02	\$25,571.20	\$22,849.46	\$93,180.52	\$4,513.61	\$0.00
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	\$4,696,680.53	\$845,641.85	\$1,192,652.75	\$1,103,777.30	\$1,503,619.59	\$50,989.04	\$5,303,212.54
Total Expenditures	\$3,689,995.60	\$776,072.84	\$817,506.68	\$892,027.73	\$1,172,768.27	\$31,620.08	\$5,473,862.55
Revenues Over (Under) Expenditures	\$1,006,684.93	\$69,569.01	\$375,146.07	\$211,749.57	\$330,851.32	\$19,368.96	(\$170,650.01)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170,650.01
Note: HCV/Section8: Housing more families							

Beka Harrison CPA, CFE, Senior Manager for MRI/Lindsey Software provided an overview of the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2023. Commissioner Muñiz asked what is the net position year to year? Beka Harrison CPA, CFE, Senior Manager for MRI/Lindsey Software stated there is an increase of \$610,840.00. Chair Perez asked is Le Moyne Gardens high performance due to the size of the property? Chief Financial Officer Lucio stated yes. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve

the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2023. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2023, as presented. Motion was seconded by Commissioner Elliott and passed unanimously.

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

Senior Property Manager Prieto informed the Board that the board packet contained a listing of unpaid balances due for vacated unit accounts for the month of April 2023 in the total amount of \$609.00 The total amount consists of:

For the month of April 2023						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609.00
		Grand Total	\$ 609.00			

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 April 2023 in the total amount of \$609.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2023 in the total amount of \$609.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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.

HCV/Section 8 & Admissions Administrator Perez informed the Board that the Section 8 Management Assessment Program (SEMAP) Certification is used to remotely measure PHA performance and administration of the HCV/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. Chair Perez asked how is the selection from the waiting list indicator calculated? HCV/Section 8 & Admissions Administrator Perez stated it's a percentage depending how many applicants are on the waiting list. Commissioner Muñoz asked is the total score 135? HCV/Section 8 & Admissions Administrator Perez stated yes, with 135 being the highest score. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1497 approving the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2023. Commissioner Elliott made the motion to pass Resolution 1497 approving the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2023. The motion was seconded by Commissioner Muñoz and passed unanimously.

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.

Chief Financial Officer Lucio informed the Board a copy of the listing of obsolete items from the Harlingen Housing Authority's inventory was in their board packets. Chief Financial Officer

Lucio stated that the Harlingen Housing Authority removes and disposes obsolete items owned by the Harlingen 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. Commissioner Elliott asked are the action items sold as is? Chief Financial Officer Lucio stated yes. Vice-Chair Sánchez Peña asked where do the funds go back to when items are sold? Chief Financial Officer Lucio stated funds go back to the department it belongs to. Commissioner Muñiz asked are the refrigerators being auctioned replaced? Chief Financial Officer Lucio stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1498 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2023 City of Harlingen auction. Commissioner Elliott made the motion to pass Resolution 1498 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2023 City of Harlingen auction. The motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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.

Chief Executive Officer Benavides informed the Board 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. Property information is kept 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. Commissioner Muñiz asked if the Chief Executive Officer is an authorized user? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1499 to approve the Chief Executive Officer to add the new Chief Financial Officer and the new Administrative Assistant as authorized users of the safe deposit boxes located at the Lone Star National Bank. Commissioner Elliott made the motion to pass Resolution 1499 approving the Chief Executive Officer to add the new Chief Financial Officer and the new Administrative Assistant as authorized users of the safe deposit boxes located at the Lone Star National Bank. Motion was seconded by Commissioner Muñiz 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 summary for January-April 2023-2022)
- d) Low Rent Occupancy Report by Nancy Garza
(Comparative summary for January-April 2023-2022)

- 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 board packet, and she asked if they had any questions. No questions were asked.

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

Chief Executive Officer Benavides informed the Board that her report was included in the board packet. Chief Executive Officer Benavides stated that our next Regular Board meeting will be June 21, 2023, at the Administrative Building 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 Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 12:39 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

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

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

Counselor: June 21, 2023
Law Office of
Alan T. Ozuna

Chief Executive Officer: Norma Serino
Hilda Benavides Harlingen Housing Authority
219 E. Jackson St.
Harlingen, TX 78550



Dear Mrs. Serino:

Congratulations on being selected as the “Employee of the Quarter” for the months of July, August & September 2023.

Your employment with us began on October 12, 2015, as a Clerk and November 2016, you became an Assistant Property Manager. You are currently the Property Manager at the Los Vecinos Apartments, and you are doing a great job leading your team with the construction work taking place at the site. You are very detailed with your daily construction updates, and you make sure that everyone is well informed.

You are always courteous and respectful to everyone. Your positive attitude is a great asset to our agency. Your hard work and dedication show in your daily tasks.

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

Sincerely Yours,

Hilda Benavides
Hilda Benavides, Carlos Perez, Irma Sánchez Peña,
Chief Executive Officer Chair Vice-Chair

Carlos Muñiz, Maria Ines Borjas, Bettina Elliott,
Commissioner Commissioner Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

April 2023

COCC

Low Rent Program

Family Living Center

HCV/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 April 2023**

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$422,230.57</u>	<u>\$71,445.66</u>	<u>\$106,681.77</u>	<u>\$101,538.76</u>	<u>\$136,987.97</u>	<u>\$5,576.41</u>	<u>\$429,050.86</u>
Total Expenditures	<u>\$196,377.97</u>	<u>\$38,755.59</u>	<u>\$48,294.53</u>	<u>\$49,631.47</u>	<u>\$58,386.22</u>	<u>\$1,310.16</u>	<u>\$470,086.72</u>
Revenues Over (Under) Expenditures	<u>\$225,852.60</u>	<u>\$32,690.07</u>	<u>\$58,387.24</u>	<u>\$51,907.29</u>	<u>\$78,601.75</u>	<u>\$4,266.25</u>	<u>(\$41,035.86)</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>\$41,035.86</u>

Note: HCV/Section 8 is housing more families as budget permits

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
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Note: HCV/Section 8 is housing more families as budget permits

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	1 Month(s) Ended April 30, 2023	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22	5	0.00	0.00	1,000.00	(1,000.00) -100.00 %
CFP Admin 50121	1	06 3690.28	5	0.00	0.00	4,166.66	(4,166.66) -100.00 %
Other Income - CFP 22	1	06 3690.29	5	13,260.00	13,260.00	10,666.66	2,593.34 24.31 %
Total Operating Income				13,260.00	13,260.00	15,833.32	(2,573.32) -16.25 %
Rental Income							
NON-DWELLING RENT	1	06 3190	5	2,198.81	2,198.81	2,236.33	(37.52) -1.68 %
Total Rental Income				2,198.81	2,198.81	2,236.33	(37.52) -1.68 %
Other Income							
Investment Income - Unrestricted	1	06 3610	5	1,020.99	1,020.99	666.66	354.33 53.15 %
OTHER INCOME	1	06 3690	5	42.66	42.66	1,338.00	(1,295.34) -96.81 %
Other Income - Management Fee - CC	1	06 3690.2	5	29,243.20	29,243.20	32,878.00	(3,634.80) -11.06 %
Other Income - Asset Management Fe	1	06 3690.3	5	14,844.00	14,844.00	14,860.00	(16.00) -0.11 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4	5	9,840.00	9,840.00	9,810.00	30.00 0.31 %
IT Fees	1	06 3690.5	5	996.00	996.00	980.00	16.00 1.63 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88	5	0.00	0.00	41.66	(41.66) -100.00 %
Total Other Income				55,986.85	55,986.85	60,574.32	(4,587.47) -7.57 %
Total Revenue				71,445.66	71,445.66	78,643.97	(7,198.31) -9.15 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06 4110	5	15,302.07	15,302.07	35,770.83	20,468.76 57.22 %
LEGAL EXPENSE	1	06 4130	5	1,267.50	1,267.50	766.66	(500.84) -65.33 %
STAFF TRAINING	1	06 4140	5	0.00	0.00	1,416.66	1,416.66 100.00 %
TRAVEL	1	06 4150	5	987.63	987.63	2,083.33	1,095.70 52.59 %
Travel-Mileage Reimbursment	1	06 4150.2	5	189.30	189.30	166.66	(22.64) -13.58 %
Accounting Fees	1	06 4170	5	0.00	0.00	3,083.33	3,083.33 100.00 %
Audit Fees	1	06 4171	5	0.00	0.00	416.66	416.66 100.00 %
Employee Benefits Cont - Admin	1	06 4182	5	8,706.58	8,706.58	10,941.66	2,235.08 20.43 %
SUNDRY	1	06 4190	5	293.10	293.10	198.16	(94.94) -47.91 %
Postage/FedEx/UPS	1	06 4190.03	5	0.00	0.00	333.33	333.33 100.00 %
Advertising and Marketing	1	06 4190.08	5	0.00	0.00	416.66	416.66 100.00 %
PUBLICATIONS	1	06 4190.11	5	0.00	0.00	500.00	500.00 100.00 %
MEMBERSHIP DUES AND FEES	1	06 4190.12	5	0.00	0.00	291.66	291.66 100.00 %
Telephone/Cell Phone/Internet	1	06 4190.13	5	1,369.99	1,369.99	2,000.00	630.01 31.50 %
FORMS & OFFICE SUPPLIES	1	06 4190.17	5	352.76	352.76	1,333.33	980.57 73.54 %
Other Sundry Expense	1	06 4190.18	5	933.83	933.83	583.33	(350.50) -60.09 %
Administrative Contact Costs	1	06 4190.19	5	5,662.73	5,662.73	8,583.00	2,920.27 34.02 %
BOARD MEETING EXPENSE	1	06 4190.9	5	265.45	265.45	1,166.66	901.21 77.25 %
Total Administrative Expense				35,330.94	35,330.94	70,051.92	34,720.98 49.56 %
Utilities Expense							
WATER	1	06 4310	5	(13.83)	(13.83)	33.33	47.16 141.49 %
ELECTRICITY	1	06 4320	5	34.67	34.67	1,250.00	1,215.33 97.23 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390	5	(17.73)	(17.73)	83.33	101.06 121.28 %
Total Utilities Expense				3.11	3.11	1,366.66	1,363.55 99.77 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06 4410	5	343.66	343.66	1,250.00	906.34 72.51 %
MATERIALS	1	06 4420	5	0.00	0.00	500.00	500.00 100.00 %
Contract Cots-Extermination/Pest Con	1	06 4430.01	5	0.00	0.00	100.00	100.00 100.00 %
Contract Costs-Other Repairs	1	06 4430.03	5	0.00	0.00	583.33	583.33 100.00 %
Contract Costs-Auto/Truck Maint/Rep	1	06 4430.08	5	49.90	49.90	416.66	366.76 88.02 %
Contract Costs-Heating & Cooling Cont	1	06 4430.17	5	0.00	0.00	666.66	666.66 100.00 %
Contact Costs-Electrical Contracts	1	06 4430.21	5	0.00	0.00	416.66	416.66 100.00 %
Garbage and Trash Removal	1	06 4431	5	(46.79)	(46.79)	100.00	146.79 146.79 %
Emp Benefit Cont - Maintenance	1	06 4433	5	(46.98)	(46.98)	0.00	46.98 100.00 %
Total Ordinary Maintenance and Operation				299.79	299.79	4,033.31	3,733.52 92.57 %

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: PHA

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

Fiscal Year End Date:	3/31/2024				ACCOUNT		1 Month(s) Ended	1 Month(s) Ended	Budget	Variance	Variance %
							April 30, 2023	April 30, 2023			
Protective Services											
Protective Services - Contract Costs	1	06	4480	5			70.38	70.38	1,666.66	1,596.28	95.78 %
Total Protective Services							70.38	70.38	1,666.66	1,596.28	95.78 %
General Expense											
Insurance -Property (Fire & EC)	1	06	4510.01	5			659.33	659.33	250.00	(409.33)	-163.73 %
Insurance - General Liability	1	06	4510.02	5			129.06	129.06	83.33	(45.73)	-54.88 %
Insurance - Automobile	1	06	4510.03	5			435.28	435.28	150.00	(285.28)	-190.19 %
Insurance - Workman's Comp	1	06	4510.04	5			1,120.50	1,120.50	416.66	(703.84)	-168.92 %
Insurance - Fidelity Bond	1	06	4510.09	5			243.92	243.92	83.33	(160.59)	-192.72 %
Insurance - Windstorm	1	06	4510.15	5			463.28	463.28	500.00	36.72	7.34 %
MATLAND PROPERTY TAXES	1	06	4520.1	5			0.00	0.00	41.66	41.66	100.00 %
Total General Expense							3,051.37	3,051.37	1,524.98	(1,526.39)	-100.09 %
Other Expenditures											
Property Better & Add-Contract Costs	1	06	7540.4	5			0.00	0.00	4,166.66	4,166.66	100.00 %
Operating Exp For Property - Contra	1	06	7590	5			0.00	0.00	(4,166.66)	(4,166.66)	-100.00 %
Total Other Expenditures							0.00	0.00	0.00	0.00	-100.00 %
Total Expenses							(38,755.59)	(38,755.59)	(78,643.53)	39,887.94	50.72 %
Total Net Income (Loss)							32,690.07	32,690.07	0.44	32,689.63	8376429.55 %

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	26,672.00	177.81	26,672.00	177.81	24,270.43	2,401.57	9.90 %
Total Rental Income			26,672.00	177.81	26,672.00	177.81	24,270.43	2,401.57	9.90 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	10.92	0.07	10.92	0.07	1,250.00	(1,239.08)	-99.13 %
Interest Income - Bank Statement	1 01 3610.01	5	3,133.85	20.89	3,133.85	20.89	0.00	3,133.85	100.00 %
Other Income-Tenants	1 01 3690	5	2,365.00	15.77	2,365.00	15.77	2,333.33	31.67	1.36 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	20.83	(20.83)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	25.00	(25.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	50.00	(50.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	7,500.00	(7,500.00)	-100.00 %
Total Other Income			5,509.77	36.73	5,509.77	36.73	11,179.16	(5,669.39)	-50.71 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	74,500.00	496.67	74,500.00	496.67	60,582.50	13,917.50	22.97 %
Total Other Receipts			74,500.00	496.67	74,500.00	496.67	60,582.50	13,917.50	22.97 %
Total Revenue			106,681.77	711.21	106,681.77	711.21	96,032.09	10,649.68	11.09 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	3,527.85	23.52	3,527.85	23.52	8,916.66	5,388.81	60.44 %
Legal Expense	1 01 4130	5	409.50	2.73	409.50	2.73	250.00	(159.50)	-63.80 %
Staff Training	1 01 4140	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	100.00	100.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	629.23	629.23	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	1,854.00	12.36	1,854.00	12.36	3,500.00	1,646.00	47.03 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	208.33	208.33	100.00 %
Publications	1 01 4190.11	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Membership Dues and Fees	1 01 4190.12	5	733.20	4.89	733.20	4.89	166.66	(566.54)	-339.94 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	496.81	3.31	496.81	3.31	750.00	253.19	33.76 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	864.00	5.76	864.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	192.18	1.28	192.18	1.28	833.33	641.15	76.94 %
Other Sundry Expense	1 01 4190.18	5	163.57	1.09	163.57	1.09	638.86	475.29	74.40 %
Administrative Contact Costs	1 01 4190.19	5	4,715.27	31.44	4,715.27	31.44	6,250.00	1,534.73	24.56 %

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21	5	8,952.00	59.68	8,952.00	59.68	9,000.00	48.00	0.53 %
Asset Management Fee - AMP	1 01	4190.22	5	1,500.00	10.00	1,500.00	10.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23	5	1,125.00	7.50	1,125.00	7.50	1,166.66	41.66	3.57 %
IT Fees-COCC	1 01	4190.24	5	300.00	2.00	300.00	2.00	300.00	0.00	0.00 %
Total Administrative Expense				24,833.38	165.56	24,833.38	165.56	35,990.37	11,156.99	31.00 %
Tenant Services										
Tenant Services - Salaries	1 01	4210	5	793.41	5.29	793.41	5.29	1,500.00	706.59	47.11 %
Ten Services - Recreation, Pubs, Other	1 01	4220	5	220.00	1.47	220.00	1.47	666.66	446.66	67.00 %
Total Tenant Services				1,013.41	6.76	1,013.41	6.76	2,166.66	1,153.25	53.23 %
Utilities Expense										
Water	1 01	4310	5	(134.58)	(0.90)	(134.58)	(0.90)	291.66	426.24	146.14 %
Electricity	1 01	4320	5	15.99	0.11	15.99	0.11	1,250.00	1,234.01	98.72 %
Gas	1 01	4330	5	0.15	0.00	0.15	0.00	166.66	166.51	99.91 %
Other Utility Expense - Sewer	1 01	4390	5	(228.63)	(1.52)	(228.63)	(1.52)	125.00	353.63	282.90 %
Total Utilities Expense				(347.07)	(2.31)	(347.07)	(2.31)	1,833.32	2,180.39	118.93 %
Ordinary Maintenance and Operation										
Labor	1 01	4410	5	2,543.94	16.96	2,543.94	16.96	6,833.33	4,289.39	62.77 %
Materials	1 01	4420	5	50.93	0.34	50.93	0.34	4,166.66	4,115.73	98.78 %
Contract Costs	1 01	4430	5	0.00	0.00	0.00	0.00	2,083.33	2,083.33	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01	5	0.00	0.00	0.00	0.00	916.66	916.66	100.00 %
Contract Costs-Other Repairs	1 01	4430.03	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Contract Costs-Maint Cell Phone	1 01	4430.04	5	16.75	0.11	16.75	0.11	83.33	66.58	79.90 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08	5	74.85	0.50	74.85	0.50	516.66	441.81	85.51 %
Contract Costs-Maintenance	1 01	4430.09	5	1,451.80	9.68	1,451.80	9.68	1,666.66	214.86	12.89 %
Contract Costs-Other	1 01	4430.13	5	288.00	1.92	288.00	1.92	2,083.33	1,795.33	86.18 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Contract Costs-Landscape & Ground	1 01	4430.19	5	2,250.00	15.00	2,250.00	15.00	4,750.00	2,500.00	52.63 %
Contract Costs-Unit Turnaround	1 01	4430.20	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Contact Costs-Electrical Contracts	1 01	4430.21	5	0.00	0.00	0.00	0.00	1,666.66	1,666.66	100.00 %
Contact Costs-Plumbing Contracts	1 01	4430.22	5	0.00	0.00	0.00	0.00	3,750.00	3,750.00	100.00 %
Contract Costs-Janitorial Contracts	1 01	4430.23	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Connect/Disconnect Fees	1 01	4430.4	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Garbage and Trash Collection	1 01	4431	5	(87.74)	(0.58)	(87.74)	(0.58)	291.66	379.40	130.08 %
Emp Benefit Cont - Maintenance	1 01	4433	5	2,147.46	14.32	2,147.46	14.32	2,666.66	519.20	19.47 %
Total Ordinary Maintenance and Operation				8,735.99	58.24	8,735.99	58.24	37,974.93	29,238.94	77.00 %
Protective Services										
Protective Services - Contract Costs	1 01	4480	5	5,195.73	34.64	5,195.73	34.64	5,000.00	(195.73)	-3.91 %

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Total Protective Services			5,195.73	34.64	5,195.73	34.64	5,000.00	(195.73)	-3.91 %
General Expense									
Insurance -Property (Fire & EC)	1 01	4510.01 5	4,615.31	30.77	4,615.31	30.77	1,500.00	(3,115.31)	-207.69 %
Insurance - General Liability	1 01	4510.02 5	113.58	0.76	113.58	0.76	50.00	(63.58)	-127.16 %
Insurance - Automobile	1 01	4510.03 5	625.71	4.17	625.71	4.17	250.00	(375.71)	-150.28 %
Insurance - Workman's Comp	1 01	4510.04 5	828.20	5.52	828.20	5.52	333.33	(494.87)	-148.46 %
Insurance - Fidelity Bond	1 01	4510.09 5	180.29	1.20	180.29	1.20	91.66	(88.63)	-96.69 %
Insurance - Windstorm	1 01	4510.15 5	0.00	0.00	0.00	0.00	7,500.00	7,500.00	100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	2,500.00	16.67	2,916.66	416.66	14.29 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	8.33	8.33	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Total General Expense			8,863.09	59.09	8,863.09	59.09	13,066.64	4,203.55	32.17 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	0.00	0.00	45,833.33	45,833.33	100.00 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	0.00	0.00	(45,833.33)	(45,833.33)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(48,294.53)	(321.96)	(48,294.53)	(321.96)	(96,031.92)	47,737.39	49.71 %
Net Income (Loss)			58,387.24	389.22	58,387.24	389.25	0.17	58,387.07	61306117.67 %

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	28,434.00	192.12	28,434.00	192.12	24,833.33	3,600.67	14.50 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	0.00	0.00	350.00	(350.00)	-100.00 %
Total Rental Income			28,434.00	192.12	28,434.00	192.12	25,183.33	3,250.67	12.91 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	728.58	(728.58)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,802.01	12.18	1,802.01	12.18	0.00	1,802.01	100.00 %
Other Income - Tenants	1 02 3690	5	3,431.00	23.18	3,431.00	23.18	2,800.00	631.00	22.54 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	26.16	(26.16)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	41.66	(41.66)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	7,500.00	(7,500.00)	-100.00 %
Total Other Income			5,233.01	35.36	5,233.01	35.36	11,096.40	(5,863.39)	-52.84 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	67,871.75	458.59	67,871.75	458.59	54,312.00	13,559.75	24.97 %
Total Other Receipts			67,871.75	458.59	67,871.75	458.59	54,312.00	13,559.75	24.97 %
Total Revenue			101,538.76	686.07	101,538.76	686.07	90,591.73	10,947.03	12.08 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	3,649.73	24.66	3,649.73	24.66	12,750.00	9,100.27	71.37 %
Legal Expense	1 02 4130	5	292.50	1.98	292.50	1.98	208.33	(84.17)	-40.40 %
Staff Training	1 02 4140	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	66.66	66.66	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	545.66	545.66	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	1,804.82	12.19	1,804.82	12.19	4,791.66	2,986.84	62.33 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	41.66	41.66	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	277.66	277.66	100.00 %
Publications	1 02 4190.11	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Membership Dues and Fees	1 02 4190.12	5	733.20	4.95	733.20	4.95	83.33	(649.87)	-779.88 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	548.40	3.71	548.40	3.71	1,270.83	722.43	56.85 %
Forms & Office Supplies	1 02 4190.17	5	287.74	1.94	287.74	1.94	583.33	295.59	50.67 %
Other Sundry Expense	1 02 4190.18	5	103.36	0.70	103.36	0.70	145.38	42.02	28.90 %
Administrative Contact Costs	1 02 4190.19	5	6,448.22	43.57	6,448.22	43.57	6,250.00	(198.22)	-3.17 %
Management Fee Expense - AMP	1 02 4190.21	5	8,713.28	58.87	8,713.28	58.87	8,833.33	120.05	1.36 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 02	4190.22	5	1,480.00	10.00	1,480.00	10.00	1,400.00	(80.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23	5	1,095.00	7.40	1,095.00	7.40	1,125.00	30.00	2.67 %
IT Fees - COCC	1 02	4190.24	5	296.00	2.00	296.00	2.00	300.00	4.00	1.33 %
Total Administrative Expense				25,452.25	171.97	25,452.25	171.97	39,506.14	14,053.89	35.57 %
Tenant Services										
Tenant Services - Salaries	1 02	4210	5	680.16	4.60	680.16	4.60	1,166.66	486.50	41.70 %
Ten Services - Recreation, Pubs, Other	1 02	4220	5	161.48	1.09	161.48	1.09	583.33	421.85	72.32 %
Total Tenant Services				841.64	5.69	841.64	5.69	1,749.99	908.35	51.91 %
Utilities Expense										
Water	1 02	4310	5	261.75	1.77	261.75	1.77	233.33	(28.42)	-12.18 %
Electricity	1 02	4320	5	167.66	1.13	167.66	1.13	1,166.66	999.00	85.63 %
Gas	1 02	4330	5	2.00	0.01	2.00	0.01	275.00	273.00	99.27 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Other Utility Expense - Sewer	1 02	4390	5	(5.05)	(0.03)	(5.05)	(0.03)	83.33	88.38	106.06 %
Total Utilities Expense				426.36	2.88	426.36	2.88	1,841.65	1,415.29	76.85 %
Ordinary Maintenance and Operation										
Labor	1 02	4410	5	1,433.11	9.68	1,433.11	9.68	6,000.00	4,566.89	76.11 %
Materials	1 02	4420	5	288.50	1.95	288.50	1.95	4,302.36	4,013.86	93.29 %
Contract Costs	1 02	4430	5	0.00	0.00	0.00	0.00	1,666.66	1,666.66	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Costs-Other Repairs	1 02	4430.03	5	(1,440.00)	(9.73)	(1,440.00)	(9.73)	4,016.08	5,456.08	135.86 %
Contract Costs-Maint Cell Phone	1 02	4430.04	5	16.75	0.11	16.75	0.11	33.33	16.58	49.74 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08	5	74.85	0.51	74.85	0.51	250.00	175.15	70.06 %
Contract Costs-Maintenance	1 02	4430.09	5	4,738.40	32.02	4,738.40	32.02	2,083.33	(2,655.07)	-127.44 %
Contract Costs-Other	1 02	4430.13	5	123.00	0.83	123.00	0.83	1,250.00	1,127.00	90.16 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17	5	1,440.00	9.73	1,440.00	9.73	1,000.00	(440.00)	-44.00 %
Contract Costs-Landscape & Ground	1 02	4430.19	5	4,725.00	31.93	4,725.00	31.93	4,166.66	(558.34)	-13.40 %
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2	5	0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Contract Costs-Unit Turnaround	1 02	4430.20	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Contact Costs-Plumbing Contracts	1 02	4430.22	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Connect/Disconnect Fees	1 02	4430.4	5	0.00	0.00	0.00	0.00	125.00	125.00	100.00 %
Garbage and Trash Collection	1 02	4431	5	(48.22)	(0.33)	(48.22)	(0.33)	291.66	339.88	116.53 %
Emp Benefit Cont - Maintenance	1 02	4433	5	866.01	5.85	866.01	5.85	3,083.33	2,217.32	71.91 %
Total Ordinary Maintenance and Operation				12,217.40	82.55	12,217.40	82.55	32,185.07	19,967.67	62.04 %
Protective Services										
Protective Services - Contract Costs	1 02	4480	5	1,900.39	12.84	1,900.39	12.84	3,750.00	1,849.61	49.32 %
Total Protective Services				1,900.39	12.84	1,900.39	12.84	3,750.00	1,849.61	49.32 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
General Expense									
Insurance -Property (Fire & EC)	1 02 4510.01 5		4,615.31	31.18	4,615.31	31.18	1,333.33	(3,281.98)	-246.15 %
Insurance - General Liability	1 02 4510.02 5		103.25	0.70	103.25	0.70	41.66	(61.59)	-147.84 %
Insurance - Automobile	1 02 4510.03 5		625.71	4.23	625.71	4.23	233.33	(392.38)	-168.17 %
Insurance - Workman's Comp	1 02 4510.04 5		779.48	5.27	779.48	5.27	275.00	(504.48)	-183.45 %
Insurance - Fidelity Bond	1 02 4510.09 5		169.68	1.15	169.68	1.15	86.25	(83.43)	-96.73 %
Insurance - Windstorm	1 02 4510.15 5		0.00	0.00	0.00	0.00	6,666.66	6,666.66	100.00 %
Payments in Lieu of Taxes	1 02 4520 5		2,500.00	16.89	2,500.00	16.89	2,500.00	0.00	0.00 %
PROPERTY TAXES	1 02 4520.1 5		0.00	0.00	0.00	0.00	6.25	6.25	100.00 %
Collection Losses	1 02 4570 5		0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Total General Expense			8,793.43	59.42	8,793.43	59.42	11,559.14	2,765.71	23.93 %
Other Expenditures									
Property Better & Add-Contract Costs	1 02 7540.4 5		0.00	0.00	0.00	0.00	17,833.33	17,833.33	100.00 %
Operating Exp For Property - Contra	1 02 7590 5		0.00	0.00	0.00	0.00	(17,833.33)	(17,833.33)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(49,631.47)	(335.35)	(49,631.47)	(335.35)	(90,591.99)	40,960.52	45.21 %
Net Income (Loss)			51,907.29	350.72	51,907.29	350.72	(0.26)	51,907.55	26823415.38 %

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:	3/31/2024	ACCOUNT			1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 03 3110	5		28,500.00	142.50	28,500.00	142.50	29,374.14	(874.14)	-2.98 %
Nondwelling Rental		1 03 3190	5		700.00	3.50	700.00	3.50	350.00	350.00	100.00 %
Total Rental Income					29,200.00	146.00	29,200.00	146.00	29,724.14	(524.14)	-1.76 %
Other Income											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,004.72	15.02	3,004.72	15.02	1,666.66	1,338.06	80.28 %
Other Income-Tenants		1 03 3690	5		4,332.00	21.66	4,332.00	21.66	2,564.11	1,767.89	68.95 %
Other Income - Misc Other Revenue		1 03 3690.1	5		0.00	0.00	0.00	0.00	108.33	(108.33)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	45.83	(45.83)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	8,250.00	(8,250.00)	-100.00 %
Total Other Income					7,336.72	36.68	7,336.72	36.68	12,634.93	(5,298.21)	-41.93 %
Other Receipts											
Operating Subsidy - Current Year		1 03 8020	0		100,451.25	502.26	100,451.25	502.26	81,965.00	18,486.25	22.55 %
Total Other Receipts					100,451.25	502.26	100,451.25	502.26	81,965.00	18,486.25	22.55 %
Total Revenue					136,987.97	684.94	136,987.97	684.94	124,324.07	12,663.90	10.19 %
Administrative Expense											
Nontechnical Salaries		1 03 4110	5		4,556.12	22.78	4,556.12	22.78	15,758.33	11,202.21	71.09 %
Legal Expense		1 03 4130	5		0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Staff Training		1 03 4140	5		0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Travel		1 03 4150	5		0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Travel-Mileage Reimbursement		1 03 4150.2	5		0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	833.33	833.33	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		1,111.07	5.56	1,111.07	5.56	6,583.33	5,472.26	83.12 %
Sundry		1 03 4190	5		0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Postage/FedEx/UPS		1 03 4190.03	5		0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Publications		1 03 4190.11	5		0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Membership Dues and Fees		1 03 4190.12	5		977.60	4.89	977.60	4.89	166.66	(810.94)	-486.58 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		620.02	3.10	620.02	3.10	1,666.66	1,046.64	62.80 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	864.00	4.32	864.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		1,034.82	5.17	1,034.82	5.17	1,250.00	215.18	17.21 %
Other Sundry Expense		1 03 4190.18	5		151.75	0.76	151.75	0.76	416.66	264.91	63.58 %
Administrative Contact Costs		1 03 4190.19	5		4,109.63	20.55	4,109.63	20.55	6,666.66	2,557.03	38.36 %
Management Fee Expense - AMP		1 03 4190.21	5		11,577.92	57.89	11,577.92	57.89	12,083.33	505.41	4.18 %

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:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 03	4190.22	5	2,000.00	10.00	2,000.00	10.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23	5	1,455.00	7.28	1,455.00	7.28	1,500.00	45.00	3.00 %
IT Fees - COCC	1 03	4190.24	5	400.00	2.00	400.00	2.00	400.00	0.00	0.00 %
Total Administrative Expense				28,857.93	144.29	28,857.93	144.29	52,522.26	23,664.33	45.06 %
Tenant Services										
Tenant Services - Salaries	1 03	4210	5	793.62	3.97	793.62	3.97	1,500.00	706.38	47.09 %
Ten Services - Recreation, Pubs, Other	1 03	4220	5	492.36	2.46	492.36	2.46	666.66	174.30	26.15 %
Total Tenant Services				1,285.98	6.43	1,285.98	6.43	2,166.66	880.68	40.65 %
Utilities Expense										
Water	1 03	4310	5	(4.73)	(0.02)	(4.73)	(0.02)	666.66	671.39	100.71 %
Electricity	1 03	4320	5	90.11	0.45	90.11	0.45	1,750.00	1,659.89	94.85 %
Gas	1 03	4330	5	(1.91)	(0.01)	(1.91)	(0.01)	166.66	168.57	101.15 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2	5	0.00	0.00	0.00	0.00	41.66	41.66	100.00 %
Other Utility Expense - Sewer	1 03	4390	5	(0.99)	0.00	(0.99)	(0.01)	166.66	167.65	100.59 %
Total Utilities Expense				82.48	0.41	82.48	0.41	2,791.64	2,709.16	97.05 %
Ordinary Maintenance and Operation										
Labor	1 03	4410	5	2,874.98	14.37	2,874.98	14.37	9,750.00	6,875.02	70.51 %
Materials	1 03	4420	5	0.00	0.00	0.00	0.00	5,833.33	5,833.33	100.00 %
Contract Costs	1 03	4430	5	0.00	0.00	0.00	0.00	1,666.66	1,666.66	100.00 %
Contract Cots-Extermination/Pest Control	1 03	4430.01	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Contract Costs-Other Repairs	1 03	4430.03	5	0.00	0.00	0.00	0.00	1,666.66	1,666.66	100.00 %
Contract Costs-Maint Cell Phone	1 03	4430.04	5	22.34	0.11	22.34	0.11	83.33	60.99	73.19 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08	5	74.85	0.37	74.85	0.37	768.17	693.32	90.26 %
Contract Costs-Maintenance	1 03	4430.09	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Contract Costs-Other	1 03	4430.13	5	838.00	4.19	838.00	4.19	2,500.00	1,662.00	66.48 %
Contract Costs-Heating & Cooling Contract	1 03	4430.17	5	0.00	0.00	0.00	0.00	4,166.66	4,166.66	100.00 %
Contract Costs-Landscape & Ground	1 03	4430.19	5	8,700.00	43.50	8,700.00	43.50	4,833.33	(3,866.67)	-80.00 %
Contract Costs-Unit Turnaround	1 03	4430.20	5	0.00	0.00	0.00	0.00	2,083.33	2,083.33	100.00 %
Contract Costs-Electrical Contracts	1 03	4430.21	5	0.00	0.00	0.00	0.00	2,916.66	2,916.66	100.00 %
Contract Costs-Plumbing Contracts	1 03	4430.22	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Costs-Janitorial Contracts	1 03	4430.23	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Connect/Disconnect Fees	1 03	4430.4	5	30.00	0.15	30.00	0.15	166.66	136.66	82.00 %
Garbage and Trash Collection	1 03	4431	5	19.03	0.10	19.03	0.10	583.33	564.30	96.74 %
Emp Benefit Cont - Maintenance	1 03	4433	5	2,223.88	11.12	2,223.88	11.12	3,666.66	1,442.78	39.35 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8	5	0.00	0.00	0.00	0.00	58.58	58.58	100.00 %
Total Ordinary Maintenance and Operation				14,783.08	73.92	14,783.08	73.92	45,576.69	30,793.61	67.56 %
Protective Services										

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:	3/31/2024	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2023		April 30, 2023				
Protective Services - Contract Costs	1	03	4480	5	2,421.83	12.11	2,421.83	12.11	5,000.00	2,578.17	51.56 %
Total Protective Services					2,421.83	12.11	2,421.83	12.11	5,000.00	2,578.17	51.56 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	5,604.31	28.02	5,604.31	28.02	1,541.66	(4,062.65)	-263.52 %
Insurance - General Liability	1	03	4510.02	5	154.88	0.77	154.88	0.77	158.33	3.45	2.18 %
Insurance - Automobile	1	03	4510.03	5	843.36	4.22	843.36	4.22	333.33	(510.03)	-153.01 %
Insurance - Workman's Comp	1	03	4510.04	5	1,315.37	6.58	1,315.37	6.58	616.66	(698.71)	-113.31 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	1.43	286.34	1.43	125.00	(161.34)	-129.07 %
Insurance - Windstorm	1	03	4510.15	5	0.00	0.00	0.00	0.00	10,000.00	10,000.00	100.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	2,916.66	14.58	2,916.66	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	8.33	8.33	100.00 %
Collection Losses	1	03	4570	5	(166.00)	(0.83)	(166.00)	(0.83)	600.00	766.00	127.67 %
Total General Expense					10,954.92	54.77	10,954.92	54.77	16,299.97	5,345.05	32.79 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	0.00	0.00	0.00	26,687.89	26,687.89	100.00 %
Operating Exp For Property - Contra	1	03	7590	5	0.00	0.00	0.00	0.00	(26,687.89)	(26,687.89)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(58,386.22)	(291.93)	(58,386.22)	(291.93)	(124,357.22)	65,971.00	53.05 %
Net Income (Loss)					78,601.75	393.00	78,601.75	393.01	(33.15)	78,634.90	317715.81 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	4,200.00	525.00	4,200.00	525.00	4,000.00	200.00	5.00 %
Total Rental Income			4,200.00	525.00	4,200.00	525.00	4,000.00	200.00	5.00 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	246.41	30.80	246.41	30.80	208.33	38.08	18.28 %
Other Income-Tenants	3 01 3690	5	1,130.00	141.25	1,130.00	141.25	41.66	1,088.34	2612.43 %
Total Other Income			1,376.41	172.05	1,376.41	172.05	249.99	1,126.42	450.59 %
Total Revenue			5,576.41	697.05	5,576.41	697.05	4,249.99	1,326.42	31.21 %
 Administrative Expense									
Nontechnical Salaries	3 01 4110	5	62.74	7.84	62.74	7.84	375.00	312.26	83.27 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	32.83	32.83	100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	(5.03)	(0.63)	(5.03)	(0.63)	0.00	5.03	100.00 %
Sundry	3 01 4190	5	0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	20.83	20.83	100.00 %
Publications	3 01 4190.11	5	0.00	0.00	0.00	0.00	16.66	16.66	100.00 %
Other Sundry Expense	3 01 4190.18	5	248.82	31.10	248.82	31.10	708.33	459.51	64.87 %
Total Administrative Expense			306.53	38.32	306.53	38.32	1,736.98	1,430.45	82.35 %
Utilities Expense									
Water	3 01 4310	5	(4.10)	(0.51)	(4.10)	(0.51)	35.50	39.60	111.55 %
Other Utility Expense - Sewer	3 01 4390	5	(9.04)	(1.13)	(9.04)	(1.13)	65.00	74.04	113.91 %
Total Utilities Expense			(13.14)	(1.64)	(13.14)	(1.64)	100.50	113.64	113.07 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	0.00	0.00	0.00	0.00	66.66	66.66	100.00 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	541.66	541.66	100.00 %
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Connect/Disconnect Fees	3 01 4430.4	5	15.00	1.88	15.00	1.88	2.50	(12.50)	-500.00 %
Garbage and Trash Collection	3 01 4431	5	0.00	0.00	0.00	0.00	108.33	108.33	100.00 %
Total Ordinary Maintenance and Operation			15.00	1.88	15.00	1.88	1,885.80	1,870.80	99.20 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	824.16	103.02	824.16	103.02	266.66	(557.50)	-209.07 %

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:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	PUM	1 Month(s) Ended April 30, 2023	PUM	Budget	Variance	Variance %
Insurance - General Liability	3 01 4510.02 5		15.46	1.93	15.46	1.93	10.00	(5.46)	-54.60 %
Insurance - Windstorm	3 01 4510.15 5		162.15	20.27	162.15	20.27	250.00	87.85	35.14 %
Total General Expense			1,001.77	125.22	1,001.77	125.22	526.66	(475.11)	-90.21 %
Total Expenses			(1,310.16)	(163.77)	(1,310.16)	(163.77)	(4,249.94)	2,939.78	69.17 %
Net Income (Loss)			4,266.25	533.28	4,266.25	533.28	0.05	4,266.20	8356700.00 %

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:	3/31/2024				ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance	Variance %
						April 30, 2023	April 30, 2023			
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5		52,768.00	52,768.00	56,803.50	(4,035.50)	-7.10 %
Interest Income HA Portion	7	01	3300	5		228.45	228.45	400.00	(171.55)	-42.89 %
Fraud Recovery PHA Section 8	7	01	3300.3	5		0.00	0.00	614.58	(614.58)	-100.00 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	0.00	41.66	(41.66)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5		451.91	451.91	2,138.00	(1,686.09)	-78.86 %
Other Income	7	01	3690	5		0.00	0.00	8.75	(8.75)	-100.00 %
HAP Earned Income	7	01	4902	5		375,602.50	375,602.50	380,374.33	(4,771.83)	-1.25 %
Total Operating Income						429,050.86	429,050.86	440,380.82	(11,329.96)	-2.57 %
Total Revenue						429,050.86	429,050.86	440,380.82	(11,329.96)	-2.57 %
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5		8,179.40	8,179.40	12,500.00	4,320.60	34.56 %
Legal Expense	7	01	4130	5		0.00	0.00	416.66	416.66	100.00 %
STAFF TRAINING	7	01	4140	5		699.00	699.00	1,250.00	551.00	44.08 %
Travel	7	01	4150	5		1,107.86	1,107.86	1,250.00	142.14	11.37 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	0.00	166.66	166.66	100.00 %
Audit Fees	7	01	4171	5		0.00	0.00	416.66	416.66	100.00 %
Office Rent & Utilities	7	01	4180	5		1,068.00	1,068.00	1,103.00	35.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		4,854.59	4,854.59	4,333.33	(521.26)	-12.03 %
Sundry	7	01	4190	5		0.00	0.00	812.33	812.33	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5		0.00	0.00	416.66	416.66	100.00 %
Advertising and Marketing	7	01	4190.08	5		0.00	0.00	1,250.00	1,250.00	100.00 %
Publications	7	01	4190.11	5		0.00	0.00	833.33	833.33	100.00 %
Membership Dues and Fees	7	01	4190.12	5		0.00	0.00	416.66	416.66	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		622.18	622.18	2,083.33	1,461.15	70.14 %
Forms & Office Supplies	7	01	4190.17	5		41.38	41.38	2,083.33	2,041.95	98.01 %
Other Sundry Expense	7	01	4190.18	5		52.58	52.58	739.50	686.92	92.89 %
Administrative Contact Costs	7	01	4190.19	5		6,706.75	6,706.75	8,333.33	1,626.58	19.52 %
Asset Management Fee - AMP	7	01	4190.22	5		8,904.00	8,904.00	8,916.00	12.00	0.13 %
AMP Bookkeeping Fees	7	01	4190.23	5		5,565.00	5,565.00	5,572.50	7.50	0.13 %
Asset Management Fee - AMP	7	03	4190.22	5		960.00	960.00	1,044.00	84.00	8.05 %
AMP Bookkeeping Fees	7	03	4190.23	5		600.00	600.00	652.50	52.50	8.05 %
Total Administrative Expense						39,360.74	39,360.74	54,589.78	15,229.04	27.90 %
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5		1,051.56	1,051.56	1,250.00	198.44	15.88 %
4400 Materials	7	01	4420	5		79.26	79.26	0.00	(79.26)	-100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5		99.80	99.80	0.00	(99.80)	-100.00 %
Total Operating Expenses						1,230.62	1,230.62	1,250.00	19.38	1.55 %
General Expense										
Insurance - Automobile	7	01	4510.03	5		190.44	190.44	125.00	(65.44)	-52.35 %
Insurance - Workman's Comp	7	01	4510.04	5		828.20	828.20	1,250.00	421.80	33.74 %
Insurance - Fidelity Bond	7	01	4510.09	5		180.29	180.29	0.00	(180.29)	-100.00 %
Insurance - Windstorm	7	01	4510.15	5		0.00	0.00	166.66	166.66	100.00 %
Admin Fee - Paid for Portability	7	01	4590.P	5		51.18	51.18	125.00	73.82	59.06 %
Portability - Port In Deposits	7	01	4590.PID	5		(5,843.00)	(5,843.00)	0.00	5,843.00	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		5,843.00	5,843.00	0.00	(5,843.00)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,686.75	1,686.75	2,500.00	813.25	32.53 %
Total General Expense						2,936.86	2,936.86	4,166.66	1,229.80	29.52 %
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5		0.00	0.00	4,166.66	4,166.66	100.00 %
Operating Exp For Property - Contra	7	01	7590	5		0.00	0.00	(4,166.66)	(4,166.66)	-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		379,475.50	379,475.50	341,093.91	(38,381.59)	-11.25 %
HAP Payments - Utilities	7	01	4715.4	5		7,774.00	7,774.00	2,750.00	(5,024.00)	-182.69 %
Fraud Recovery HUD	7	01	4715.8	5		0.00	0.00	333.33	333.33	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:	3/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2023	1 Month(s) Ended April 30, 2023	Budget	Variance	Variance %
HAP Portability		7 01 4715.P 5	0.00	0.00	666.66	666.66	100.00 %
HAP Payments - Port Out		7 01 4715.PO 5	1,311.00	1,311.00	3,333.33	2,022.33	60.67 %
HAP Payments - Rents		7 02 4715.1 5	3,922.00	3,922.00	12,676.75	8,754.75	69.06 %
HAP Payments - Utilities		7 02 4715.4 5	0.00	0.00	1,666.66	1,666.66	100.00 %
HAP Payments - Rent - VASH		7 03 4715.1 5	17,626.00	17,626.00	5,000.00	(12,626.00)	-252.52 %
HAP Payments - Utilities - VASH		7 03 4715.4 5	114.00	114.00	833.33	719.33	86.32 %
HAP Payments - Portability		7 03 4715.P 5	0.00	0.00	833.33	833.33	100.00 %
HAP Payments - Port Out		7 03 4715.PO 5	14,626.00	14,626.00	4,166.66	(10,459.34)	-251.02 %
HAP Payments - Rent - Home Owners		7 04 4715.1 5	543.00	543.00	0.00	(543.00)	-100.00 %
HAP Payments - Home Ownership Prc		7 04 4715.HO 5	0.00	0.00	3,093.50	3,093.50	100.00 %
HAP Payments - Rent - Foster Youth		7 05 4715.1 5	1,167.00	1,167.00	3,093.50	1,926.50	62.28 %
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	0.00	0.00	833.33	833.33	100.00 %
Total Housing Assistance Payments			426,558.50	426,558.50	380,374.29	(46,184.21)	-12.14 %
Total Expenses			(470,086.72)	(470,086.72)	(440,380.73)	(29,705.99)	-6.75 %
Total Net Income (Loss)			(41,035.86)	(41,035.86)	0.09	(41,035.95)	46521422.18 %

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:

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
 WEDNESDAY, JUNE 21, 2023
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTH OF
 MAY 2023

Los Vecinos		
Apartment	Tenant Id.	Amounts
149	31679	\$1,501.00
Los Vecinos Total		\$1,501.00
Bonita Park		
Apartment	Tenant Id.	Amounts
		\$0.00
Bonita Park Total		\$0.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
6	10957	\$886.00
Sunset Terrace Total		\$886.00
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
95	13077	\$672.00
Le Moyne Gardens Total		\$672.00
Grand Total		\$3,059.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 06/01/23

FOR THE MONTH OF May 2023

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
149	31679	-\$200.00	\$0.00	\$1,316.00	\$100.00	\$285.00	\$0.00	\$1,501.00	Abandoned rents, late fees & sales and service fees

Rents due: February 2023 \$326.00 + March 2023 \$330.00 + April 2023 \$330.00 + May 2023 \$330.00 + Late fees: February 2023 \$25.00 + March 2023 \$25.00 + April 2023 \$25.00 + May 2023 \$25.00 + Sales and Service fees: Spectrum fees, February 2023 \$20.00 + March 2023 \$20.00 + April 2023 \$20.00 + May 2023 \$20.00 + Lock and Key Replacement \$55.00 + Restroom Cleaning \$50.00 + Stove Cleaning \$50.00 + Refrigerator cleaning \$50.00 = Amount due: \$1,701.00 - Security Deposit \$200.00 = \$1,501.00

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	TOTALS	-\$200.00	\$0.00	\$1,316.00	\$100.00	\$285.00	\$0.00	\$1,501.00	
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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: 06/01/23

FOR THE MONTH OF MAY 2023

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
ST 6	10957	-\$200.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$0.00	\$886.00	Unit Abandoned Sales and services fees.

Sales and Service fees: Pest control non-compliance fee November 2022 \$25.00 + December 2022 \$25.00 + January 2023 \$25.00 + Lock and Key Replacement \$55.00 + Trash and Debris Removal \$240.00 + Restroom 1 Cleaning \$50.00 + Restroom 2 Cleaning \$50.00 + Stove Cleaning \$50.00 + Refrigerator Replacement \$566.00 = Amount due: \$1,086.00 - Security Deposit \$200.00 = \$886.00

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	TOTALS	-\$200.00	\$0.00	\$0.00	\$0.00	\$1,086.00	\$0.00	\$886.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 06/01/23

FOR THE MONTH OF May 2023

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
95	13077	-\$200.00	\$0.00	\$622.00	\$25.00	\$225.00	\$0.00	\$672.00	Unit abandoned Rents, late fee & Sales & Service fees

Rents due: April 2023 \$607.00 + May 2023 \$15.00 (pro-rated move out) + Late fee: April 2023 \$25.00 + Sales and Service Fees: Spectrum fee: April 2023 \$20.00 + Cleaning of Bathroom \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 + Change of locks \$55.00 = Amount due: \$872.00 - Security Deposit \$200.00 = \$672.00

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	TOTALS	-\$200.00	\$0.00	\$622.00	\$0.00	\$225.00	\$0.00	\$672.00	
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City of Harlingen Housing Authority

April 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

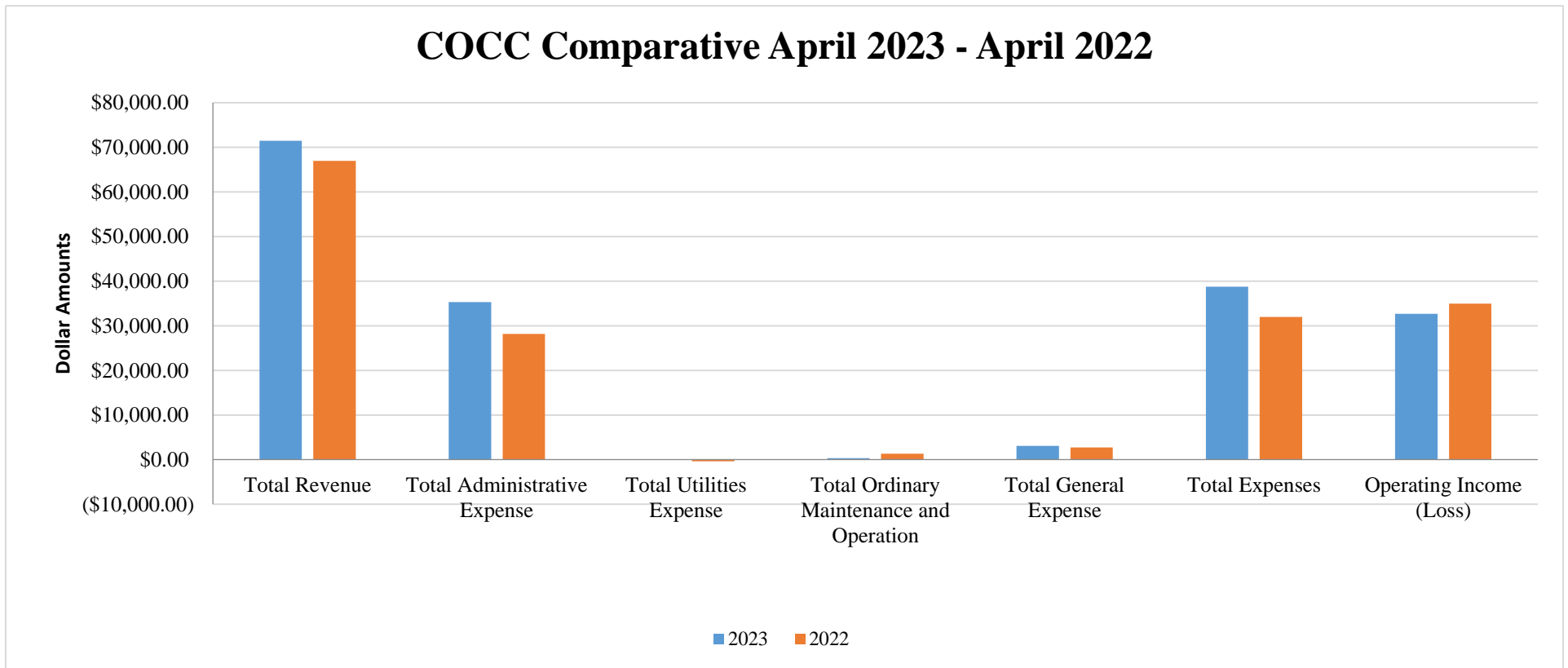


Bank Balances- Reserves as of 04/30/2023

	April 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,280.92 COCC Investment Account		
\$497,808.95 COCC General Fund	\$38,755.59	14.35
Low Rent Reserves:		
\$1,902,613.15 Los Vecinos	\$48,294.53	39.40
\$1,089,373.10 Bonita Park	\$49,631.47	21.95
\$1,791,227.41 Le Moyne Gardens	\$2,986.22	599.83
Family Living Center Reserves:		
\$151,277.55 FLC bank cash account	\$1,310.16	115.46
HCV/Section 8 Reserves:		
\$89,854.69 Admin	\$43,528.22	2.06
-\$5,027.91 HAP	\$426,558.50	-0.01

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

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$71,445.66	\$66,946.91
Total Administrative Expense	\$35,330.94	\$28,175.20
Total Utilities Expense	\$3.11	-\$367.97
Total Ordinary Maintenance and Operation	\$299.79	\$1,329.28
Total General Expense	\$3,051.37	\$2,730.72
Total Expenses	\$38,755.59	\$31,985.56
Operating Income (Loss)	\$32,690.07	\$34,961.35



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

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	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	1,020.99	166.06	854.93	514.83 %
OTHER INCOME	1	06	3690	5	42.66	191.62	(148.96)	-77.74 %
Other Income - Management Fee	1	06	3690.2	5	29,243.20	28,048.92	1,194.28	4.26 %
Other Income - Asset Managemen	1	06	3690.3	5	14,844.00	14,808.00	36.00	0.24 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,840.00	9,832.50	7.50	0.08 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					55,986.85	54,043.10	1,943.75	3.60 %
Total Revenue					71,445.66	66,946.91	4,498.75	6.72 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	15,302.07	14,192.45	(1,109.62)	-7.82 %
LEGAL EXPENSE	1	06	4130	5	1,267.50	0.00	(1,267.50)	0.00 %
TRAVEL	1	06	4150	5	987.63	1,795.91	808.28	45.01 %
Travel-Mileage Reimbursment	1	06	4150.2	5	189.30	0.00	(189.30)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	8,706.58	5,992.90	(2,713.68)	-45.28 %
SUNDRY	1	06	4190	5	293.10	0.00	(293.10)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	272.60	272.60	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,369.99	1,217.56	(152.43)	-12.52 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	352.76	898.13	545.37	60.72 %
Other Sundry Expense	1	06	4190.18	5	933.83	621.15	(312.68)	-50.34 %
Administrative Contact Costs	1	06	4190.19	5	5,662.73	2,954.50	(2,708.23)	-91.66 %
BOARD MEETING EXPENSE	1	06	4190.9	5	265.45	230.00	(35.45)	-15.41 %
Total Administrative Expense					35,330.94	28,175.20	(7,155.74)	-25.40 %
Utilities Expense								
WATER	1	06	4310	5	(13.83)	2.73	16.56	606.59 %
ELECTRICITY	1	06	4320	5	34.67	(376.73)	(411.40)	109.20 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	(17.73)	6.03	23.76	394.03 %
Total Utilities Expense					3.11	(367.97)	(371.08)	100.85 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	343.66	504.33	160.67	31.86 %
MATERIALS	1	06	4420	5	0.00	(262.37)	(262.37)	100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	99.00	99.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	128.80	78.90	61.26 %
Contract Costs-Heating & Coolin	1	06	4430.17	5	0.00	427.00	427.00	100.00 %
Garbage and Trash Removal	1	06	4431	5	(46.79)	0.00	46.79	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	(46.98)	432.52	479.50	110.86 %
Total Ordinary Maintenance and Operation					299.79	1,329.28	1,029.49	77.45 %
Protective Services								
Protective Services - Contract	1	06	4480	5	70.38	118.33	47.95	40.52 %
Total Protective Services					70.38	118.33	47.95	40.52 %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	659.33	478.10	(181.23)	-37.91 %
Insurance - General Liability	1	06	4510.02	5	129.06	129.06	0.00	0.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

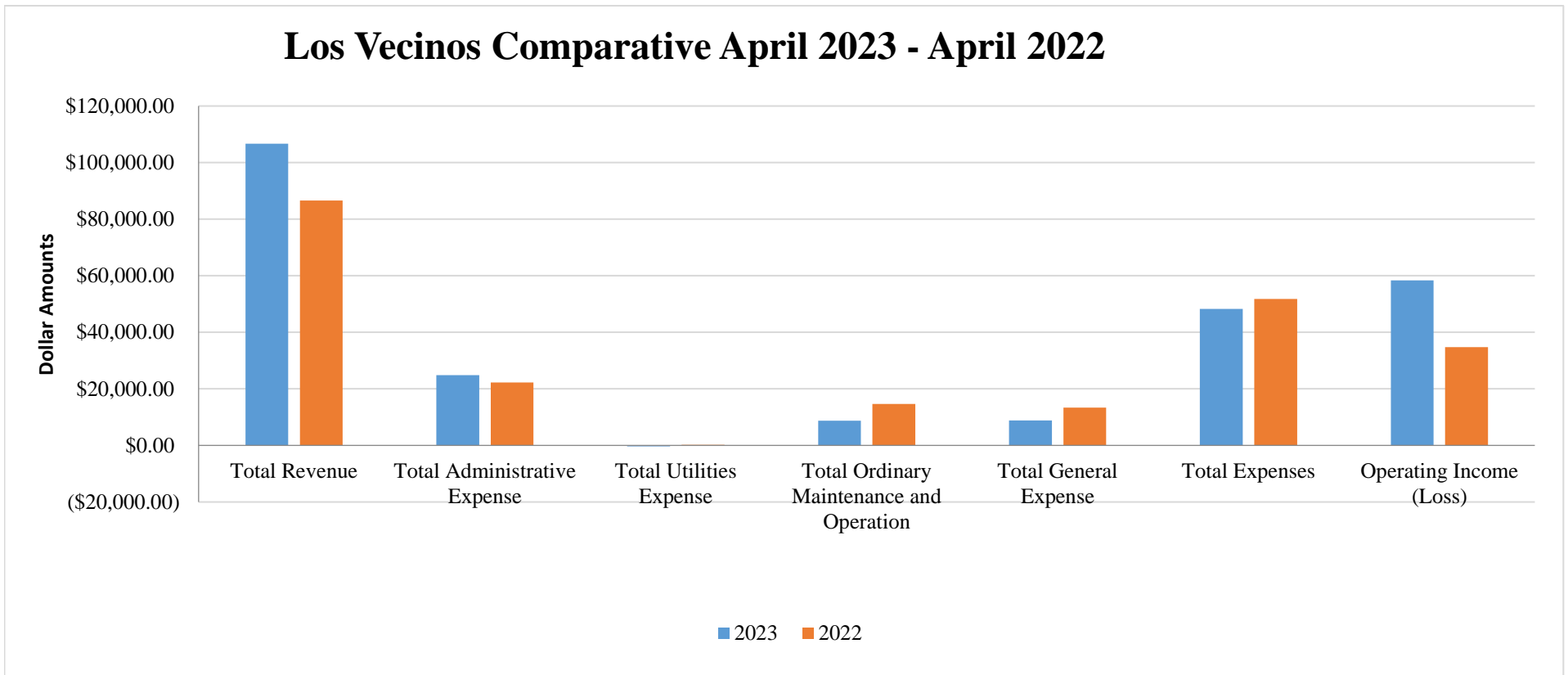
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

				Start: 04/01/2023	Start: 04/01/2022		
				End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Insurance - Automobile	1	06	4510.03	5	435.28	382.12	(53.16) -13.91 %
Insurance - Workman's Comp	1	06	4510.04	5	1,120.50	1,084.45	(36.05) -3.32 %
Insurance - Fidelity Bond	1	06	4510.09	5	243.92	243.91	(0.01) 0.00 %
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20) -12.15 %
Total General Expense					<u>3,051.37</u>	<u>2,730.72</u>	<u>(320.65) -11.74 %</u>
Total Expenses					<u>(38,755.59)</u>	<u>(31,985.56)</u>	<u>(6,770.03) 21.17 %</u>
Net Income (Loss)					<u>32,690.07</u>	<u>34,961.35</u>	<u>(2,271.28) -6.35 %</u>

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$106,681.77	\$86,556.63
Total Administrative Expense	\$24,833.38	\$22,255.47
Total Utilities Expense	(\$347.07)	\$180.13
Total Ordinary Maintenance and Operation	\$8,735.99	\$14,691.15
Total General Expense	\$8,863.09	\$13,313.88
Total Expenses	\$48,294.53	\$51,802.07
Operating Income (Loss)	\$58,387.24	\$34,754.56



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

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,672.00	26,472.00	200.00	0.76 %
Total Rental Income					26,672.00	26,472.00	200.00	0.76 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	10.92	448.56	(437.64)	-97.57 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,133.85	0.00	3,133.85	0.00 %
Other Income-Tenants	1	01	3690	5	2,365.00	2,816.00	(451.00)	-16.02 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	55.07	(55.07)	-100.00 %
Total Other Income					5,509.77	3,319.63	2,190.14	65.98 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	74,500.00	56,765.00	17,735.00	31.24 %
Total Other Receipts					74,500.00	56,765.00	17,735.00	31.24 %
Total Revenue					106,681.77	86,556.63	20,125.14	23.25 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	3,527.85	3,469.85	(58.00)	-1.67 %
Legal Expense	1	01	4130	5	409.50	0.00	(409.50)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	1,854.00	3,005.51	1,151.51	38.31 %
Postage/FedEx/UPS	1	01	4190.03	5	0.00	93.93	93.93	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	117.30	117.30	100.00 %
Membership Dues and Fees	1	01	4190.12	5	733.20	622.50	(110.70)	-17.78 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	496.81	499.53	2.72	0.54 %
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	192.18	0.00	(192.18)	0.00 %
Other Sundry Expense	1	01	4190.18	5	163.57	272.84	109.27	40.05 %
Administrative Contact Costs	1	01	4190.19	5	4,715.27	1,833.51	(2,881.76)	-157.17 %
Management Fee Expense - AMP	1	01	4190.21	5	8,952.00	8,551.50	(400.50)	-4.68 %
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	1,125.00	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					24,833.38	22,255.47	(2,577.91)	-11.58 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	793.41	804.83	11.42	1.42 %
Ten Services - Recreation, Pub	1	01	4220	5	220.00	0.00	(220.00)	0.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	556.61	556.61	100.00 %
Total Tenant Services					1,013.41	1,361.44	348.03	25.56 %
Utilities Expense								
Water	1	01	4310	5	(134.58)	33.35	167.93	503.54 %
Electricity	1	01	4320	5	15.99	50.77	34.78	68.51 %
Gas	1	01	4330	5	0.15	68.82	68.67	99.78 %
Other Utility Expense - Sewer	1	01	4390	5	(228.63)	27.19	255.82	940.86 %
Total Utilities Expense					(347.07)	180.13	527.20	292.68 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	2,543.94	1,860.62	(683.32)	-36.73 %
Materials	1	01	4420	5	50.93	8,610.35	8,559.42	99.41 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	0.00	475.00	475.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.75	6.23	(10.52)	-168.86 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Maintenance	1	01	4430.09	5	1,451.80	0.00	(1,451.80)	0.00 %
Contract Costs-Other	1	01	4430.13	5	288.00	0.00	(288.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	0.00	(2,250.00)	0.00 %
Contract Costs-Plumbing Contrac	1	01	4430.22	5	0.00	1,995.00	1,995.00	100.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

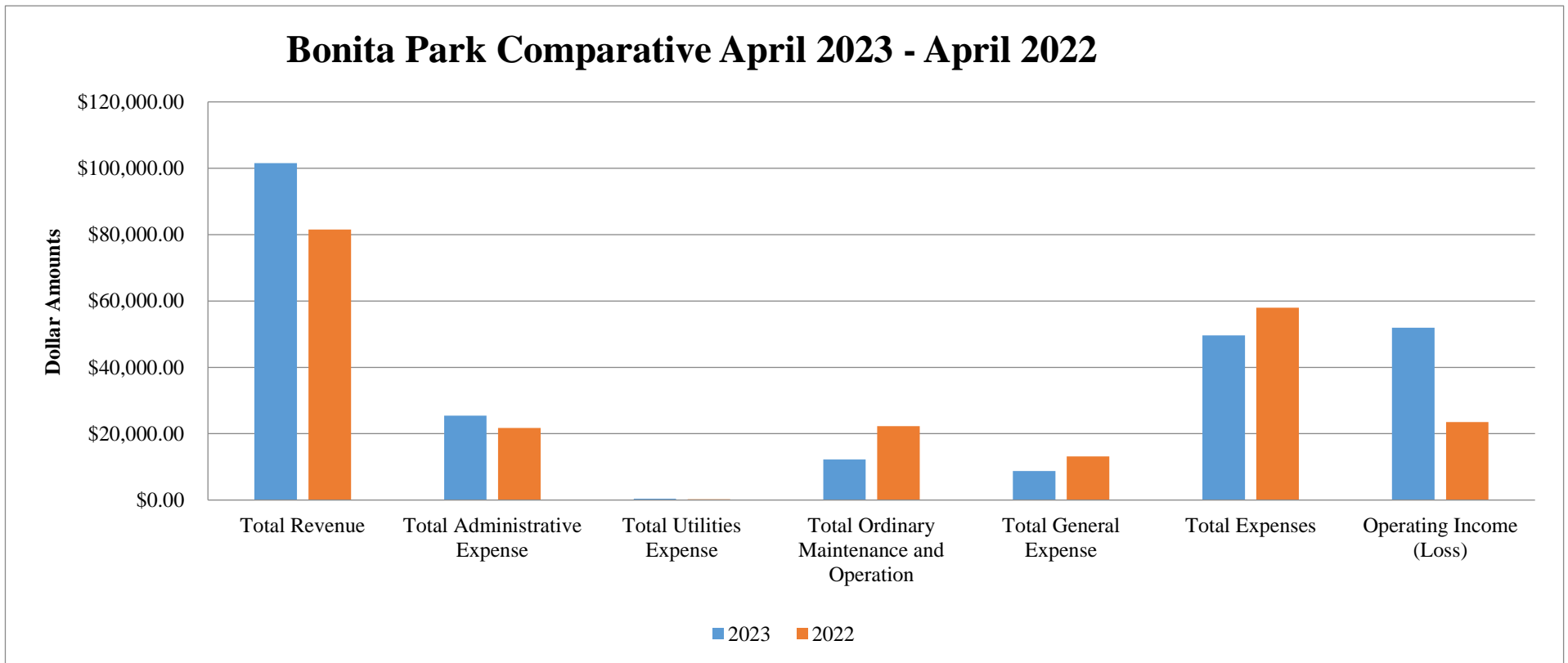
Custom 3: PHA

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

				Start: 04/01/2023	Start: 04/01/2022			
				End: 04/30/2023	End: 04/30/2022	Variance	Variance %	
Connect/Disconnect Fees	1	01	4430.4	5	0.00	30.00	30.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	(87.74)	14.62	102.36	700.14 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,147.46	1,624.48	(522.98)	-32.19 %
Total Ordinary Maintenance and Operation					8,735.99	14,691.15	5,955.16	40.54 %
Protective Services								
Protective Services - Contract	1	01	4480	5	5,195.73	0.00	(5,195.73)	0.00 %
Total Protective Services					5,195.73	0.00	(5,195.73)	0.00 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	4,615.31	3,148.49	(1,466.82)	-46.59 %
Insurance - General Liability	1	01	4510.02	5	113.58	113.58	0.00	0.00 %
Insurance - Automobile	1	01	4510.03	5	625.71	549.30	(76.41)	-13.91 %
Insurance - Workman's Comp	1	01	4510.04	5	828.20	801.55	(26.65)	-3.32 %
Insurance - Fidelity Bond	1	01	4510.09	5	180.29	180.29	0.00	0.00 %
Insurance - Windstorm	1	01	4510.15	5	0.00	5,989.67	5,989.67	100.00 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
Collection Losses	1	01	4570	5	0.00	31.00	31.00	100.00 %
Total General Expense					8,863.09	13,313.88	4,450.79	33.43 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	0.00	5,700.00	5,700.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(5,700.00)	(5,700.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(48,294.53)	(51,802.07)	3,507.54	-6.77 %
Net Income (Loss)					58,387.24	34,754.56	23,632.68	84.40 %

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

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$101,538.76	\$81,539.73
Total Administrative Expense	\$25,452.25	\$21,757.08
Total Utilities Expense	\$426.36	\$282.16
Total Ordinary Maintenance and Operation	\$12,217.40	\$22,291.74
Total General Expense	\$8,793.43	\$13,159.11
Total Expenses	\$49,631.47	\$57,989.19
Operating Income (Loss)	\$51,907.29	\$23,550.54



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

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	28,434.00	26,540.00	1,894.00	7.14 %
Total Rental Income					28,434.00	26,540.00	1,894.00	7.14 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	275.91	(275.91)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,802.01	0.00	1,802.01	0.00 %
Other Income - Tenants	1	02	3690	5	3,431.00	2,422.00	1,009.00	41.66 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	187.82	(187.82)	-100.00 %
Total Other Income					5,233.01	2,885.73	2,347.28	81.34 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	67,871.75	52,114.00	15,757.75	30.24 %
Total Other Receipts					67,871.75	52,114.00	15,757.75	30.24 %
Total Revenue					101,538.76	81,539.73	19,999.03	24.53 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	3,649.73	5,200.24	1,550.51	29.82 %
Legal Expense	1	02	4130	5	292.50	0.00	(292.50)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	1,804.82	1,794.96	(9.86)	-0.55 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	93.93	93.93	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	117.30	117.30	100.00 %
Membership Dues and Fees	1	02	4190.12	5	733.20	622.50	(110.70)	-17.78 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	548.40	680.34	131.94	19.39 %
Forms & Office Supplies	1	02	4190.17	5	287.74	0.00	(287.74)	0.00 %
Other Sundry Expense	1	02	4190.18	5	103.36	162.24	58.88	36.29 %
Administrative Contact Costs	1	02	4190.19	5	6,448.22	1,955.62	(4,492.60)	-229.73 %
Management Fee Expense - AMP	1	02	4190.21	5	8,713.28	8,266.45	(446.83)	-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	1,095.00	1,087.50	(7.50)	-0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					25,452.25	21,757.08	(3,695.17)	-16.98 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	680.16	(130.91)	(811.07)	619.56 %
Ten Services - Recreation, Pub	1	02	4220	5	161.48	(436.53)	(598.01)	136.99 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	784.13	784.13	100.00 %
Total Tenant Services					841.64	216.69	(624.95)	-288.41 %
Utilities Expense								
Water	1	02	4310	5	261.75	60.57	(201.18)	-332.14 %
Electricity	1	02	4320	5	167.66	89.69	(77.97)	-86.93 %
Gas	1	02	4330	5	2.00	121.29	119.29	98.35 %
Other Utility Expense - Sewer	1	02	4390	5	(5.05)	10.61	15.66	147.60 %
Total Utilities Expense					426.36	282.16	(144.20)	-51.11 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	1,433.11	3,722.10	2,288.99	61.50 %
Materials	1	02	4420	5	288.50	301.03	12.53	4.16 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	0.00	525.00	525.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	(1,440.00)	1,550.00	2,990.00	192.90 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.75	6.23	(10.52)	-168.86 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	74.85	292.80	217.95	74.44 %
Contract Costs-Maintenance	1	02	4430.09	5	4,738.40	0.00	(4,738.40)	0.00 %
Contract Costs-Other	1	02	4430.13	5	123.00	0.00	(123.00)	0.00 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	1,440.00	0.00	(1,440.00)	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	4,725.00	13,925.00	9,200.00	66.07 %

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: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Connect/Disconnect Fees	1	02	4430.4	5	0.00	60.00	60.00	100.00 %
Garbage and Trash Collection	1	02	4431	5	(48.22)	30.01	78.23	260.68 %
Emp Benefit Cont - Maintenance	1	02	4433	5	866.01	1,879.57	1,013.56	53.93 %
Total Ordinary Maintenance and Operation					12,217.40	22,291.74	10,074.34	45.19 %
Protective Services								
Protective Services - Contract	1	02	4480	5	1,900.39	282.41	(1,617.98)	-572.92 %
Total Protective Services					1,900.39	282.41	(1,617.98)	-572.92 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	4,615.31	3,505.89	(1,109.42)	-31.64 %
Insurance - General Liability	1	02	4510.02	5	103.25	103.25	0.00	0.00 %
Insurance - Automobile	1	02	4510.03	5	625.71	549.30	(76.41)	-13.91 %
Insurance - Workman's Comp	1	02	4510.04	5	779.48	754.40	(25.08)	-3.32 %
Insurance - Fidelity Bond	1	02	4510.09	5	169.68	169.68	0.00	0.00 %
Insurance - Windstorm	1	02	4510.15	5	0.00	5,576.59	5,576.59	100.00 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense					8,793.43	13,159.11	4,365.68	33.18 %
Total Expenses					(49,631.47)	(57,989.19)	8,357.72	-14.41 %
Net Income (Loss)					51,907.29	23,550.54	28,356.75	120.41 %

Report Criteria PHA: 1 Project: '02'

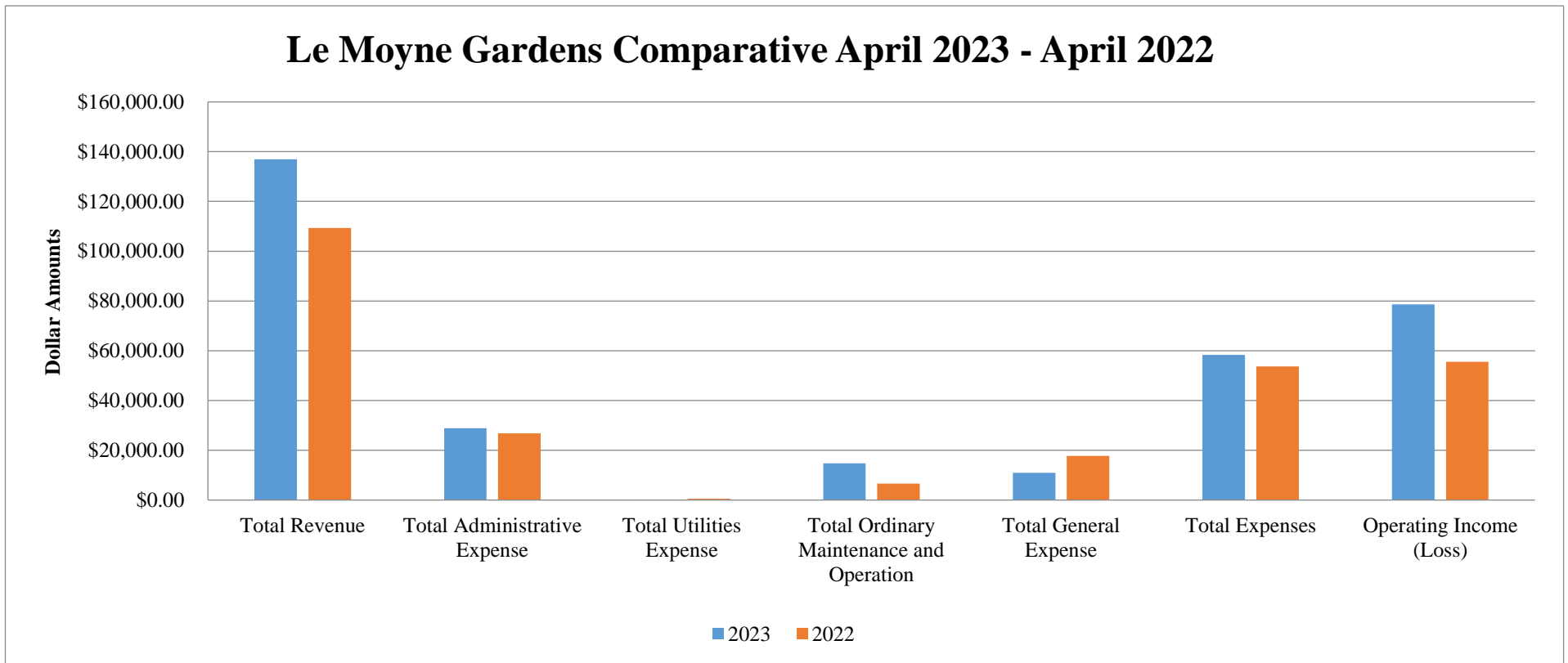
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$136,987.97	\$109,315.61
Total Administrative Expense	\$28,857.93	\$26,797.80
Total Utilities Expense	\$82.48	\$578.34
Total Ordinary Maintenance and Operation	\$14,783.08	\$6,629.49
Total General Expense	\$10,954.92	\$17,788.10
Total Expenses	\$58,386.22	\$53,756.45
Operating Income (Loss)	\$78,601.75	\$55,559.16



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

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	28,500.00	30,967.79	(2,467.79)	-7.97 %
Nondwelling Rental	1	03	3190	5	700.00	0.00	700.00	0.00 %
Total Rental Income					29,200.00	30,967.79	(1,767.79)	-5.71 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,004.72	523.42	2,481.30	474.06 %
Other Income-Tenants	1	03	3690	5	4,332.00	2,933.00	1,399.00	47.70 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	194.40	(194.40)	-100.00 %
Total Other Income					7,336.72	3,650.82	3,685.90	100.96 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	100,451.25	74,697.00	25,754.25	34.48 %
Total Other Receipts					100,451.25	74,697.00	25,754.25	34.48 %
Total Revenue					136,987.97	109,315.61	27,672.36	25.31 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	4,556.12	5,202.50	646.38	12.42 %
Employee Benefits Cont - Admin	1	03	4182	5	1,111.07	2,203.66	1,092.59	49.58 %
Postage/FedEx/UPS	1	03	4190.03	5	0.00	93.93	93.93	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	156.40	156.40	100.00 %
Membership Dues and Fees	1	03	4190.12	5	977.60	830.00	(147.60)	-17.78 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	620.02	815.34	195.32	23.96 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	1,034.82	842.70	(192.12)	-22.80 %
Other Sundry Expense	1	03	4190.18	5	151.75	594.35	442.60	74.47 %
Administrative Contact Costs	1	03	4190.19	5	4,109.63	86.45	(4,023.18)	-4653.77 %
Management Fee Expense - AMP	1	03	4190.21	5	11,577.92	11,230.97	(346.95)	-3.09 %
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	1,455.00	1,477.50	22.50	1.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					28,857.93	26,797.80	(2,060.13)	-7.69 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	793.62	1,258.60	464.98	36.94 %
Ten Services - Recreation, Pub	1	03	4220	5	492.36	0.00	(492.36)	0.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	704.12	704.12	100.00 %
Total Tenant Services					1,285.98	1,962.72	676.74	34.48 %
Utilities Expense								
Water	1	03	4310	5	(4.73)	205.23	209.96	102.30 %
Electricity	1	03	4320	5	90.11	218.64	128.53	58.79 %
Gas	1	03	4330	5	(1.91)	115.22	117.13	101.66 %
Other Utility Expense - Sewer	1	03	4390	5	(0.99)	39.25	40.24	102.52 %
Total Utilities Expense					82.48	578.34	495.86	85.74 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	2,874.98	4,641.43	1,766.45	38.06 %
Materials	1	03	4420	5	0.00	392.89	392.89	100.00 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	0.00	549.00	549.00	100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	2,995.00	2,995.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.34	8.30	(14.04)	-169.16 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	89.35	14.50	16.23 %
Contract Costs-Other	1	03	4430.13	5	838.00	0.00	(838.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	8,700.00	0.00	(8,700.00)	0.00 %
Contract Costs-Plumbing Contrac	1	03	4430.22	5	0.00	(5,300.00)	(5,300.00)	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	30.00	120.00	90.00	75.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

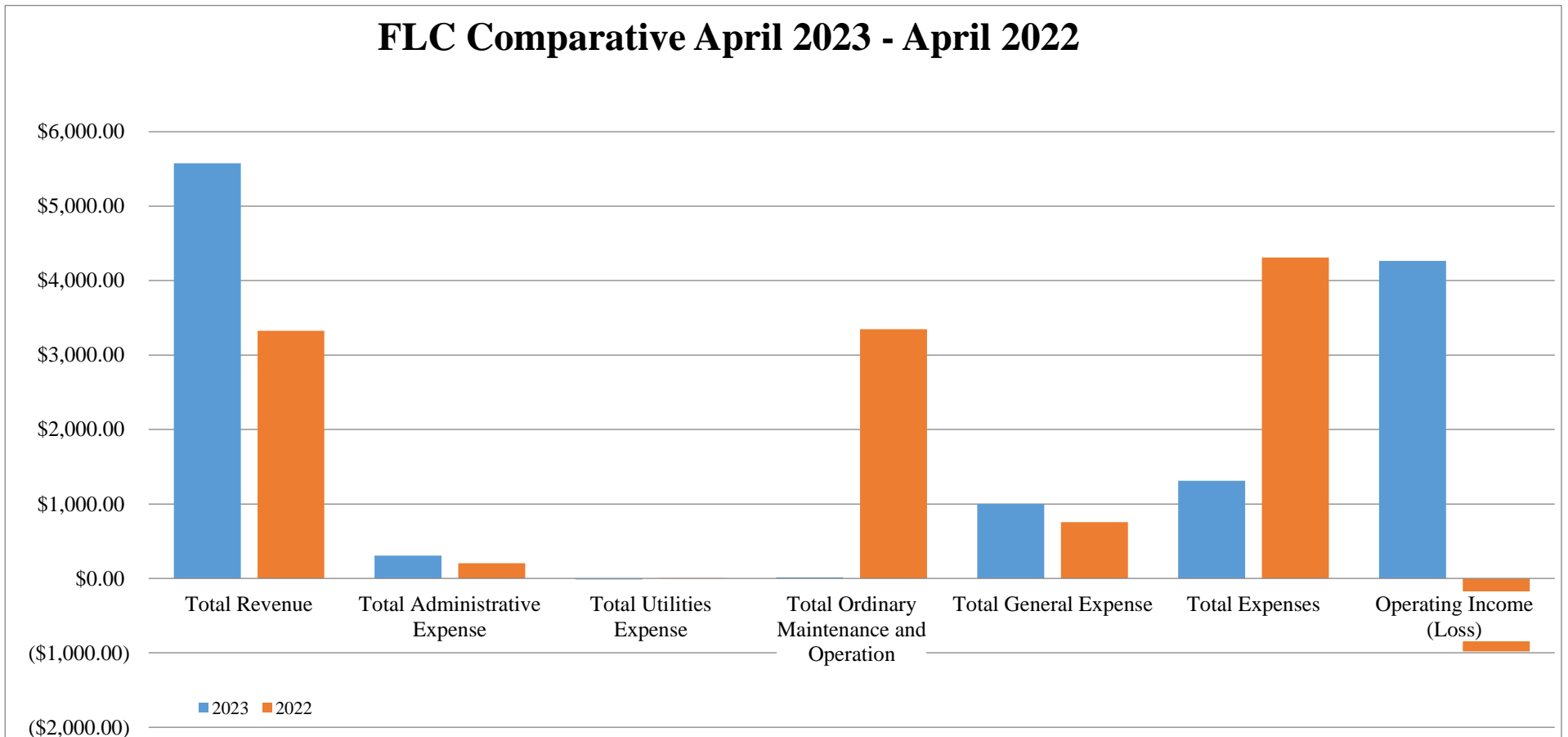
Custom 3: PHA

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

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Garbage and Trash Collection	1	03	4431	5	19.03	106.95	87.92	82.21 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,223.88	3,026.57	802.69	26.52 %
Total Ordinary Maintenance and Operation					14,783.08	6,629.49	(8,153.59)	-122.99 %
Protective Services								
Protective Services - Contract	1	03	4480	5	2,421.83	0.00	(2,421.83)	0.00 %
Total Protective Services					2,421.83	0.00	(2,421.83)	0.00 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	5,604.31	4,103.55	(1,500.76)	-36.57 %
Insurance - General Liability	1	03	4510.02	5	154.88	154.88	0.00	0.00 %
Insurance - Automobile	1	03	4510.03	5	843.36	740.36	(103.00)	-13.91 %
Insurance - Workman's Comp	1	03	4510.04	5	1,315.37	1,273.05	(42.32)	-3.32 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	286.34	0.00	0.00 %
Insurance - Windstorm	1	03	4510.15	5	0.00	8,313.26	8,313.26	100.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	(166.00)	0.00	166.00	0.00 %
Total General Expense					10,954.92	17,788.10	6,833.18	38.41 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	0.00	17,450.00	17,450.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(17,450.00)	(17,450.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(58,386.22)	(53,756.45)	(4,629.77)	8.61 %
Net Income (Loss)					78,601.75	55,559.16	23,042.59	72.88 %

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

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$5,576.41	\$3,327.87
Total Administrative Expense	\$306.53	\$203.00
Total Utilities Expense	(\$13.14)	\$0.56
Total Ordinary Maintenance and Operation	\$15.00	\$3,348.45
Total General Expense	\$1,001.77	\$757.73
Total Expenses	\$1,310.16	\$4,309.74
Operating Income (Loss)	\$4,266.25	(\$981.87)

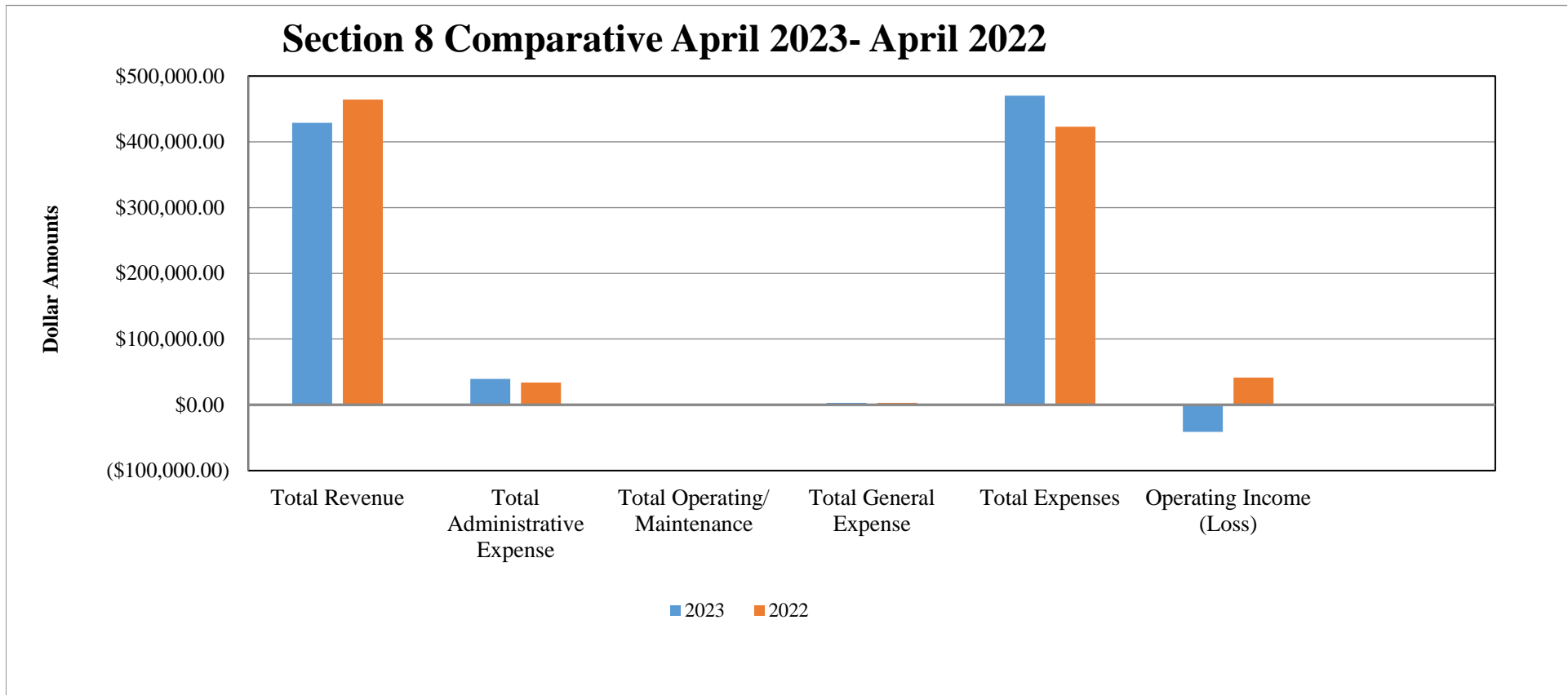


Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center
HHA - Family Living Center

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,200.00	3,253.00	947.00	29.11 %
Total Rental Income					4,200.00	3,253.00	947.00	29.11 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	246.41	74.87	171.54	229.12 %
Other Income-Tenants	3	01	3690	5	1,130.00	0.00	1,130.00	0.00 %
Total Other Income					1,376.41	74.87	1,301.54	1738.40 %
Total Revenue					5,576.41	3,327.87	2,248.54	67.57 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	62.74	15.76	(46.98)	-298.10 %
Employee Benefits Cont - Admin	3	01	4182	5	(5.03)	12.89	17.92	139.02 %
Other Sundry Expense	3	01	4190.18	5	248.82	174.35	(74.47)	-42.71 %
Total Administrative Expense					306.53	203.00	(103.53)	-51.00 %
Utilities Expense								
Water	3	01	4310	5	(4.10)	0.18	4.28	2377.78 %
Other Utility Expense - Sewer	3	01	4390	5	(9.04)	0.38	9.42	2478.95 %
Total Utilities Expense					(13.14)	0.56	13.70	2446.43 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	0.00	11.10	11.10	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	0.00	45.00	45.00	100.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	2,945.00	2,945.00	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	350.00	350.00	100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	15.00	0.00	(15.00)	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	(2.65)	(2.65)	100.00 %
Total Ordinary Maintenance and Operation					15.00	3,348.45	3,333.45	99.55 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	824.16	597.66	(226.50)	-37.90 %
Insurance - General Liability	3	01	4510.02	5	15.46	15.49	0.03	0.19 %
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					1,001.77	757.73	(244.04)	-32.21 %
Total Expenses					(1,310.16)	(4,309.74)	2,999.58	-69.60 %
Net Income (Loss)					4,266.25	(981.87)	5,248.12	-536.29 %

Housing Authority of the City of Harlingen Comparative Income Statement HCV/Section 8

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022
Total Revenue	\$429,050.86	\$464,326.91
Total Administrative Expense	\$39,360.74	\$33,746.86
Total Operating/ Maintenance	\$1,230.62	\$1,328.46
Total General Expense	\$2,936.86	\$3,100.86
Total Expenses	\$470,086.72	\$423,076.18
Operating Income (Loss)	(\$41,035.86)	\$41,250.73



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2023	Start: 04/01/2022		
					End: 04/30/2023	End: 04/30/2022	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	52,768.00	48,818.00	3,950.00	8.09 %
Interest Income HA Portion	7	01	3300	5	228.45	120.31	108.14	89.88 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,145.00	(4,145.00)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	451.91	16,527.60	(16,075.69)	-97.27 %
Other Income	7	01	3690	5	0.00	35.00	(35.00)	-100.00 %
HAP Earned Income	7	01	4902	5	375,602.50	394,681.00	(19,078.50)	-4.83 %
Total Operating Income					429,050.86	464,326.91	(35,276.05)	-7.60 %
Total Revenue					429,050.86	464,326.91	(35,276.05)	-7.60 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	8,179.40	10,181.21	2,001.81	19.66 %
STAFF TRAINING	7	01	4140	5	699.00	0.00	(699.00)	0.00 %
Travel	7	01	4150	5	1,107.86	0.00	(1,107.86)	0.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	4,854.59	3,488.34	(1,366.25)	-39.17 %
Postage/FedEx/UPS	7	01	4190.03	5	0.00	466.60	466.60	100.00 %
Tenant Tracker	7	01	4190.10	5	0.00	382.50	382.50	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	622.18	565.34	(56.84)	-10.05 %
Forms & Office Supplies	7	01	4190.17	5	41.38	0.00	(41.38)	0.00 %
Other Sundry Expense	7	01	4190.18	5	52.58	65.01	12.43	19.12 %
Administrative Contact Costs	7	01	4190.19	5	6,706.75	1,559.36	(5,147.39)	-330.10 %
Asset Management Fee - AMP	7	01	4190.22	5	8,904.00	8,952.00	48.00	0.54 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,565.00	5,595.00	30.00	0.54 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	876.00	(84.00)	-9.59 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	547.50	(52.50)	-9.59 %
Total Administrative Expense					39,360.74	33,746.86	(5,613.88)	-16.64 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,051.56	1,130.81	79.25	7.01 %
4400 Materials	7	01	4420	5	79.26	0.00	(79.26)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	99.80	197.65	97.85	49.51 %
Total Operating Expenses					1,230.62	1,328.46	97.84	7.36 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	190.44	167.18	(23.26)	-13.91 %
Insurance - Workman's Comp	7	01	4510.04	5	828.20	801.55	(26.65)	-3.32 %
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	180.29	0.00	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	51.18	40.13	(11.05)	-27.54 %
Portability - Port In Deposits	7	01	4590.PID	5	(5,843.00)	(3,105.00)	2,738.00	-88.18 %
Portability - Port In Expenses	7	01	4590.PIE	5	5,843.00	3,105.00	(2,738.00)	-88.18 %
Portable Admin Fees Paid	7	03	4590.P	5	1,686.75	1,911.71	224.96	11.77 %
Total General Expense					2,936.86	3,100.86	164.00	5.29 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	379,475.50	351,426.00	(28,049.50)	-7.98 %
HAP Payments - Utilities	7	01	4715.4	5	7,774.00	4,362.00	(3,412.00)	-78.22 %
Fraud Recovery HUD	7	01	4715.8	5	0.00	(4,145.00)	(4,145.00)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,311.00	724.00	(587.00)	-81.08 %
HAP Payments - Rents	7	02	4715.1	5	3,922.00	3,716.00	(206.00)	-5.54 %
HAP Payments - Rent - VASH	7	03	4715.1	5	17,626.00	10,632.00	(6,994.00)	-65.78 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	114.00	0.00	(114.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	14,626.00	17,126.00	2,500.00	14.60 %
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	1,167.00	550.00	(617.00)	-112.18 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	25.00	25.00	100.00 %
Total Housing Assistance Payments					426,558.50	384,900.00	(41,658.50)	-10.82 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

	Start: 04/01/2023 End: 04/30/2023	Start: 04/01/2022 End: 04/30/2022	Variance	Variance %
Total Expenses	<u>(470,086.72)</u>	<u>(423,076.18)</u>	<u>(47,010.54)</u>	<u>11.11 %</u>
Net Income (Loss)	<u>(41,035.86)</u>	<u>41,250.73</u>	<u>(82,286.59)</u>	<u>-199.54 %</u>

Chief Financial Officer Report
for June 21, 2023
Highlights of Activities for May 2023

Ongoing Activities:

- Meetings for the month:
Staff meetings on Mondays
Administrative meeting
HUD Training meetings—every other Thursday
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
Board Reports review, Board meeting practices, Board meetings, Board meeting overview,
HUD Two-Year tool, Amazon Business & OMNIA meeting, meetings with GMS Architects
- Prepared Weekly/Monthly Board and Goals Reports
- Reported Executive Compensation to HUD
- 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
- Worked with Mary on EPIC reporting
- Worked with the Lindsey Accountants to review FDS and submit it
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Worked on Saturday, May 13th with the COCC team to clean the storage
- Signed checks for payrolls, accounts payables, and HCV/Section 8
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked at Le Moyne Gardens on May 12th & from home on May 26 (8:00-12:00)
Memorial Day Holiday on May 29th – all offices closed

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 June 21, 2023
Highlights of Activities for May 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
 - Amazon meeting
 - OMNIA meeting
 - Admin meeting
- Reviewed and responded to emails and phone calls
- Worked with CFO on personnel matters and updates
- Interviewed for clerk temp. position
- Onboarded a new employee
- Terminated employees
- 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 April
- Reviewed all April vehicle inspections completed and saved
- Processed and submitted the HART Retirement for April
- Printed out bank information for online rent payments
- Continued training Accounting Clerk
- Sent out employee evaluations
- Submitted the Auction List to the City of Harlingen Purchasing department
- Updated the Admin Agenda for Accounting
- Met with the insurance adjuster for the Los Vecinos roofs (deductible not met)
- Worked at Le Moyne Gardens May 12th (half day) due to disinfecting
- Worked on Saturday, May 13th to clean and purge files in the storage room
- Worked from home Friday, May 26th (half day) due to disinfecting
- QC vehicle inspections at Bonita Park
- Offices closed Monday, May 29th for the Memorial Day holiday

Please let me know if you have any questions.

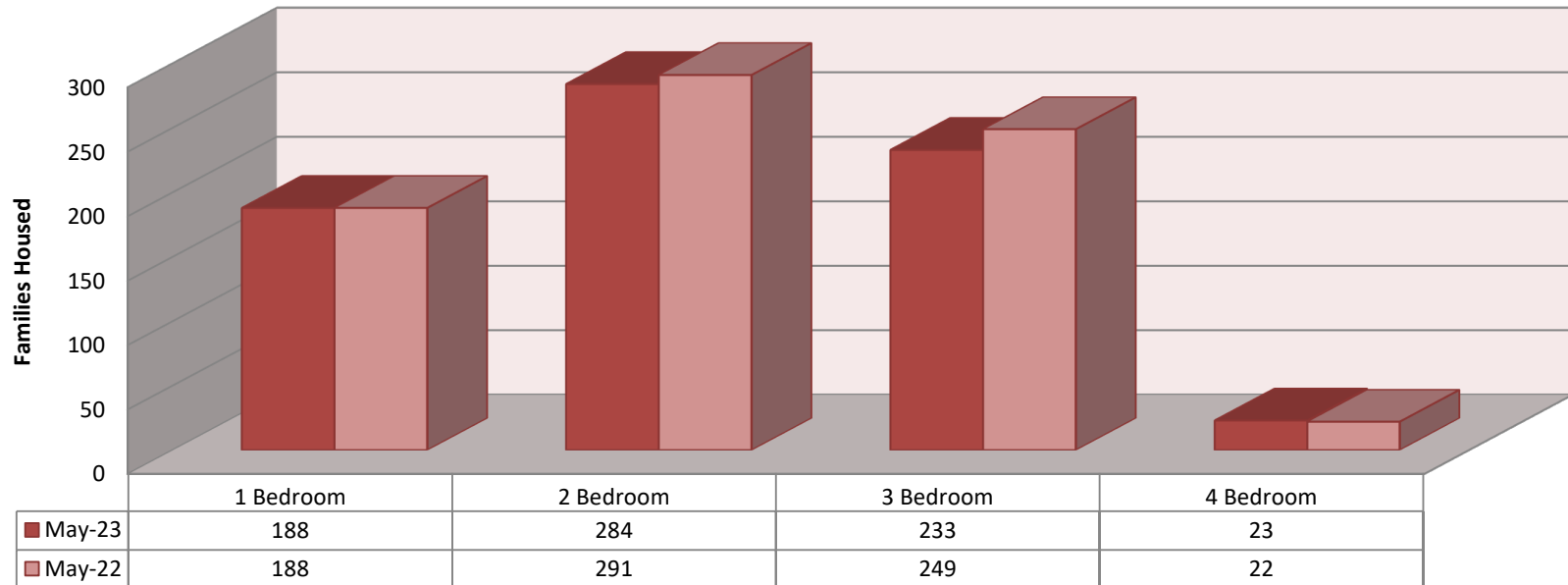
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
June 21, 2023**

**Total Alloted Vouchers: 743
Vouchers Leased: 728
Pending Vouchers: 15
Vouchers Seaching: 24**

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

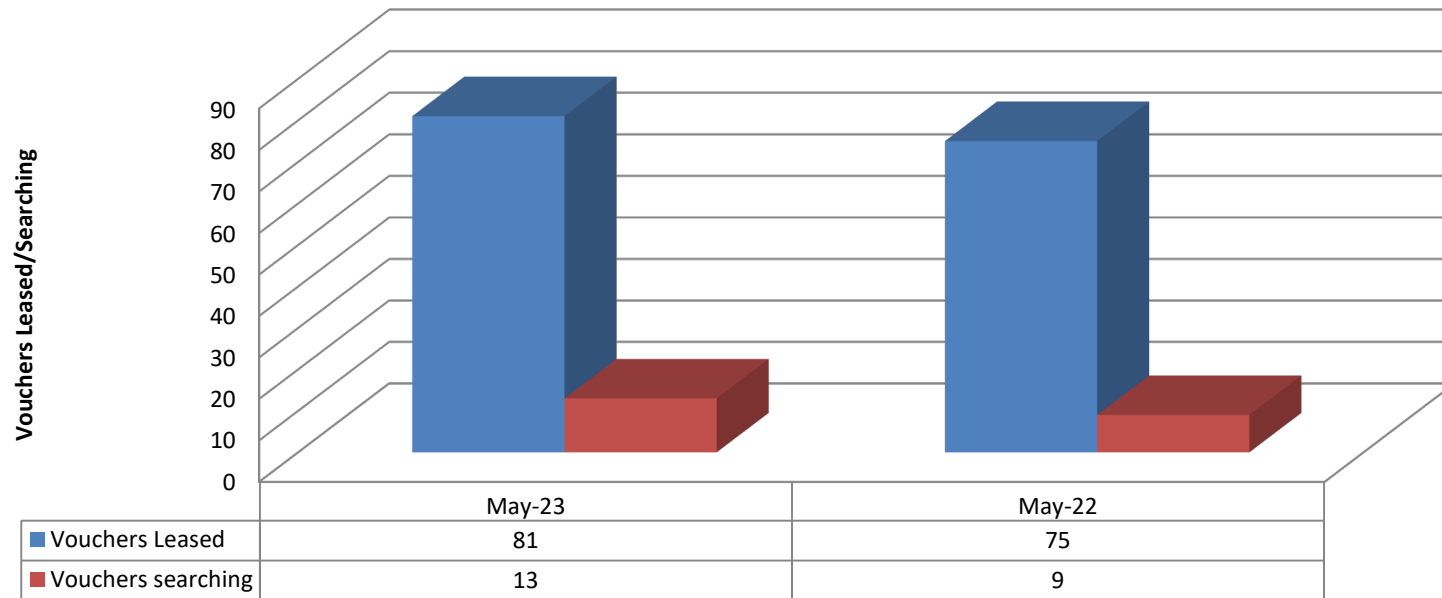


Total Families on Waiting List	643
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**Board Meeting Report
June 21, 2023**

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

**HUD-VASH Program
Comparison of Leased Vouchers
May 2023/2022**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report June 21, 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
April 2023 Score is
96.86%

Quality Control

File audit was held on May 19, 2023 at Los Vecinos
4 files were audited

Activities for the month of May 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on May 11th (20 were received)
- Issued HAP Checks for June 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
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

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
January through May 2023	160	136	113	52	351	351	34	9	3	52
January through May 2022	155	115	132	8	344	344	131	49	10	46
Increase	5	21	0	44	7	7	0	0	0	6
Decrease	0	0	19	0	0	0	97	40	7	0

HCV/SECTION 8 PROGRAM Comparative Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Leased (Move-Ins)	Port Administered	Move-Outs
Jan-23	28	30	28	5	44	44	0	1	0	9
Feb-23	38	29	21	2	73	73	0	3	0	6
Mar-23	35	26	24	7	71	71	14	1	1	12
Apr-23	34	26	29	20	97	97	18	2	1	18
May-23	25	25	11	18	66	66	2	2	1	7
YTD	160	136	113	52	351	351	34	9	3	52

HCV/SECTION 8 PROGRAM Comparative Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Tenancy Approvals Received	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Leased (Move-Ins)	Port Administered	Move-Outs
Jan-22	27	8	38	1	55	55	12	0	3	16
Feb-22	32	30	30	2	73	73	21	7	2	6
Mar-22	39	36	23	2	73	73	41	7	2	10
Apr-22	30	14	16	1	84	84	21	21	3	10
May-22	27	27	25	2	59	59	36	14	0	4
YTD	155	115	132	8	344	344	131	49	10	46

Housing Authority of the City of Harlingen, Texas

May 31, 2023

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	144	115	18	4	3	192	476
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	3	1	0	0	0	2	6
3 bed	2	1	0	0	1	2	6
4 bed	0	0	1	0	0	0	1
Regular Vacancies →	5	2	1	0	1	4	13
Total Vacancies →	5	2	1	0	1	4	13

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 5/31/2023

Prepared by: Nancy Garza - Admission Coordinador

* **OCCUPANCY RATE:** 96.67% 98.33% 95.00% 100.00% 75.00% 98.00% **97.39%**

* **VACANCY RATE:** 3.33% 1.67% 5.00% 0.00% 25.00% 2.00% **2.61%**

* does not include CFP units

Total Points per AMP	12	16	8	16	0	16	
					GRAND TOTAL POINTS		12

Per unit Fee count 145 118 19 4 3 196 485

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 June 21, 2023

Activities for the month of May

WAITING LIST AS OF 05-31-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	72
2 Bedroom	13
3 Bedroom	15
4 Bedroom	3
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 103

Unit offers mailed: 37

Security Deposits received: 07

Applications ready for review as of 5-31-2023: 24

Applications pending: 54

LOW RENT PROGRAM

Comparative Summary Report

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
January through May 2023	343	318	76	86	19	117	31	22	19%
January through May 2022	342	313	50	136	43	114	24	22	19%
Increase	1	5	26	0	0	3	7	0	0%
Decrease	0	0	0	50	24	0	0	0	1%

LOW RENT PROGRAM
Comparative Summary Report

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
Jan-23	64	55	25	0	2	20	1	5	25%
Feb-23	75	70	3	11	5	15	3	6	40%
Mar-23	45	37	15	10	3	40	9	3	8%
Apr-23	73	74	9	34	5	5	7	4	80%
May-23	86	82	24	31	4	37	11	4	8%
YTD Total:	343	318	76	86	19	117	31	22	19%

LOW RENT PROGRAM
Comparative Summary Report

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
Jan-22	75	65	10	10	5	20	1	2	10%
Feb-22	64	59	4	25	22	37	7	2	5%
Mar-22	47	46	17	65	8	21	2	12	57%
Apr-22	80	73	9	14	1	16	12	1	6%
May-22	76	70	10	22	7	20	2	5	25%
YTD Total:	342	313	50	136	43	114	24	22	19%

Report By: Nancy Garza -Admissions Coordinator

Date: June 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: June 21, 2023 Public Housing Board Report-May 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.

April 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 two (2) tenant concerns. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, and I had zero (0) Denial Hearings for the Section 8 Program.

Trainings and Other Updates:

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

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

June 21, 2023

May Activities

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

- Los Vecinos – May 09th, May 10th and May 24th 2023 at 2:00 p.m.
 - Topics discussed street repairs at Los Vecinos and Mother’s Day Events - 23 residents attended
- Bonita Park – May 10th and May 24th 2023 at 2:00 p.m.
 - Topics discussed fundraiser activities, Loteria day and Father’s Day brunch ideas– 4 residents attended
- Sunset Terrace – May 10th and May 24th 2023 at 11:00 a.m.
 - Topics discussed Association recruitment, Loteria and Father’s Day brunch ideas– 0 residents attended
- Le Moyne Gardens – May 11th and May 25th 2023 at 1:00 p.m.
 - Topics discussed Loteria day and scholarship fund ideas – 27 residents 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 – no meeting held this month
- BRE Story time was presented this month by Bonita Park.
 - Ms. Lidia Barrera, Administrative Assistant at the City of Harlingen Parks and Recreation department read " I love you to the Moon and Back " by Tim Marnes

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 Summer newsletter is in process

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) – no update

Resident and Youth Activities Board Report
June 21, 2023
May Activities

Family Learning Centers and other activities:

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- Family Learning Centers closed for the summer on May 16, 2023

Family Learning Center	Number of Mentors	Number of students attending	Number of apartments utilizing center
Los Vecinos Master Teacher: Ms. Cano	4	8	3
Bonita Park Master Teacher: Mrs. Cavazos	4	7	3
Sunset Terrace Master Teacher: Mrs. Aguirre	1	9	4
Le Moyne Gardens: Master Teacher: Mr. Leal	2	4	2

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	3
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	1	0
NELROD	5/31/2023	4	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

HAVE-STR

- Kevin Moreno – Amount of scholarship award - \$1,000.00
- Samuel Pedraza - Amount of scholarship award - \$1,000.00
- Santiago Jonguitud - Amount of scholarship award - \$600.00

Resident and Youth Activities Board Report
June 21, 2023
May Activities



Los Vecinos Tenant Association
Mother's Day



Bonita Park Tenant Association
Loteria day



Le Moyne Gardens Tenant Association
Loteria day

HARLINGEN**Housing Authority**

June 21, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

May Activity

Units ready to rent for the Month of May 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	130	10	135;149	0	4
Bonita Park	0	17	86	0	2
Le Moyne Gardens	0	29	95;127	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	D	0	1
Total	1	3	6	0	10

Work orders completed for the Month of May 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2023 - 05/31/2023	135	67	201	22	425

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2022 – 05/31/2022	155	69	126	28	378

Date: June 1, 2023

To: Harlingen Housing Authority Board of Commissioners

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

Subject: June 21, 2023, Board Report-May 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 repairs on Pierce Street. This job is 20% complete.

Rudy De La Cruz installed metal roofs at apartments #05 through #08. This job is 100% complete.

Rudy De La Cruz installed metal roofs at apartments #101 through #104. This job is 100% complete.

GS Electric and Remodeling completed electrical repairs at apartments #05 through #08. 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.

Rudy De La Cruz repaired the soffit at apartment #109. This job is 100% complete.

Rudy De La Cruz prepared apartment #86 for rent. This job is 100% complete.

Rudy De La Cruz prepared apartment #17 for rent. This job is 100% complete.

GS Electric and Remodeling completed electrical repairs at apartment #65. This job is 100% complete.

Southern Construction completed plumbing repairs at apartments #49 and #50. 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.

Rudy De La Cruz prepared apartment D at Arroyo Vista Court for rent. This job is 100% complete.

Sunset Terrace AMP #020:

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

Quality Lawn completed landscaping at the office. This job is 100% complete.

GS Electric and Remodeling completed electrical repairs at apartment #04. 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.

Rudy De La Cruz prepared apartment #178 for rent. This job is 100% complete.

Rudy De La Cruz prepared apartment #179 for rent. 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.

No contracts for this month.

Accounting Assistant /MIS Coordinator Board Report

June 21, 2023

May 2023 Activities

- Attended weekly Staff and Administration meetings
- Attended the HUD Field office meetings
- Attended the HCV 2-year tool meeting
- Attended the Los Vecinos construction meetings as needed
- Attended the Board meeting practices at the AMPs
- Attended the monthly Board meeting at Sunset Terrace
- Attended the Amazon-Omnia meeting
- 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 emailed them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns
- Submitted reports as needed (Administrative, 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 from Le Moyne Gardens in the morning on 5-12-23 due to disinfecting of the COCC
- Worked on Saturday 5-13-23 due to cleaning out the upstairs storage room at the COCC
- Worked from home in the morning on 5-26-23 due to disinfecting of the COCC
- Update: John is working on getting a new DVR to simplify retrieving camera footage at COCC (spoke to John 5-23-23)

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: June 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the June 21, 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:

June 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:

June 2023: Schedule may change at any time

- 01: Hurricane Season Begins (Ends November 30, 2023)
- 01: Update Community letters with office hours
- 01: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 01: HCISD Counselors Mtg at 11:30 a.m. with Managers at Main Office
- 01: Temporary Staff interviews for Clerks and Maintenance 2:30 p.m. – 5:00 p.m.
- 01: Weekly Mtg HCV/S8 & Admissions at 4:00 pm
- 02: Weekly Mtg HCV/S8 & Admissions at 10:00 am
- 02: Friday Staff Mtg at 3:00 p.m. (Quotes on Pets)
- 03: Market Days Downtown! BRE Reading of Books to Community
- 05: BRE Read a Book to children on HHA Facebook (1st Monday of month LV, LMG, BP)
- 05: Security Mtg at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 06: Board Mtg Practice at 9:00 a.m. Webex
- 07: Board Mtg Practice at 9:00 a.m. Webex
- 07: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 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)
- 08: Weekly Mtg HCV/S8 & Admissions at 4:00 pm or
- 09: Weekly Mtg HCV/S8 & Admissions at 10:00 am
- 09: Board Mtg Practice at 9:00 a.m. Webex
- 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. (Quotes on Brain Awareness & Alzheimer's)

- 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 (C. Lucio will Lead)
- 14: Pest Control at Bonita Park
- 14: Board Mtg Practice at 9:00 a.m. at BP (C, Lucio will Lead)
- 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 (C Lucio will Lead)
- 15: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 16: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 16: Friday Staff Mtg at 3:00 p.m. (Quotes on Fathers)
- 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)
- 22: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 23: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 23: Audit & Review files by PH & S8 at 8:30 a.m. at **BP**
- 23: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 23: Friday Staff Mtg at 3:00 p.m. (Quotes on BINGO)
- 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: HCV/S8 Two Year Two with HUD San Antonio Office at 10:00 a.m. (Microsoft Teams)
- 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.
Tentative Agenda for Mtg due by Ariana **Friday 06/16/23 at 3 p.m.**
- 27: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, **Friday, 06/16/23 at 3 p.m.**
- 28: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by **Monday, 06/19/23 by 12 p.m.**
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. **Monday, 06/19/23 at 12 p.m.**
- 28: Cintas Medicine Cabinet restock
- 29: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 29: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or

- 30: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. ((Friday)???)
- 30: Friday Staff Mtg at 3:00 p.m. (Quotes on Surviving Cancer)
- 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 LV, LMG, BP)
- 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. & 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)
- 06: HCISD Counselors Mtg at 11:30 a.m. with Managers at Main Office
- 06: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 07: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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 11 am (offices closed)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11 am (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)
- 13: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 14: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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)
- 20: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 21: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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 07/14/23 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, 07/14/23 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, 07/17/23 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, 07/17/23 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)
- 27: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 28: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 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)
- 03: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 04: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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 LV, LMG, **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)
- 10: HCV/S8 & Admissions Weekly Mtg at 4:00 pm
- 11: Disinfect & Sanitize Main Office at 9am (offices closed)
- 11: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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.
- 17: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 17: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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)
- 24: HCV/S8 & Admissions Weekly Mtg at 4:00 pm or
- 25: HCV/S8 & Admissions Weekly Mtg at 10:00 am
- 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)

- 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 08/18/23 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, 08/18/23 at 12 p.m.
- 30: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m. Tentative Agenda for Mtg due by Monday, 08/21/23 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, 08/21/23 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.
- 31: HCV/S8 Weekly Mtg at 4:00 pm
- September 2023: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: HCV/S8 Weekly Mtg at 10:00 a.m.
- 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, LMG, BP)
- 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. & 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.
- 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 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 LV, LMG, BP)
- 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. & 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 10/13/23 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, 10/13/23 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, 10/16/23 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, 10/16/23 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: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 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. & 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 LV, LMG, **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: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 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 LV, LMG, BP)
- 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. & 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
- 27: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Wednesday)
- 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
- January 2024: Schedule may change at any time**
- 01: **Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 01: Holiday (New Year's Day)
- 02: BRE Read a Book to children on HHA Facebook (1stMonday of month by LV, **LMG**, BP)
- 02: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 02: (Tuesday) **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 03: Review Board Packet by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Mtg at 5:30 p.m.
- 04: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 06: Market Days Downtown! BRE Reading of Books to Community
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: Security Mtg at 9:00 a.m. Webex
- 08: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 09: Pest Control at Los Vecinos
- 09: Board Mtg Practice at 9:00 a.m. at LMG
- 10: Board Mtg Practice at 9:00 a.m. at BP
- 10: Pest Control at Bonita Park
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 11: Board Mtg Practice at 9:00 a.m. at LV
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 11: HCV/S8 Applications (20)
- 11: Thursday Maintenance Mtg at 3:00 p.m. Webex
- 12: Disinfect & Sanitize Main Office at 9am (Office closed)
- 12: Friday Staff Mtg at 3:00 p.m.
- 15: Security Mtg at 9:00 a.m. Webex
- 15: Board Mtg Practice at 9:30 a.m. ST
- 15: Low Rent Monthly Reports at 11:00 a.m. (**PIC Reports LR & S8**)
- 15: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360

- 16-17: Board Mtg Practice at 9:00 a.m. at COCC
- 17: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Diana Perez
- 17: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 17: Overview of Board Mtg at 2:00 p.m.
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19: Calendars due (AMPs will add Resident services and FLC activities)
- 19: Friday Staff Mtg at 3:00 p.m.
- 22: Security Mtg at 9:00 a.m. Webex
- 22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 23: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana **Friday 01/12/24 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, 01/12/24 at 12 p.m.**
- 24: Quarterly Crime Prevention Mtg at 3:00 p.m.
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by **Monday, 01/15/24 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, 01/15/24 at 12 p.m.**
- 25: Thursday Maintenance Mtg at 3:00 p.m. at
- 26: Audit & Review files by PH & S8 at 8:30 a.m. at **BP**
- 26: Tentative Board Agendas due for February, March & April 2024
- 26: Board Reports are Due at 12:00 p.m. (noon)
- 26: February 21, Board Agenda & Minutes for January 17, Board Mtg due 12(noon)
- 26: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 26: Friday Staff Mtg at 3:00 p.m.
- 29: Security Mtg at 9:00 a.m. Webex
- 29: **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. & 2:00 p.m.

Summary of Ongoing Activities:

TRAINING / CONFERENCES: HUD San Antonio Field office video and conference calls are held every two weeks for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams. We 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 May 17, 2023, Board Meeting. We also reviewed the agenda for the June 21, 2023, Regular Board Meeting at 219 E. Jackson Street.

*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 July 19, 2023, at 12 noon at Administrative Building followed by a HAHC Board of Directors Meeting at 12:30 p.m. 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.