



REGULAR BOARD MEETING
Wednesday, July 19, 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, July 19, 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 #2553 793 4880, Password:hha19 or join the video conference by phone at 408-418-9388, Password:44219.

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 – Diana Perez
5. Pledge of Allegiance – Diana Perez
6. Introduction of Visitors and Staff – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of June 21, 2023. (pg.3-5)
9. Presentation of Scholarships Awards to:
Delisa Frias, Santiago Jonguitud, Melany Leandro, Kevin Moreno, Samuel Pedraza, Vivian Salazar, Yulissa Vega, and Abigail Roman Villasenor
Presenter: Sandra Gonzalez & Cristella Chavez, HCISD Counselors

Click here to view presentation

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of May 2023, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.6-23)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of June 2023.
Presenter: Mary Prieto (pg.24-27)
3. Consider and take action to accept/reject bids and award contract for Pest Control Services.
Presenter: Cynthia De La Fuente (pg.28)
4. Consider and take action to accept/reject bids and award contract for Security Services.
Presenter: Cynthia De La Fuente (pg.29)

III. OLD BUSINESS-NON-ACTION ITEMS

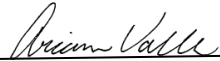
1. Chief Executive Officer's Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; *(pg.30-49)*
 - b) HR & Accounting Coordinator Report by Melissa Guajardo; *(pg.50)*
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.51-55)*
(Comparative summary for January-June 2023-2022)
 - d) Low Rent Occupancy Report by Nancy Garza; *(pg.56-59)*
(Comparative summary for January-June 2023-2022)
 - e) Senior Property Manager with Resident Activities Report by Mary Prieto; *(pg.60-63)*
 - f) Maintenance Report by Mary Prieto; *(pg.64)*
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; *(pg.65-66)*
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.67)*

2. Chief Executive Officer Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. *(pg.68-79)*

IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 East 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, July 14, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of July 2023



Ariana Valle, Administrative Assistant

Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, June 21, 2023, at 12:00 p.m. (noon)
At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550
Remote Meeting via Telephone and Video Conference

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, June 21, 2023, at 12:00 p.m. (noon) at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

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

PLEDGE OF ALLEGIANCE

Accounting Assistant/MIS Coordinator, Patty Vega led the Pledge of Allegiance.

INTRODUCTION OF VISITORS AND STAFF

Administrative Assistant, Ariana Valle introduced staff and visitors starting with Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/S8 & Admissions Administrator, Melissa Guajardo, HR & Accounting Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Nancy Garza, Admissions Coordinator, Norma Serino, Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitors/Guests, Alan Ozuna, Attorney, Raul Cruz, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 17, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of May 17, 2023. Commissioner Muñiz made the motion to approve the Minutes of the Regular Board Meeting of May 17, 2023. Motion was seconded by Commissioner Elliott and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” FOR THE MONTHS OF JULY, AUGUST, AND SEPTEMBER 2023.

Chief Executive Officer Benavides read a letter congratulating Norma Serino for being selected “Employee of the Quarter” for July, August, and September 2023. Mrs. Serino is currently the Property Manager at Los Vecinos Apartments, and she is doing a great job leading her team with the construction work taking place at the site. She is very detailed with her daily construction updates and makes sure that everyone is well informed. Mrs. Serino thanked Ms. Benavides, the Board of Commissioners, and HHA Staff for the recognition and guidance.

II. NEW BUSINESS

1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF APRIL 2023, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of April 2023 were included in their board packets. She reported as follows:

	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
Total Revenues	\$422,230.57	\$71,445.66	\$106,681.77	\$101,538.76	\$136,987.97	\$5,576.41	\$429,050.86
Total Expenditures	\$196,377.97	\$38,755.59	\$48,294.53	\$49,631.47	\$58,386.22	\$1,310.16	\$470,086.72
Revenues Over (Under) Expenditures	\$225,852.60	\$32,690.07	\$58,387.24	\$51,907.29	\$78,601.75	\$4,266.25	(\$41,035.86)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,035.86

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

Commissioner Muñiz asked are there any one-time payments for contract costs? Chief Financial Officer Lucio stated yes, contracts are completed as needed. Commissioner Muñiz asked is there a department that is short staffed? Chief Financial Officer Lucio stated yes, the Admissions & Low Rent Departments. Commissioner Muñiz asked has a shortage of staff had an impact in processing applications? HCV/S8 & Admissions Administrator Perez stated yes, due to the training of new hires. Chair Perez asked do invoices paid after the fiscal year, have an impact with the upcoming budget? Chief Executive Officer Benavides stated it only has an impact for the month. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of April 2023, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of April 2023 as presented by Administration. Motion was seconded by Commissioner Muñiz 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 MAY 2023.

Senior Property Manager Prieto noted that the board packet contained a listing of unpaid balances due for vacated unit accounts for the month of May 2023 in the total amount of \$3,059.00. The total amount consists of:

For the month of May 2023						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 1,501.00	\$ -	\$ 886.00	\$ -	\$ -	\$ 672.00

Grand Total \$ 3,059.00

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 May 2023 in the total amount of \$3,059.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of May 2023 in the total amount of \$3,059.00. 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-May 2023-2022)
- d) Low Rent Occupancy Report by Nancy Garza
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- e) Senior Property Manager with Resident Activities Report by Mary Prieto
- f) Maintenance Report by Mary Prieto
- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- h) Accounting Assistant/MIS Coordinator Report by Patty Vega

Chief Executive Officer Benavides told the Board that the HCV/S8 & Admissions Administrator Perez would provide an overview of the comparative summaries for January-May 2023-2022 for the HCV/S8 and Public Housing Programs. Chair Perez asked why is there a large difference in vouchers issued? HCV/S8 & Admissions Administrator Perez stated it is due to over leasing in the HCV/S8 program in 2022. Commissioner Muñiz asked how many vouchers are currently searching? HCV/S8 & Admissions Administrator Perez stated 23 vouchers. Chair Perez asked who does the quality control file audits? HCV/S8 & Admissions Administrator Perez stated HCV/S8 and Low Rent staff. Commissioner Muñiz asked what is portability? HCV/S8 & Admissions Administrator Perez stated the process in which the family can transfer their rental subsidy. Commissioner Muñiz asked how is the move-in rate percentage calculated? HCV/S8 & Admissions Administrator Perez stated by the number of units offered divided by new move ins. Chair Perez asked how are the applicants contacted? HCV/S8 & Admissions Administrator Perez stated by email, mail, and phone call. After some discussion no other questions were asked. No action taken.

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

Chief Executive Officer Benavides told the Board that her report was included in the board packet. Chief Executive Officer Benavides informed the Board that our next Board meeting will be July 19, 2023, 12:00 p.m. and HAHC meeting at 12:30 p.m. No other questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 12:41 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

May 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 May 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>\$377,411.22</u>	<u>\$71,277.25</u>	<u>\$93,298.03</u>	<u>\$88,087.21</u>	<u>\$120,259.31</u>	<u>\$4,489.42</u>	<u>\$449,036.96</u>
Total Expenditures	<u>\$286,903.40</u>	<u>\$64,148.18</u>	<u>\$68,693.76</u>	<u>\$73,146.42</u>	<u>\$80,083.01</u>	<u>\$832.03</u>	<u>\$491,807.13</u>
Revenues Over (Under) Expenditures	<u>\$90,507.82</u>	<u>\$7,129.07</u>	<u>\$24,604.27</u>	<u>\$14,940.79</u>	<u>\$40,176.30</u>	<u>\$3,657.39</u>	<u>(\$42,770.17)</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>\$42,770.17</u>

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended May 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>\$799,641.79</u>	<u>\$142,722.91</u>	<u>\$199,979.80</u>	<u>\$189,625.97</u>	<u>\$257,247.28</u>	<u>\$10,065.83</u>	<u>\$878,087.82</u>
Total Expenditures	<u>\$483,281.37</u>	<u>\$102,903.77</u>	<u>\$116,988.29</u>	<u>\$122,777.89</u>	<u>\$138,469.23</u>	<u>\$2,142.19</u>	<u>\$961,893.85</u>
Revenues Over (Under) Expenditures	<u>\$316,360.42</u>	<u>\$39,819.14</u>	<u>\$82,991.51</u>	<u>\$66,848.08</u>	<u>\$118,778.05</u>	<u>\$7,923.64</u>	<u>(\$83,806.03)</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>\$83,806.03</u>

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 May 31, 2023	2 Month(s) Ended May 31, 2023	Budget	Variance	Variance %	
Revenue									
Operating Income									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	2,000.00	(2,000.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	0.00	8,333.32	(8,333.32)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	26,520.00	21,333.32	5,186.68	24.31 %
Total Operating Income					13,260.00	26,520.00	31,666.64	(5,146.64)	-16.25 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	4,397.62	4,472.66	(75.04)	-1.68 %
Total Rental Income					2,198.81	4,397.62	4,472.66	(75.04)	-1.68 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	1,058.51	2,079.50	1,333.32	746.18	55.96 %
OTHER INCOME	1	06	3690	5	107.59	150.25	2,676.00	(2,525.75)	-94.39 %
Other Income - Management Fee - CC	1	06	3690.2	5	29,123.84	58,367.04	65,756.00	(7,388.96)	-11.24 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,760.00	29,604.00	29,720.00	(116.00)	-0.39 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,772.50	19,612.50	19,620.00	(7.50)	-0.04 %
IT Fees	1	06	3690.5	5	996.00	1,992.00	1,960.00	32.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	83.32	(83.32)	-100.00 %
Total Other Income					55,818.44	111,805.29	121,148.64	(9,343.35)	-7.71 %
Total Revenue					71,277.25	142,722.91	157,287.94	(14,565.03)	-9.26 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	30,491.05	45,793.12	71,541.66	25,748.54	35.99 %
LEGAL EXPENSE	1	06	4130	5	0.00	1,267.50	1,533.32	265.82	17.34 %
STAFF TRAINING	1	06	4140	5	1,400.00	1,400.00	2,833.32	1,433.32	50.59 %
TRAVEL	1	06	4150	5	3,339.96	4,327.59	4,166.66	(160.93)	-3.86 %
Travel-Mileage Reimbursment	1	06	4150.2	5	11.14	200.44	333.32	132.88	39.87 %
Accounting Fees	1	06	4170	5	0.00	0.00	6,166.66	6,166.66	100.00 %
Audit Fees	1	06	4171	5	0.00	0.00	833.32	833.32	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	13,200.00	21,906.58	21,883.32	(23.26)	-0.11 %
SUNDRY	1	06	4190	5	0.00	293.10	396.32	103.22	26.04 %
Postage/FedEx/UPS	1	06	4190.03	5	545.21	545.21	666.66	121.45	18.22 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	833.32	833.32	100.00 %
PUBLICATIONS	1	06	4190.11	5	546.70	546.70	1,000.00	453.30	45.33 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	0.00	583.32	583.32	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,846.79	3,216.78	4,000.00	783.22	19.58 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	2,894.37	3,247.13	2,666.66	(580.47)	-21.77 %
Other Sundry Expense	1	06	4190.18	5	771.61	1,705.44	1,166.66	(538.78)	-46.18 %
Administrative Contact Costs	1	06	4190.19	5	1,874.11	7,536.84	17,166.00	9,629.16	56.09 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	265.45	2,333.32	2,067.87	88.62 %
Total Administrative Expense					56,920.94	92,251.88	140,103.84	47,851.96	34.15 %
Utilities Expense									
WATER	1	06	4310	5	27.16	13.33	66.66	53.33	80.00 %
ELECTRICITY	1	06	4320	5	771.44	806.11	2,500.00	1,693.89	67.76 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	34.34	16.61	166.66	150.05	90.03 %
Total Utilities Expense					832.94	836.05	2,733.32	1,897.27	69.41 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	947.86	1,291.52	2,500.00	1,208.48	48.34 %
MATERIALS	1	06	4420	5	1,573.18	1,573.18	1,000.00	(573.18)	-57.32 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	99.00	99.00	200.00	101.00	50.50 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	1,166.66	1,166.66	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	49.90	99.80	833.32	733.52	88.02 %
Contract Costs-Other	1	06	4430.13	5	2,350.00	2,350.00	0.00	(2,350.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	0.00	1,333.32	1,333.32	100.00 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	833.32	833.32	100.00 %
Garbage and Trash Removal	1	06	4431	5	93.58	46.79	200.00	153.21	76.60 %
Emp Benefit Cont - Maintenance	1	06	4433	5	67.14	20.16	0.00	(20.16)	-100.00 %
Total Ordinary Maintenance and Operation					5,180.66	5,480.45	8,066.62	2,586.17	32.06 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2024				ACCOUNT		1 Month(s) Ended	2 Month(s) Ended	Budget	Variance	Variance %
							May 31, 2023	May 31, 2023			
Protective Services											
Protective Services - Contract Costs	1	06	4480	5			750.36	820.74	3,333.32	2,512.58	75.38 %
Total Protective Services							750.36	820.74	3,333.32	2,512.58	75.38 %
General Expense											
Insurance -Property (Fire & EC)	1	06	4510.01	5			0.00	659.33	500.00	(159.33)	-31.87 %
Insurance - General Liability	1	06	4510.02	5			0.00	129.06	166.66	37.60	22.56 %
Insurance - Automobile	1	06	4510.03	5			0.00	435.28	300.00	(135.28)	-45.09 %
Insurance - Workman's Comp	1	06	4510.04	5			0.00	1,120.50	833.32	(287.18)	-34.46 %
Insurance - Fidelity Bond	1	06	4510.09	5			0.00	243.92	166.66	(77.26)	-46.36 %
Insurance - Windstorm	1	06	4510.15	5			463.28	926.56	1,000.00	73.44	7.34 %
MATLAND PROPERTY TAXES	1	06	4520.1	5			0.00	0.00	83.32	83.32	100.00 %
Total General Expense							463.28	3,514.65	3,049.96	(464.69)	-15.24 %
Other Expenditures											
Property Better & Add-Contract Costs	1	06	7540.4	5			0.00	0.00	8,333.32	8,333.32	100.00 %
Operating Exp For Property - Contra	1	06	7590	5			0.00	0.00	(8,333.32)	(8,333.32)	-100.00 %
Total Other Expenditures							0.00	0.00	0.00	0.00	-100.00 %
Total Expenses							(64,148.18)	(102,903.77)	(157,287.06)	54,383.29	34.58 %
Total Net Income (Loss)							7,129.07	39,819.14	0.88	39,818.26	5471770.45 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Los Vecinos
U/M Month: 150 - U/M YTD: 300 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	25,571.00	170.47	52,243.00	174.14	48,540.86	3,702.14	7.63 %
Total Rental Income			25,571.00	170.47	52,243.00	174.14	48,540.86	3,702.14	7.63 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	10.43	0.07	21.35	0.07	2,500.00	(2,478.65)	-99.15 %
Interest Income - Bank Statement	1 01 3610.01	5	3,222.60	21.48	6,356.45	21.19	0.00	6,356.45	100.00 %
Other Income-Tenants	1 01 3690	5	3,125.00	20.83	5,490.00	18.30	4,666.66	823.34	17.64 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	41.66	(41.66)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	50.00	(50.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	100.00	(100.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	-100.00 %
Total Other Income			6,358.03	42.39	11,867.80	39.56	22,358.32	(10,490.52)	-46.92 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	61,369.00	409.13	135,869.00	452.90	121,165.00	14,704.00	12.14 %
Total Other Receipts			61,369.00	409.13	135,869.00	452.90	121,165.00	14,704.00	12.14 %
Total Revenue			93,298.03	621.99	199,979.80	666.60	192,064.18	7,915.62	4.12 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	6,834.68	45.56	10,362.53	34.54	17,833.32	7,470.79	41.89 %
Legal Expense	1 01 4130	5	0.00	0.00	409.50	1.36	500.00	90.50	18.10 %
Staff Training	1 01 4140	5	97.38	0.65	97.38	0.32	583.32	485.94	83.31 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	583.32	583.32	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	200.00	200.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	1,258.46	1,258.46	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,038.53	20.26	4,892.53	16.31	7,000.00	2,107.47	30.11 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	187.86	1.25	187.86	0.63	166.66	(21.20)	-12.72 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Publications	1 01 4190.11	5	532.50	3.55	532.50	1.77	333.32	(199.18)	-59.76 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	733.20	2.44	333.32	(399.88)	-119.97 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	5,874.24	39.16	6,371.05	21.24	1,500.00	(4,871.05)	-324.74 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	1,728.00	5.76	1,728.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	84.65	0.56	276.83	0.92	1,666.66	1,389.83	83.39 %
Other Sundry Expense	1 01 4190.18	5	158.33	1.06	321.90	1.07	1,277.72	955.82	74.81 %
Administrative Contact Costs	1 01 4190.19	5	3,195.50	21.30	7,910.77	26.37	12,500.00	4,589.23	36.71 %

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: 300 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21 5	8,952.00	59.68	17,904.00	59.68	18,000.00	96.00	0.53 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	3,000.00	10.00	3,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,125.00	7.50	2,250.00	7.50	2,333.32	83.32	3.57 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	600.00	2.00	600.00	0.00	0.00 %	
Total Administrative Expense			32,744.67	218.30	57,578.05	191.93	71,980.74	14,402.69	20.01 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	800.49	5.34	1,593.90	5.31	3,000.00	1,406.10	46.87 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	220.00	0.73	1,333.32	1,113.32	83.50 %	
Total Tenant Services			800.49	5.34	1,813.90	6.05	4,333.32	2,519.42	58.14 %	
Utilities Expense										
Water	1 01	4310 5	122.99	0.82	(11.59)	(0.04)	583.32	594.91	101.99 %	
Electricity	1 01	4320 5	981.58	6.54	997.57	3.33	2,500.00	1,502.43	60.10 %	
Gas	1 01	4330 5	146.42	0.98	146.57	0.49	333.32	186.75	56.03 %	
Other Utility Expense - Sewer	1 01	4390 5	152.26	1.02	(76.37)	(0.25)	250.00	326.37	130.55 %	
Total Utilities Expense			1,403.25	9.36	1,056.18	3.52	3,666.64	2,610.46	71.19 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	5,638.64	37.59	8,182.58	27.28	13,666.66	5,484.08	40.13 %	
Materials	1 01	4420 5	2,825.99	18.84	2,876.92	9.59	8,333.32	5,456.40	65.48 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	4,166.66	4,166.66	100.00 %	
Contract Costs-Extermination/Pest Control	1 01	4430.01 5	950.00	6.33	950.00	3.17	1,833.32	883.32	48.18 %	
Contract Costs-Other Repairs	1 01	4430.03 5	2,400.00	16.00	2,400.00	8.00	5,000.00	2,600.00	52.00 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.72	0.11	33.47	0.11	166.66	133.19	79.92 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	149.70	0.50	1,033.32	883.62	85.51 %	
Contract Costs-Maintenance	1 01	4430.09 5	1,993.90	13.29	3,445.70	11.49	3,333.32	(112.38)	-3.37 %	
Contract Costs-Other	1 01	4430.13 5	3,150.00	21.00	3,438.00	11.46	4,166.66	728.66	17.49 %	
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,250.00	15.00	4,500.00	15.00	9,500.00	5,000.00	52.63 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %	
Contract Costs-Electrical Contracts	1 01	4430.21 5	2,850.00	19.00	2,850.00	9.50	3,333.32	483.32	14.50 %	
Contract Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	0.00	0.00	7,500.00	7,500.00	100.00 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %	
Garbage and Trash Collection	1 01	4431 5	1,016.98	6.78	929.24	3.10	583.32	(345.92)	-59.30 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,930.01	19.53	5,077.47	16.92	5,333.32	255.85	4.80 %	
Total Ordinary Maintenance and Operation			26,097.09	173.98	34,833.08	116.11	75,949.86	41,116.78	54.14 %	
Protective Services										
Protective Services - Contract Costs	1 01	4480 5	5,148.26	34.32	10,343.99	34.48	10,000.00	(343.99)	-3.44 %	

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: 300 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Total Protective Services			5,148.26	34.32	10,343.99	34.48	10,000.00	(343.99)	-3.44 %
General Expense									
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	4,615.31	15.38	3,000.00	(1,615.31)	-53.84 %
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	113.58	0.38	100.00	(13.58)	-13.58 %
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	625.71	2.09	500.00	(125.71)	-25.14 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	828.20	2.76	666.66	(161.54)	-24.23 %
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	180.29	0.60	183.32	3.03	1.65 %
Insurance - Windstorm	1 01	4510.15 5	0.00	0.00	0.00	0.00	15,000.00	15,000.00	100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	5,000.00	16.67	5,833.32	833.32	14.29 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	16.66	16.66	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	833.32	833.32	100.00 %
Total General Expense			2,500.00	16.67	11,363.09	37.88	26,133.28	14,770.19	56.52 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01	7540.4 5	53,000.00	353.33	53,000.00	176.67	91,666.66	38,666.66	42.18 %
Operating Exp For Property - Contra	1 01	7590 5	(53,000.00)	(353.33)	(53,000.00)	(176.67)	(91,666.66)	(38,666.66)	-42.18 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(68,693.76)	(457.96)	(116,988.29)	(389.96)	(192,063.84)	75,075.55	39.09 %
Net Income (Loss)			24,604.27	164.03	82,991.51	276.64	0.34	82,991.17	35781714.72 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 296 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 02 3110	5		27,295.00	184.43	55,729.00	188.27	49,666.66	6,062.34	12.21 %
Nondwelling Rental		1 02 3190	5		700.00	4.73	700.00	2.36	700.00	0.00	0.00 %
Total Rental Income					27,995.00	189.16	56,429.00	190.64	50,366.66	6,062.34	12.04 %
Other Income											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	1,457.16	(1,457.16)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		1,871.21	12.64	3,673.22	12.41	0.00	3,673.22	100.00 %
Other Income - Tenants		1 02 3690	5		3,741.00	25.28	7,172.00	24.23	5,600.00	1,572.00	28.07 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	52.32	(52.32)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	0.00	0.00	83.32	(83.32)	-100.00 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	-100.00 %
Total Other Income					5,612.21	37.92	10,845.22	36.64	22,192.80	(11,347.58)	-51.13 %
Other Receipts											
Operating Subsidy - Current Year		1 02 8020	0		54,480.00	368.11	122,351.75	413.35	108,624.00	13,727.75	12.64 %
Total Other Receipts					54,480.00	368.11	122,351.75	413.35	108,624.00	13,727.75	12.64 %
Total Revenue					88,087.21	595.18	189,625.97	640.63	181,183.46	8,442.51	4.66 %
Administrative Expense											
Nontechnical Salaries		1 02 4110	5		7,104.26	48.00	10,753.99	36.33	25,500.00	14,746.01	57.83 %
Legal Expense		1 02 4130	5		0.00	0.00	292.50	0.99	416.66	124.16	29.80 %
Staff Training		1 02 4140	5		97.38	0.66	97.38	0.33	583.32	485.94	83.31 %
Travel		1 02 4150	5		0.00	0.00	0.00	0.00	583.32	583.32	100.00 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	0.00	0.00	133.32	133.32	100.00 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	1,091.32	1,091.32	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		2,650.14	17.91	4,454.96	15.05	9,583.32	5,128.36	53.51 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	83.32	83.32	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		187.86	1.27	187.86	0.63	166.66	(21.20)	-12.72 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	555.32	555.32	100.00 %
Publications		1 02 4190.11	5		525.40	3.55	525.40	1.77	333.32	(192.08)	-57.63 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	733.20	2.48	166.66	(566.54)	-339.94 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		5,935.99	40.11	6,484.39	21.91	2,541.66	(3,942.73)	-155.12 %
Forms & Office Supplies		1 02 4190.17	5		1,432.82	9.68	1,720.56	5.81	1,166.66	(553.90)	-47.48 %
Other Sundry Expense		1 02 4190.18	5		99.60	0.67	202.96	0.69	290.76	87.80	30.20 %
Administrative Contact Costs		1 02 4190.19	5		9,224.07	62.32	15,672.29	52.95	12,500.00	(3,172.29)	-25.38 %
Management Fee Expense - AMP		1 02 4190.21	5		8,593.92	58.07	17,307.20	58.47	17,666.66	359.46	2.03 %

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: 296 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	2,960.00	10.00	2,800.00	(160.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,080.00	7.30	2,175.00	7.35	2,250.00	75.00	3.33 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	592.00	2.00	600.00	8.00	1.33 %
Total Administrative Expense			38,707.44	261.54	64,159.69	216.76	79,012.28	14,852.59	18.80 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	685.69	4.63	1,365.85	4.61	2,333.32	967.47	41.46 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	(116.49)	(0.79)	44.99	0.15	1,166.66	1,121.67	96.14 %
Total Tenant Services			569.20	3.85	1,410.84	4.77	3,499.98	2,089.14	59.69 %
Utilities Expense									
Water	1 02	4310 5	214.59	1.45	476.34	1.61	466.66	(9.68)	-2.07 %
Electricity	1 02	4320 5	1,146.03	7.74	1,313.69	4.44	2,333.32	1,019.63	43.70 %
Gas	1 02	4330 5	308.46	2.08	310.46	1.05	550.00	239.54	43.55 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	35.67	0.24	30.62	0.10	166.66	136.04	81.63 %
Total Utilities Expense			1,704.75	11.52	2,131.11	7.20	3,683.30	1,552.19	42.14 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	3,216.20	21.73	4,649.31	15.71	12,000.00	7,350.69	61.26 %
Materials	1 02	4420 5	3,532.70	23.87	3,821.20	12.91	8,604.72	4,783.52	55.59 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	3,333.32	3,333.32	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	600.00	4.05	600.00	2.03	2,000.00	1,400.00	70.00 %
Contract Costs-Other Repairs	1 02	4430.03 5	375.00	2.53	(1,065.00)	(3.60)	8,032.16	9,097.16	113.26 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.72	0.11	33.47	0.11	66.66	33.19	49.79 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	0.00	0.00	74.85	0.25	500.00	425.15	85.03 %
Contract Costs-Maintenance	1 02	4430.09 5	1,655.20	11.18	6,393.60	21.60	4,166.66	(2,226.94)	-53.45 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	123.00	0.42	2,500.00	2,377.00	95.08 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	1,440.00	4.86	2,000.00	560.00	28.00 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,900.00	26.35	8,625.00	29.14	8,333.32	(291.68)	-3.50 %
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	833.32	833.32	100.00 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	5,985.00	40.44	5,985.00	20.22	2,500.00	(3,485.00)	-139.40 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	6,050.00	40.88	6,050.00	20.44	2,500.00	(3,550.00)	-142.00 %
Connect/Disconnect Fees	1 02	4430.4 5	60.00	0.41	60.00	0.20	250.00	190.00	76.00 %
Garbage and Trash Collection	1 02	4431 5	503.97	3.41	455.75	1.54	583.32	127.57	21.87 %
Emp Benefit Cont - Maintenance	1 02	4433 5	1,292.48	8.73	2,158.49	7.29	6,166.66	4,008.17	65.00 %
Total Ordinary Maintenance and Operation			27,187.27	183.70	39,404.67	133.12	64,370.14	24,965.47	38.78 %
Protective Services									
Protective Services - Contract Costs	1 02	4480 5	1,912.26	12.92	3,812.65	12.88	7,500.00	3,687.35	49.16 %
Total Protective Services			1,912.26	12.92	3,812.65	12.88	7,500.00	3,687.35	49.16 %

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: 296 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
General Expense									
Insurance -Property (Fire & EC)	1 02	4510.01 5	0.00	0.00	4,615.31	15.59	2,666.66	(1,948.65)	-73.07 %
Insurance - General Liability	1 02	4510.02 5	0.00	0.00	103.25	0.35	83.32	(19.93)	-23.92 %
Insurance - Automobile	1 02	4510.03 5	0.00	0.00	625.71	2.11	466.66	(159.05)	-34.08 %
Insurance - Workman's Comp	1 02	4510.04 5	0.00	0.00	779.48	2.63	550.00	(229.48)	-41.72 %
Insurance - Fidelity Bond	1 02	4510.09 5	0.00	0.00	169.68	0.57	172.50	2.82	1.63 %
Insurance - Windstorm	1 02	4510.15 5	0.00	0.00	0.00	0.00	13,333.32	13,333.32	100.00 %
Payments in Lieu of Taxes	1 02	4520 5	2,500.00	16.89	5,000.00	16.89	5,000.00	0.00	0.00 %
PROPERTY TAXES	1 02	4520.1 5	0.00	0.00	0.00	0.00	12.50	12.50	100.00 %
Collection Losses	1 02	4570 5	565.50	3.82	565.50	1.91	833.32	267.82	32.14 %
Total General Expense			3,065.50	20.71	11,858.93	40.06	23,118.28	11,259.35	48.70 %
Other Expenditures									
Property Better & Add-Contract Costs	1 02	7540.4 5	0.00	0.00	0.00	0.00	35,666.66	35,666.66	100.00 %
Operating Exp For Property - Contra	1 02	7590 5	0.00	0.00	0.00	0.00	(35,666.66)	(35,666.66)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(73,146.42)	(494.23)	(122,777.89)	(414.79)	(181,183.98)	58,406.09	32.24 %
Net Income (Loss)			14,940.79	100.98	66,848.08	225.84	(0.52)	66,848.60	19714473.07 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 03 3110	5		27,547.00	137.74	56,047.00	140.12	58,748.28	(2,701.28)	-4.60 %
Nondwelling Rental		1 03 3190	5		0.00	0.00	700.00	1.75	700.00	0.00	0.00 %
Total Rental Income					27,547.00	137.74	56,747.00	141.87	59,448.28	(2,701.28)	-4.54 %
Other Income											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,089.31	15.45	6,094.03	15.24	3,333.32	2,760.71	82.82 %
Other Income-Tenants		1 03 3690	5		2,801.00	14.01	7,133.00	17.83	5,128.22	2,004.78	39.09 %
Other Income - Misc Other Revenue		1 03 3690.1	5		50.00	0.25	50.00	0.13	216.66	(166.66)	-76.92 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	91.66	(91.66)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	16,500.00	(16,500.00)	-100.00 %
Total Other Income					5,940.31	29.70	13,277.03	33.19	25,269.86	(11,992.83)	-47.46 %
Other Receipts											
Operating Subsidy - Current Year		1 03 8020	0		86,772.00	433.86	187,223.25	468.06	163,930.00	23,293.25	14.21 %
Total Other Receipts					86,772.00	433.86	187,223.25	468.06	163,930.00	23,293.25	14.21 %
Total Revenue					120,259.31	601.30	257,247.28	643.12	248,648.14	8,599.14	3.46 %
Administrative Expense											
Nontechnical Salaries		1 03 4110	5		9,092.60	45.46	13,648.72	34.12	31,516.66	17,867.94	56.69 %
Legal Expense		1 03 4130	5		0.00	0.00	0.00	0.00	666.66	666.66	100.00 %
Staff Training		1 03 4140	5		129.84	0.65	129.84	0.32	666.66	536.82	80.52 %
Travel		1 03 4150	5		0.00	0.00	0.00	0.00	666.66	666.66	100.00 %
Travel-Mileage Reimbursement		1 03 4150.2	5		0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	1,666.66	1,666.66	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		2,596.14	12.98	3,707.21	9.27	13,166.66	9,459.45	71.84 %
Sundry		1 03 4190	5		0.00	0.00	0.00	0.00	666.66	666.66	100.00 %
Postage/FedEx/UPS		1 03 4190.03	5		187.76	0.94	187.76	0.47	333.32	145.56	43.67 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Publications		1 03 4190.11	5		710.00	3.55	710.00	1.77	833.32	123.32	14.80 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	977.60	2.44	333.32	(644.28)	-193.29 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		8,282.77	41.41	8,902.79	22.26	3,333.32	(5,569.47)	-167.08 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	1,728.00	4.32	1,728.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		811.27	4.06	1,846.09	4.62	2,500.00	653.91	26.16 %
Other Sundry Expense		1 03 4190.18	5		438.12	2.19	589.87	1.47	833.32	243.45	29.21 %
Administrative Contact Costs		1 03 4190.19	5		12,415.61	62.08	16,525.24	41.31	13,333.32	(3,191.92)	-23.94 %
Management Fee Expense - AMP		1 03 4190.21	5		11,577.92	57.89	23,155.84	57.89	24,166.66	1,010.82	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: 400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 03	4190.22	5 2,000.00	10.00	4,000.00	10.00	4,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23	5 1,455.00	7.28	2,910.00	7.28	3,000.00	90.00	3.00 %	
IT Fees - COCC	1 03	4190.24	5 400.00	2.00	800.00	2.00	800.00	0.00	0.00 %	
Total Administrative Expense			50,961.03	254.81	79,818.96	199.55	105,044.52	25,225.56	24.01 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210	5 799.44	4.00	1,593.06	3.98	3,000.00	1,406.94	46.90 %	
Ten Services - Recreation, Pubs, Other	1 03	4220	5 0.00	0.00	492.36	1.23	1,333.32	840.96	63.07 %	
Total Tenant Services			799.44	4.00	2,085.42	5.21	4,333.32	2,247.90	51.87 %	
Utilities Expense										
Water	1 03	4310	5 322.79	1.61	318.06	0.80	1,333.32	1,015.26	76.15 %	
Electricity	1 03	4320	5 1,520.32	7.60	1,610.43	4.03	3,500.00	1,889.57	53.99 %	
Gas	1 03	4330	5 146.43	0.73	144.52	0.36	333.32	188.80	56.64 %	
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2	5 0.00	0.00	0.00	0.00	83.32	83.32	100.00 %	
Other Utility Expense - Sewer	1 03	4390	5 57.26	0.29	56.27	0.14	333.32	277.05	83.12 %	
Total Utilities Expense			2,046.80	10.23	2,129.28	5.32	5,583.28	3,454.00	61.86 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410	5 3,976.49	19.88	6,851.47	17.13	19,500.00	12,648.53	64.86 %	
Materials	1 03	4420	5 3,505.47	17.53	3,505.47	8.76	11,666.66	8,161.19	69.95 %	
Contract Costs	1 03	4430	5 0.00	0.00	0.00	0.00	3,333.32	3,333.32	100.00 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01	5 1,474.00	7.37	1,474.00	3.69	5,000.00	3,526.00	70.52 %	
Contract Costs-Other Repairs	1 03	4430.03	5 1,995.00	9.98	1,995.00	4.99	3,333.32	1,338.32	40.15 %	
Contract Costs-Maint Cell Phone	1 03	4430.04	5 22.30	0.11	44.64	0.11	166.66	122.02	73.21 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08	5 74.85	0.37	149.70	0.37	1,536.34	1,386.64	90.26 %	
Contract Costs-Maintenance	1 03	4430.09	5 0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %	
Contract Costs-Other	1 03	4430.13	5 0.00	0.00	838.00	2.10	5,000.00	4,162.00	83.24 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17	5 0.00	0.00	0.00	0.00	8,333.32	8,333.32	100.00 %	
Contract Costs-Landscape & Ground	1 03	4430.19	5 0.00	0.00	8,700.00	21.75	9,666.66	966.66	10.00 %	
Contract Costs-Unit Turnaround	1 03	4430.20	5 3,990.00	19.95	3,990.00	9.97	4,166.66	176.66	4.24 %	
Contact Costs-Electrical Contracts	1 03	4430.21	5 0.00	0.00	0.00	0.00	5,833.32	5,833.32	100.00 %	
Contact Costs-Plumbing Contracts	1 03	4430.22	5 0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %	
Contract Costs-Janitorial Contracts	1 03	4430.23	5 0.00	0.00	0.00	0.00	166.66	166.66	100.00 %	
Connect/Disconnect Fees	1 03	4430.4	5 30.00	0.15	60.00	0.15	333.32	273.32	82.00 %	
Garbage and Trash Collection	1 03	4431	5 503.19	2.52	522.22	1.31	1,166.66	644.44	55.24 %	
Emp Benefit Cont - Maintenance	1 03	4433	5 2,879.23	14.40	5,103.11	12.76	7,333.32	2,230.21	30.41 %	
Emp Benefit Cont - Maint Unemployment	1 03	4433.8	5 0.00	0.00	0.00	0.00	117.16	117.16	100.00 %	
Total Ordinary Maintenance and Operation			18,450.53	92.25	33,233.61	83.08	91,153.38	57,919.77	63.54 %	
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: 400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	03	4480	5	2,358.55	11.79	4,780.38	11.95	10,000.00	5,219.62	52.20 %
Total Protective Services					2,358.55	11.79	4,780.38	11.95	10,000.00	5,219.62	52.20 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	5,604.31	14.01	3,083.32	(2,520.99)	-81.76 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	154.88	0.39	316.66	161.78	51.09 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	843.36	2.11	666.66	(176.70)	-26.51 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	1,315.37	3.29	1,233.32	(82.05)	-6.65 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	286.34	0.72	250.00	(36.34)	-14.54 %
Insurance - Windstorm	1	03	4510.15	5	0.00	0.00	0.00	0.00	20,000.00	20,000.00	100.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	5,833.32	14.58	5,833.32	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	16.66	16.66	100.00 %
Collection Losses	1	03	4570	5	2,550.00	12.75	2,384.00	5.96	1,200.00	(1,184.00)	-98.67 %
Total General Expense					5,466.66	27.33	16,421.58	41.05	32,599.94	16,178.36	49.63 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	0.00	0.00	0.00	53,375.78	53,375.78	100.00 %
Operating Exp For Property - Contra	1	03	7590	5	0.00	0.00	0.00	0.00	(53,375.78)	(53,375.78)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(80,083.01)	(400.42)	(138,469.23)	(346.17)	(248,714.44)	110,245.21	44.33 %
Net Income (Loss)					40,176.30	200.89	118,778.05	296.94	(66.30)	118,844.35	259758.87 %

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: 16 - U/M Year: 96

Fiscal Year End Date:	3/31/2024	ACCOUNT		1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %	
Rental Income											
Dwelling Rental	3	01	3110	5	4,200.00	525.00	8,400.00	525.00	8,000.00	400.00	5.00 %
Total Rental Income					4,200.00	525.00	8,400.00	525.00	8,000.00	400.00	5.00 %
Other Income											
Interest Earned on Gen Fund Investments	3	01	3610	5	209.42	26.18	455.83	28.49	416.66	39.17	9.40 %
Other Income-Tenants	3	01	3690	5	80.00	10.00	1,210.00	75.63	83.32	1,126.68	1352.23 %
Total Other Income					289.42	36.18	1,665.83	104.11	499.98	1,165.85	233.18 %
Total Revenue					4,489.42	561.18	10,065.83	629.11	8,499.98	1,565.85	18.42 %
Administrative Expense											
Nontechnical Salaries	3	01	4110	5	84.77	10.60	147.51	9.22	750.00	602.49	80.33 %
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	65.66	65.66	100.00 %
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Employee Benefits Cont - Admin	3	01	4182	5	6.16	0.77	1.13	0.07	0.00	(1.13)	-100.00 %
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	666.66	666.66	100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	41.66	41.66	100.00 %
Publications	3	01	4190.11	5	42.60	5.33	42.60	2.66	33.32	(9.28)	-27.85 %
Forms & Office Supplies	3	01	4190.17	5	6.77	0.85	6.77	0.42	0.00	(6.77)	-100.00 %
Other Sundry Expense	3	01	4190.18	5	298.44	37.31	547.26	34.20	1,416.66	869.40	61.37 %
Total Administrative Expense					438.74	54.84	745.27	46.58	3,473.96	2,728.69	78.55 %
Utilities Expense											
Water	3	01	4310	5	32.13	4.02	28.03	1.75	71.00	42.97	60.52 %
Other Utility Expense - Sewer	3	01	4390	5	58.07	7.26	49.03	3.06	130.00	80.97	62.28 %
Total Utilities Expense					90.20	11.28	77.06	4.82	201.00	123.94	61.66 %
Ordinary Maintenance and Operation											
Labor	3	01	4410	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	45.00	5.63	45.00	2.81	133.32	88.32	66.25 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	1,083.32	1,083.32	100.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	833.32	833.32	100.00 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	666.66	666.66	100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	15.00	0.94	5.00	(10.00)	-200.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	95.94	6.00	216.66	120.72	55.72 %
Total Ordinary Maintenance and Operation					140.94	17.62	155.94	9.75	3,771.60	3,615.66	95.87 %
General Expense											

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: 16 - U/M Year: 96

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	PUM	2 Month(s) Ended May 31, 2023	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01 4510.01 5		0.00	0.00	824.16	51.51	533.32	(290.84)	-54.53 %
Insurance - General Liability	3 01 4510.02 5		0.00	0.00	15.46	0.97	20.00	4.54	22.70 %
Insurance - Windstorm	3 01 4510.15 5		162.15	20.27	324.30	20.27	500.00	175.70	35.14 %
Total General Expense			162.15	20.27	1,163.92	72.75	1,053.32	(110.60)	-10.50 %
Total Expenses			(832.03)	(104.00)	(2,142.19)	(133.89)	(8,499.88)	6,357.69	74.80 %
Net Income (Loss)			3,657.39	457.15	7,923.64	495.23	0.10	7,923.54	7747840.00 %

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 May 31, 2023	2 Month(s) Ended May 31, 2023	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		52,768.00	105,536.00	113,607.00	(8,071.00)	-7.10 %
Interest Income HA Portion	7 01 3300 5		214.45	442.90	800.00	(357.10)	-44.64 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	0.00	1,229.16	(1,229.16)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	83.32	(83.32)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		1,699.51	2,151.42	4,276.00	(2,124.58)	-49.69 %
Other Income	7 01 3690 5		0.00	0.00	17.50	(17.50)	-100.00 %
HAP Earned Income	7 01 4902 5		394,355.00	769,957.50	760,748.66	9,208.84	1.21 %
Total Operating Income			449,036.96	878,087.82	880,761.64	(2,673.82)	-0.30 %
Total Revenue			449,036.96	878,087.82	880,761.64	(2,673.82)	-0.30 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		14,261.41	22,440.81	25,000.00	2,559.19	10.24 %
Legal Expense	7 01 4130 5		0.00	0.00	833.32	833.32	100.00 %
STAFF TRAINING	7 01 4140 5		422.00	1,121.00	2,500.00	1,379.00	55.16 %
Travel	7 01 4150 5		0.00	1,107.86	2,500.00	1,392.14	55.69 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	0.00	333.32	333.32	100.00 %
Audit Fees	7 01 4171 5		0.00	0.00	833.32	833.32	100.00 %
Office Rent & Utilities	7 01 4180 5		1,068.00	2,136.00	2,206.00	70.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182 5		6,017.98	10,872.57	8,666.66	(2,205.91)	-25.45 %
Sundry	7 01 4190 5		0.00	0.00	1,624.66	1,624.66	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		933.29	933.29	833.32	(99.97)	-12.00 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	2,500.00	2,500.00	100.00 %
Publications	7 01 4190.11 5		1,220.69	1,220.69	1,666.66	445.97	26.76 %
Membership Dues and Fees	7 01 4190.12 5		0.00	0.00	833.32	833.32	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		774.76	1,396.94	4,166.66	2,769.72	66.47 %
Forms & Office Supplies	7 01 4190.17 5		3,077.53	3,118.91	4,166.66	1,047.75	25.15 %
Other Sundry Expense	7 01 4190.18 5		55.03	107.61	1,479.00	1,371.39	92.72 %
Administrative Contact Costs	7 01 4190.19 5		6,450.08	13,156.83	16,666.66	3,509.83	21.06 %
Asset Management Fee - AMP	7 01 4190.22 5		8,808.00	17,712.00	17,832.00	120.00	0.67 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,505.00	11,070.00	11,145.00	75.00	0.67 %
Asset Management Fee - AMP	7 03 4190.22 5		972.00	1,932.00	2,088.00	156.00	7.47 %
AMP Bookkeeping Fees	7 03 4190.23 5		607.50	1,207.50	1,305.00	97.50	7.47 %
Total Administrative Expense			50,173.27	89,534.01	109,179.56	19,645.55	17.99 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	2,182.37	2,500.00	317.63	12.71 %
4400 Materials	7 01 4420 5		257.53	336.79	0.00	(336.79)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01 4430.1 5		49.90	149.70	0.00	(149.70)	-100.00 %
Total Operating Expenses			1,438.24	2,668.86	2,500.00	(168.86)	-6.75 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		0.00	190.44	250.00	59.56	23.82 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	828.20	2,500.00	1,671.80	66.87 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	180.29	0.00	(180.29)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	333.32	333.32	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		51.18	102.36	250.00	147.64	59.06 %
Portability - Port In Deposits	7 01 4590.PID 5		(4,228.00)	(10,071.00)	0.00	10,071.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		4,228.00	10,071.00	0.00	(10,071.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		1,782.67	3,469.42	5,000.00	1,530.58	30.61 %
Portability - Port In Deposits	7 03 4590.PID 5		(1,264.88)	(1,264.88)	0.00	1,264.88	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		1,264.88	1,264.88	0.00	(1,264.88)	-100.00 %
Total General Expense			1,833.85	4,770.71	8,333.32	3,562.61	42.75 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	8,333.32	8,333.32	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(8,333.32)	(8,333.32)	-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		392,249.00	771,724.50	682,187.82	(89,536.68)	-13.12 %

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	2 Month(s) Ended	Budget	Variance	Variance %
					May 31, 2023	May 31, 2023			
HAP Payments - Utilities	7	01	4715.4	5	8,927.00	16,701.00	5,500.00	(11,201.00)	-203.65 %
Fraud Recovery HUD	7	01	4715.8	5	0.00	0.00	666.66	666.66	100.00 %
HAP Portability	7	01	4715.P	5	(3,633.00)	(3,633.00)	1,333.32	4,966.32	372.48 %
HAP Payments - Port Out	7	01	4715.PO	5	1,328.00	2,639.00	6,666.66	4,027.66	60.41 %
HAP Payments - Rents	7	02	4715.1	5	5,231.00	9,153.00	25,353.50	16,200.50	63.90 %
HAP Payments - Utilities	7	02	4715.4	5	0.00	0.00	3,333.32	3,333.32	100.00 %
HAP Payments - Rent - VASH	7	03	4715.1	5	16,836.77	34,462.77	10,000.00	(24,462.77)	-244.63 %
HAP Payments - Utilities - VASH	7	03	4715.4	5	182.00	296.00	1,666.66	1,370.66	82.24 %
HAP Payments - Portability	7	03	4715.P	5	0.00	0.00	1,666.66	1,666.66	100.00 %
HAP Payments - Port Out	7	03	4715.PO	5	15,420.00	30,046.00	8,333.32	(21,712.68)	-260.55 %
HAP Payments - Rent - Home Owners	7	04	4715.1	5	543.00	1,086.00	0.00	(1,086.00)	-100.00 %
HAP Payments - Home Ownership Prc	7	04	4715.HO	5	0.00	0.00	6,187.00	6,187.00	100.00 %
HAP Payments - Rent - Foster Youth	7	05	4715.1	5	1,278.00	2,445.00	6,187.00	3,742.00	60.48 %
HAP Payments - Utilities - Foster Yout	7	05	4715.4	5	0.00	0.00	1,666.66	1,666.66	100.00 %
Total Housing Assistance Payments					438,361.77	864,920.27	760,748.58	(104,171.69)	-13.69 %
Total Expenses					(491,807.13)	(961,893.85)	(880,761.46)	(81,132.39)	-9.21 %
Total Net Income (Loss)					(42,770.17)	(83,806.03)	0.18	(83,806.21)	47484927.73 %

HARLINGEN



Housing Authority
 REGULAR BOARD MEETING
 WEDNESDAY, JULY 19, 2023

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
262	30860	\$60.00
217	31255	\$1,729.00
Los Vecinos Total		\$1,789.00
Bonita Park		
Apartment	Tenant Id.	Amounts
38	30002	\$7,387.00
33	14235	\$1,136.00
Bonita Park Total		\$8,523.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
2	22933	\$748.00
106	29826	\$210.00
179	32171	\$1,247.00
197	30930	\$1,433.00
Le Moyne Gardens Total		\$3,638.00
Grand Total		\$13,950.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 07/01/23

FOR THE MONTH OF June 2023

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
262	30860	-\$200.00	\$0.00	\$210.00	\$50.00	\$0.00	\$0.00	\$60.00	Abandoned rents and late fees

Rents due: May 2023 \$33.00 + June 2023 (pro-rated move out) \$177.00 + Late Fees: May 2023 \$25.00 + June 2023 \$25.00 = Amount due: \$260.00 - Security Deposit \$200.00 = \$60.00

217	31255	-\$200.00	\$0.00	\$1,829.00	\$100.00	\$0.00	\$0.00	\$1,729.00	Eviction nonpayment of rents and late fees
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Rents due: March 2023 \$498.00 + April 2023 \$498.00 + May 2023 \$498.00 + June 2023 (pro-rated move out) \$335.00 + Late fees: March 2023 \$25.00 + April \$25.00 + May 2023 \$25.00 + June 2023 \$25.00 = Amount due: \$1,929.00 - Security Deposit \$200.00 = \$1,729.00

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	TOTALS	-\$400.00	\$0.00	\$2,039.00	\$150.00	\$0.00	\$0.00	\$1,789.00	
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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: 07/01/23

FOR THE MONTH OF JUNE 2023

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 38	30002	-\$200.00	\$5,970.00	\$672.00	\$50.00	\$895.00	\$0.00	\$7,387.00	Eviction/Abandoned - retro rent, sales and services fees.

Retro Rent: (Unreported Income): \$5,970.00 + Rent Due: April 2023 \$672.00 + Late Fee's: March 2023 \$25.00 + April 2023 \$25.00 + Sales and Service fees: Spectrum fee's March 2023 \$9.00 + April 2023 \$20.00 + Non-Compliance Pest Control April 2023 2023 \$25.00 + Lock and Key Replacement \$55.00 + Trash and Debris Removal \$120.00 + Restroom Cleaning \$50.00 + Stove Cleaning \$50.00 + Refrigerator Replacement \$566.00 = Amount due: \$7,587.00 - Security Deposit \$200.00 = \$7,387.00

BP 33	14235	-\$200.00	\$0.00	\$420.00	\$75.00	\$841.00	\$0.00	\$1,136.00	Unit Abandoned - rent, sales and services fees.
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Rent Due: March 2023 \$129.00 + April 2023 \$129.00 + May 2023 \$158.00 + June 2023 (prorated) \$4.00 + Late Fee's: March 2023 \$25.00 + April 2023 \$25.00 + May 2023 \$25.00 + Sales and Service fee's: Lock and Key Replacement \$55.00 + Stove Cleaning \$50.00 + Restroom Cleaning \$50.00 + Trash and Debris Removal \$120.00 + Refrigerator Replacement \$566.00 = Amount due: \$1,336.00 - Security Deposit \$200.00 = \$1,136.00

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	TOTALS	-\$400.00	\$5,970.00	\$1,092.00	\$125.00	\$1,736.00	\$0.00	\$8,523.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary PrietoDATE: 07/01/23**FOR THE MONTH OF June 2023**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
2	22933	-\$100.00	\$0.00	\$237.00	\$25.00	\$586.00	\$0.00	\$748.00	Deceased Rent, late fee & maintenance fee

Rent due: June 2023 (pro-rated move out) \$237.00 + Late fee: June 2023 \$25.00 + Spectrum fee: \$20.00 + Refrigerator replacement \$566.00 = Amount due: \$848.00 - Security Deposit \$100.00 = \$748.00

106	29826	-\$200.00	\$0.00	\$365.00	\$25.00	\$20.00	\$0.00	\$210.00	Abandoned Rent, late fee & Sales/Service
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Rent due: June 2023 (pro-rated move out) \$365.00 + Late fee: June 2023 \$25.00 + Spectrum fee: \$20.00 = Amount due: \$410.00 - Security Deposit \$200.00 = \$210.00

179	32171	-\$200.00	\$0.00	\$1,372.00	\$75.00	\$0.00	\$0.00	\$1,247.00	Eviction Rents and late fees
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Rents due: April 2023 \$483.00 + May 2023 \$ 483.00 + June 2023 (pro-rated move out) \$406.00 + Late fees: April \$25.00 + May \$25.00 + June 2023 \$25.00 = Amount due: \$1,447.00 - Security Deposit \$200.00 = \$1,247.00

197	30930	-\$200.00	\$0.00	\$1,293.00	\$75.00	\$265.00	\$0.00	\$1,433.00	Eviction Rents, late fees & Sales/Service
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Rents due: April 2023 \$481.00 + May 2023 \$481.00 + June 2023 (pro-rated move out) \$331.00 + Late fees: April \$25.00 + May \$25.00 + June 2023 \$25.00 + Spectrum fees: April \$20.00 + May 2023 \$20.00 + June 2023 \$20.00 + Maintenance fees: lock & key replacement \$55.00 + cleaning of bathroom \$50.00 + cleaning of refrigerator \$50.00 + cleaning of stove \$50.00 = Amount due: \$1,633.00 - Security Deposit \$200.00 = \$1,433.00

	TOTALS	-\$700.00	\$0.00	\$3,267.00	\$200.00	\$871.00	\$0.00	\$3,638.00	
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HARLINGEN HOUSING AUTHORITY
Pest Control Services Bid Summary

The Pest Control Bid was advertised in the Valley Morning Star on Sunday, June 25, 2023 and Sunday, July 2, 2023. The bid was also advertised on our website at www.harlingenha.org starting on July 3, 2023. The bid opening was on Tuesday, July 11, 2023 at 2:00 p.m. at the COCC.

Three companies picked up the bid packets and two bids were received.

Name of Bid: Pest Control Services

Date: July 11, 2023

Location(s): HHA / HAHC locations

Time: 2:00 PM

Received Date & Time:	Company Name:	Bid Amount :	Required Insurance:
7-11-2023 @ 8:30 a.m.	Edward's Pest Management	\$33,288.00 annually	Yes
7-07-2023 @ 2:15 p.m.	Safeguard	\$47,820.00 annually	Yes
N/A	South Texas Pest Control	No Bid Submitted	N/A

The Harlingen Housing Authority recommends Edward's Pest Management be awarded the bid based on the work history with the Harlingen Housing Authority and they are the lowest bidder in the amount of \$33,288.00 annually.

HARLINGEN HOUSING AUTHORITY
Security Services Bid Summary

The Security Services Bid was advertised in the Valley Morning Star on Sunday, June 25, 2023 and Sunday, July 2, 2023. The bid was also advertised on our website at www.harlingenha.org starting on July 3, 2023. The bid opening was on Tuesday, July 11, 2023 at 2:00 p.m. at the COCC.

Three companies picked up the bid packets and two bids were received.

Name of Bid: Security Services **Date:** July 11, 2023

Location(s): HHA / HAHC locations **Time:** 2:00 PM

Received Date & Time:	Company Name:	Bid Amount :	Required Insurance:	Car Allowance:
7-11-2023 @ 9:45 a.m.	G-Force Security	\$14.27 per hour 140 hours per week = \$103,885.60 annually	Yes	N/A
7-11-2023 @ 10:44 a.m.	Arber Inc.	\$34.87 per hour 140 hours per week = \$253,853.60 \$25.78 per hour 140 hours per week = \$187,678.40	Yes	N/A
N/A	A & J Private Investigation & Security	No Bid Submitted	N/A	N/A

The Harlingen Housing Authority recommends G-Force Security be awarded the bid based on the work history with the Harlingen Housing Authority and they are the lowest bidder in the amount of \$103,885.60 annually.

City of Harlingen Housing Authority

May 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

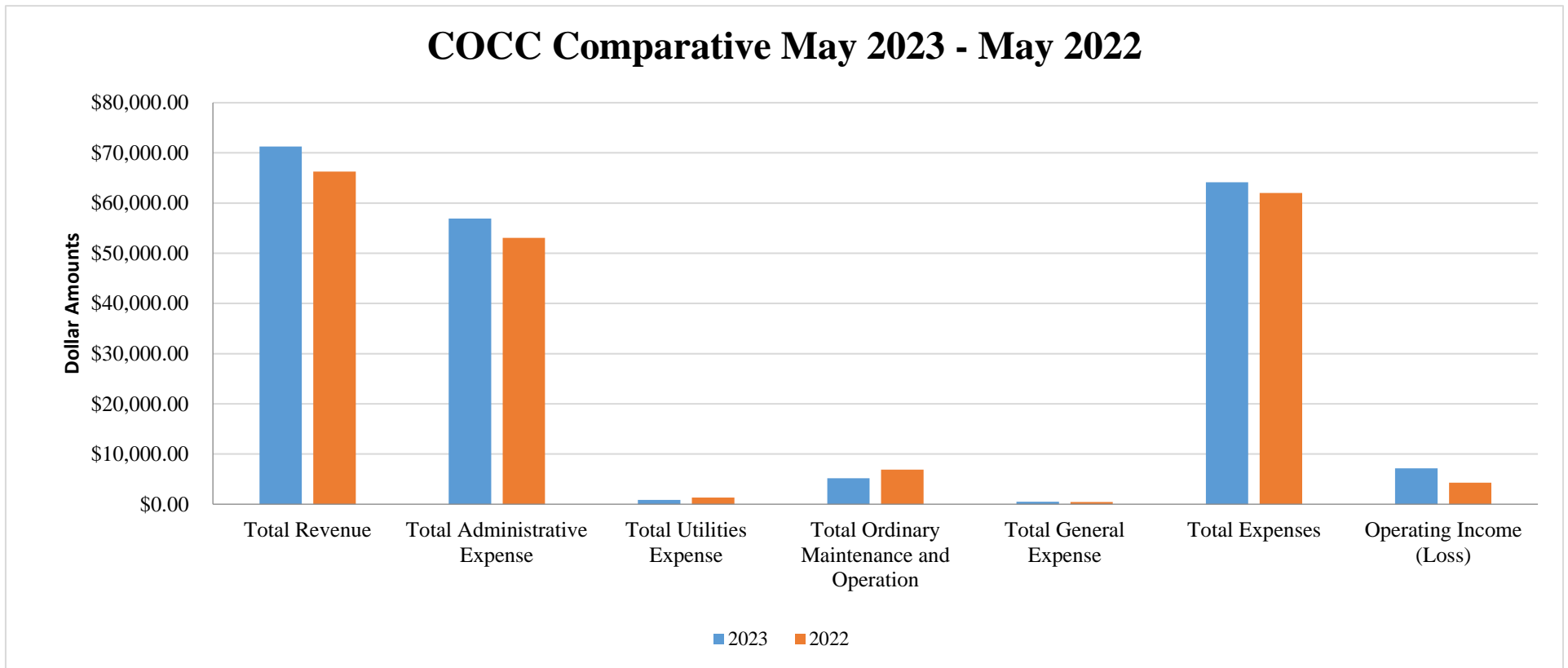


Bank Balances- Reserves as of 05/31/2023

	May 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,365.56 COCC Investment Account		
\$535,294.61 COCC General Fund	\$64,148.18	9.25
Low Rent Reserves:		
\$1,866,877.79 Los Vecinos	\$68,693.76	27.18
\$1,097,437.46 Bonita Park	\$73,146.42	15.00
\$1,826,168.32 Le Moyne Gardens	\$80,083.01	22.80
Family Living Center Reserves:		
\$155,294.47 FLC bank cash account	\$832.03	186.65
HCV/Section 8 Reserves:		
\$47,609.18 Admin	\$53,445.36	0.89
-\$297.63 HAP	\$438,361.77	0.00

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

	Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022
Total Revenue	\$71,277.25	\$66,287.56
Total Administrative Expense	\$56,920.94	\$53,048.43
Total Utilities Expense	\$832.94	\$1,323.76
Total Ordinary Maintenance and Operation	\$5,180.66	\$6,879.01
Total General Expense	\$463.28	\$413.08
Total Expenses	\$64,148.18	\$62,017.21
Operating Income (Loss)	\$7,129.07	\$4,270.35



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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Operating Income								
CFP Admin 50121	1	06	3690.28	5	0.00	10,705.00	(10,705.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
Total Operating Income					13,260.00	10,705.00	2,555.00	23.87 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,058.51	306.78	751.73	245.04 %
OTHER INCOME	1	06	3690	5	107.59	42.66	64.93	152.20 %
Other Income - Management Fee	1	06	3690.2	5	29,123.84	27,421.81	1,702.03	6.21 %
Other Income - Asset Managemen	1	06	3690.3	5	14,760.00	14,844.00	(84.00)	-0.57 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,772.50	9,772.50	0.00	0.00 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					55,818.44	53,383.75	2,434.69	4.56 %
Total Revenue					71,277.25	66,287.56	4,989.69	7.53 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	30,491.05	24,550.68	(5,940.37)	-24.20 %
LEGAL EXPENSE	1	06	4130	5	0.00	487.50	487.50	100.00 %
STAFF TRAINING	1	06	4140	5	1,400.00	2,840.00	1,440.00	50.70 %
TRAVEL	1	06	4150	5	3,339.96	915.30	(2,424.66)	-264.90 %
Travel-Mileage Reimbursement	1	06	4150.2	5	11.14	0.00	(11.14)	0.00 %
Accounting Fees	1	06	4170	5	0.00	764.60	764.60	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	13,200.00	8,375.60	(4,824.40)	-57.60 %
Postage/FedEx/UPS	1	06	4190.03	5	545.21	296.23	(248.98)	-84.05 %
PUBLICATIONS	1	06	4190.11	5	546.70	0.00	(546.70)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,846.79	1,537.30	(309.49)	-20.13 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	2,894.37	6,934.19	4,039.82	58.26 %
Other Sundry Expense	1	06	4190.18	5	771.61	1,480.15	708.54	47.87 %
Administrative Contact Costs	1	06	4190.19	5	1,874.11	4,541.88	2,667.77	58.74 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	325.00	325.00	100.00 %
Total Administrative Expense					56,920.94	53,048.43	(3,872.51)	-7.30 %
Utilities Expense								
WATER	1	06	4310	5	27.16	14.69	(12.47)	-84.89 %
ELECTRICITY	1	06	4320	5	771.44	1,289.45	518.01	40.17 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	34.34	19.62	(14.72)	-75.03 %
Total Utilities Expense					832.94	1,323.76	490.82	37.08 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	947.86	1,330.98	383.12	28.78 %
MATERIALS	1	06	4420	5	1,573.18	2,349.97	776.79	33.06 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	99.00	0.00	(99.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	49.90	0.00	(49.90)	0.00 %
Contract Costs-Other	1	06	4430.13	5	2,350.00	0.00	(2,350.00)	0.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	0.00	2,710.00	2,710.00	100.00 %
Garbage and Trash Removal	1	06	4431	5	93.58	46.79	(46.79)	-100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	67.14	441.27	374.13	84.78 %
Total Ordinary Maintenance and Operation					5,180.66	6,879.01	1,698.35	24.69 %
Protective Services								
Protective Services - Contract	1	06	4480	5	750.36	352.93	(397.43)	-112.61 %
Total Protective Services					750.36	352.93	(397.43)	-112.61 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

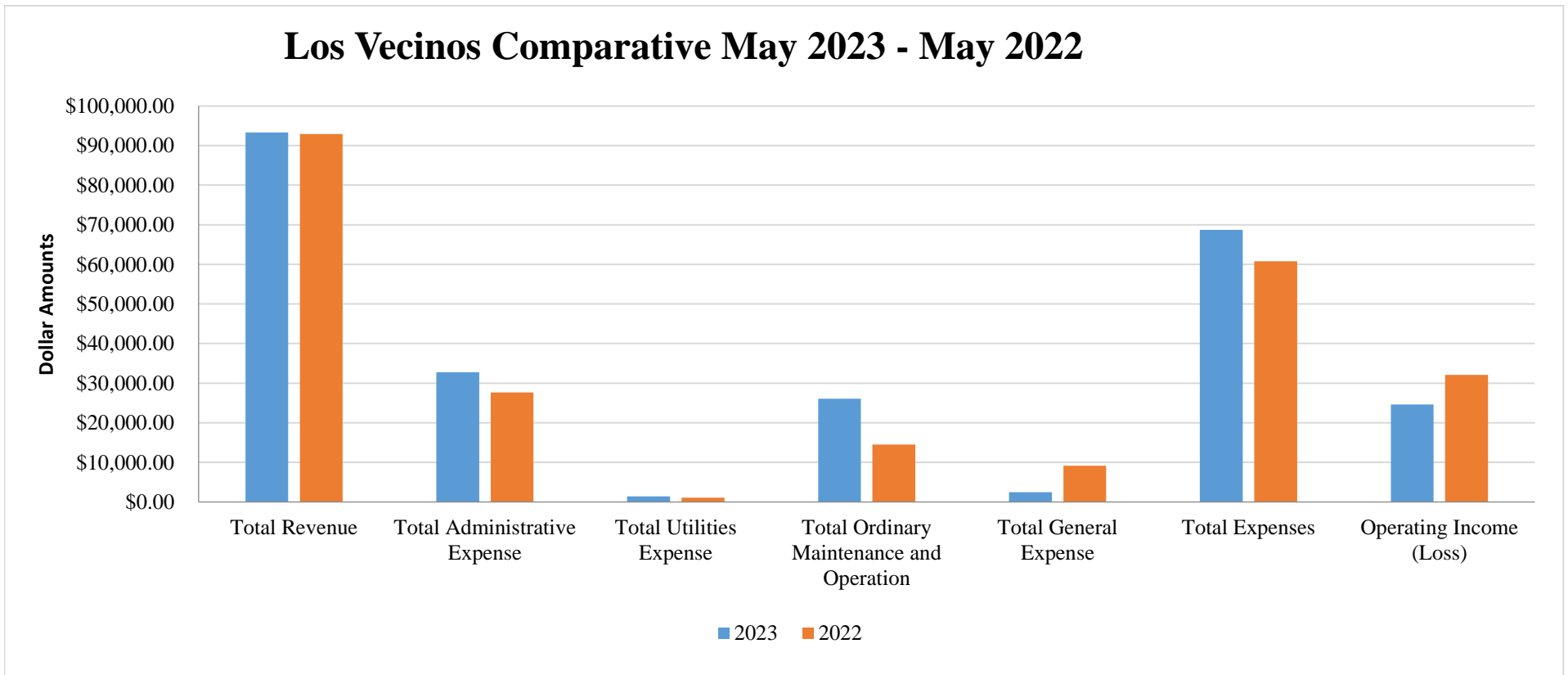
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

		Start: 05/01/2023	Start: 05/01/2022		
		End: 05/31/2023	End: 05/31/2022	Variance	Variance %
General Expense					
Insurance - Windstorm	1 06 4510.15 5	463.28	413.08	(50.20)	-12.15 %
Total General Expense		<u>463.28</u>	<u>413.08</u>	<u>(50.20)</u>	<u>-12.15 %</u>
Total Expenses		<u>(64,148.18)</u>	<u>(62,017.21)</u>	<u>(2,130.97)</u>	<u>3.44 %</u>
Net Income (Loss)		<u>7,129.07</u>	<u>4,270.35</u>	<u>2,858.72</u>	<u>68.12 %</u>

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022
Total Revenue	\$93,298.03	\$92,902.07
Total Administrative Expense	\$32,744.67	\$27,651.78
Total Utilities Expense	\$1,403.25	\$1,070.43
Total Ordinary Maintenance and Operation	\$26,097.09	\$14,480.29
Total General Expense	\$2,500.00	\$9,158.67
Total Expenses	\$68,693.76	\$60,814.46
Operating Income (Loss)	\$24,604.27	\$32,087.61



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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	25,571.00	25,862.00	(291.00)	-1.13 %
Total Rental Income					25,571.00	25,862.00	(291.00)	-1.13 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	10.43	779.27	(768.84)	-98.66 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,222.60	0.00	3,222.60	0.00 %
Other Income-Tenants	1	01	3690	5	3,125.00	2,397.00	728.00	30.37 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	30.80	(30.80)	-100.00 %
Total Other Income					6,358.03	3,207.07	3,150.96	98.25 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	61,369.00	63,833.00	(2,464.00)	-3.86 %
Total Other Receipts					61,369.00	63,833.00	(2,464.00)	-3.86 %
Total Revenue					93,298.03	92,902.07	395.96	0.43 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	6,834.68	7,046.78	212.10	3.01 %
Legal Expense	1	01	4130	5	0.00	99.45	99.45	100.00 %
Staff Training	1	01	4140	5	97.38	0.00	(97.38)	0.00 %
Accounting Fees	1	01	4170	5	0.00	764.60	764.60	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,038.53	3,796.98	758.45	19.98 %
Postage/FedEx/UPS	1	01	4190.03	5	187.86	102.07	(85.79)	-84.05 %
Tenant Tracker	1	01	4190.10	5	0.00	20.70	20.70	100.00 %
Publications	1	01	4190.11	5	532.50	0.00	(532.50)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	5,874.24	660.47	(5,213.77)	-789.40 %
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	84.65	252.18	167.53	66.43 %
Other Sundry Expense	1	01	4190.18	5	158.33	262.82	104.49	39.76 %
Administrative Contact Costs	1	01	4190.19	5	3,195.50	2,498.76	(696.74)	-27.88 %
Management Fee Expense - AMP	1	01	4190.21	5	8,952.00	8,380.47	(571.53)	-6.82 %
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	1,102.50	(22.50)	-2.04 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					32,744.67	27,651.78	(5,092.89)	-18.42 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	800.49	1,639.71	839.22	51.18 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	142.87	142.87	100.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	656.25	656.25	100.00 %
Total Tenant Services					800.49	2,438.83	1,638.34	67.18 %
Utilities Expense								
Water	1	01	4310	5	122.99	65.72	(57.27)	-87.14 %
Electricity	1	01	4320	5	981.58	842.36	(139.22)	-16.53 %
Gas	1	01	4330	5	146.42	127.38	(19.04)	-14.95 %
Other Utility Expense - Sewer	1	01	4390	5	152.26	34.97	(117.29)	-335.40 %
Total Utilities Expense					1,403.25	1,070.43	(332.82)	-31.09 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	5,638.64	5,009.30	(629.34)	-12.56 %
Materials	1	01	4420	5	2,825.99	2,978.75	152.76	5.13 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	950.00	700.00	(250.00)	-35.71 %
Contract Costs-Other Repairs	1	01	4430.03	5	2,400.00	995.00	(1,405.00)	-141.21 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.72	6.57	(10.15)	-154.49 %
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	1,993.90	0.00	(1,993.90)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

				Start: 05/01/2023	Start: 05/01/2022			
				End: 05/31/2023	End: 05/31/2022	Variance	Variance %	
Contract Costs-Other	1	01	4430.13	5	3,150.00	0.00	(3,150.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	2,048.00	(202.00)	-9.86 %
Contact Costs-Electrical Contr	1	01	4430.21	5	2,850.00	0.00	(2,850.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	45.00	45.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	1,016.98	189.49	(827.49)	-436.69 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,930.01	2,433.33	(496.68)	-20.41 %
Total Ordinary Maintenance and Operation					26,097.09	14,480.29	(11,616.80)	-80.22 %
Protective Services								
Protective Services - Contract	1	01	4480	5	5,148.26	6,014.46	866.20	14.40 %
Total Protective Services					5,148.26	6,014.46	866.20	14.40 %
General Expense								
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	669.00	669.00	100.00 %
Total General Expense					2,500.00	9,158.67	6,658.67	72.70 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	53,000.00	0.00	(53,000.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(53,000.00)	0.00	53,000.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(68,693.76)	(60,814.46)	(7,879.30)	12.96 %
Net Income (Loss)					24,604.27	32,087.61	(7,483.34)	-188.49 %

Report Criteria PHA: 1 Project: '01'

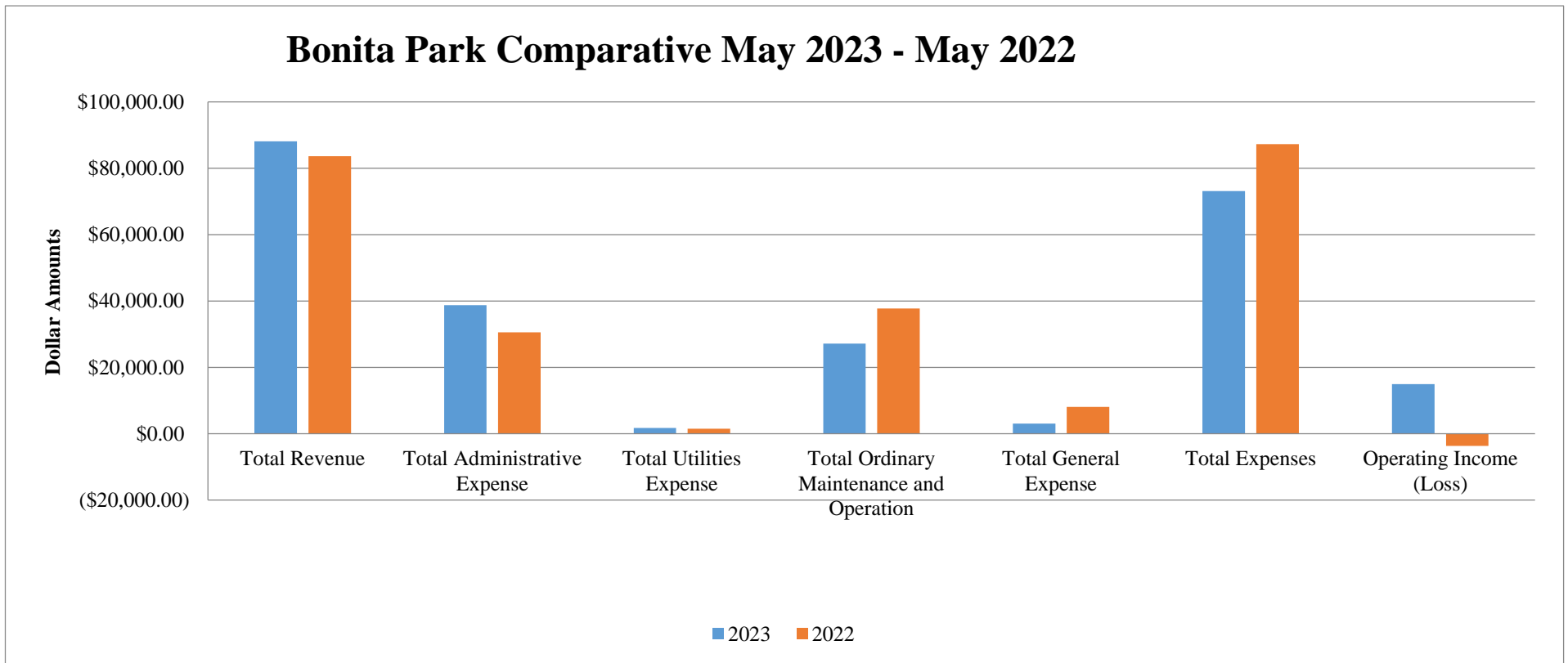
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022
Total Revenue	\$88,087.21	\$83,597.56
Total Administrative Expense	\$38,707.44	\$30,553.78
Total Utilities Expense	\$1,704.75	\$1,488.54
Total Ordinary Maintenance and Operation	\$27,187.27	\$37,729.60
Total General Expense	\$3,065.50	\$8,076.59
Total Expenses	\$73,146.42	\$87,234.35
Operating Income (Loss)	\$14,940.79	(\$3,636.79)



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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	27,295.00	25,107.00	2,188.00	8.71 %
Nondwelling Rental	1	02	3190	5	700.00	0.00	700.00	0.00 %
Total Rental Income					27,995.00	25,107.00	2,888.00	11.50 %
Other Income								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	466.06	(466.06)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,871.21	0.00	1,871.21	0.00 %
Other Income - Tenants	1	02	3690	5	3,741.00	2,311.00	1,430.00	61.88 %
Total Other Income					5,612.21	2,777.06	2,835.15	102.09 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	54,480.00	55,713.50	(1,233.50)	-2.21 %
Total Other Receipts					54,480.00	55,713.50	(1,233.50)	-2.21 %
Total Revenue					88,087.21	83,597.56	4,489.65	5.37 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	7,104.26	8,655.17	1,550.91	17.92 %
Legal Expense	1	02	4130	5	0.00	99.45	99.45	100.00 %
Staff Training	1	02	4140	5	97.38	0.00	(97.38)	0.00 %
Accounting Fees	1	02	4170	5	0.00	764.60	764.60	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,650.14	3,082.46	432.32	14.03 %
Postage/FedEx/UPS	1	02	4190.03	5	187.86	102.07	(85.79)	-84.05 %
Tenant Tracker	1	02	4190.10	5	0.00	20.70	20.70	100.00 %
Publications	1	02	4190.11	5	525.40	0.00	(525.40)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	5,935.99	859.16	(5,076.83)	-590.91 %
Forms & Office Supplies	1	02	4190.17	5	1,432.82	599.30	(833.52)	-139.08 %
Other Sundry Expense	1	02	4190.18	5	99.60	208.47	108.87	52.22 %
Administrative Contact Costs	1	02	4190.19	5	9,224.07	5,096.96	(4,127.11)	-80.97 %
Management Fee Expense - AMP	1	02	4190.21	5	8,593.92	8,209.44	(384.48)	-4.68 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,080.00	1,080.00	0.00	0.00 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					38,707.44	30,553.78	(8,153.66)	-26.69 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	685.69	1,444.92	759.23	52.54 %
Ten Services - Recreation, Pub	1	02	4220	5	(116.49)	100.00	216.49	216.49 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,167.03	1,167.03	100.00 %
Total Tenant Services					569.20	2,711.95	2,142.75	79.01 %
Utilities Expense								
Water	1	02	4310	5	214.59	114.56	(100.03)	-87.32 %
Electricity	1	02	4320	5	1,146.03	1,212.46	66.43	5.48 %
Gas	1	02	4330	5	308.46	142.13	(166.33)	-117.03 %
Other Utility Expense - Sewer	1	02	4390	5	35.67	19.39	(16.28)	-83.96 %
Total Utilities Expense					1,704.75	1,488.54	(216.21)	-14.52 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,216.20	7,064.29	3,848.09	54.47 %
Materials	1	02	4420	5	3,532.70	11,721.26	8,188.56	69.86 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	600.00	525.00	(75.00)	-14.29 %
Contract Costs-Other Repairs	1	02	4430.03	5	375.00	8,235.00	7,860.00	95.45 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.72	6.57	(10.15)	-154.49 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	0.00	74.85	74.85	100.00 %
Contract Costs-Maintenance	1	02	4430.09	5	1,655.20	0.00	(1,655.20)	0.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	0.00	380.00	380.00	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	3,350.00	(550.00)	-16.42 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	5,985.00	0.00	(5,985.00)	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	0.00	85.00	85.00	100.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	6,050.00	3,890.00	(2,160.00)	-55.53 %
Connect/Disconnect Fees	1	02	4430.4	5	60.00	0.00	(60.00)	0.00 %
Garbage and Trash Collection	1	02	4431	5	503.97	147.58	(356.39)	-241.49 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,292.48	2,250.05	957.57	42.56 %
Total Ordinary Maintenance and Operation					27,187.27	37,729.60	10,542.33	27.94 %
Protective Services								
Protective Services - Contract	1	02	4480	5	1,912.26	6,673.89	4,761.63	71.35 %
Total Protective Services					1,912.26	6,673.89	4,761.63	71.35 %
General Expense								
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 %
Collection Losses	1	02	4570	5	565.50	0.00	(565.50)	0.00 %
Total General Expense					3,065.50	8,076.59	5,011.09	62.04 %
Total Expenses					(73,146.42)	(87,234.35)	14,087.93	-16.15 %
Net Income (Loss)					14,940.79	(3,636.79)	18,577.58	-526.37 %

Report Criteria PHA: 1 Project: '02'

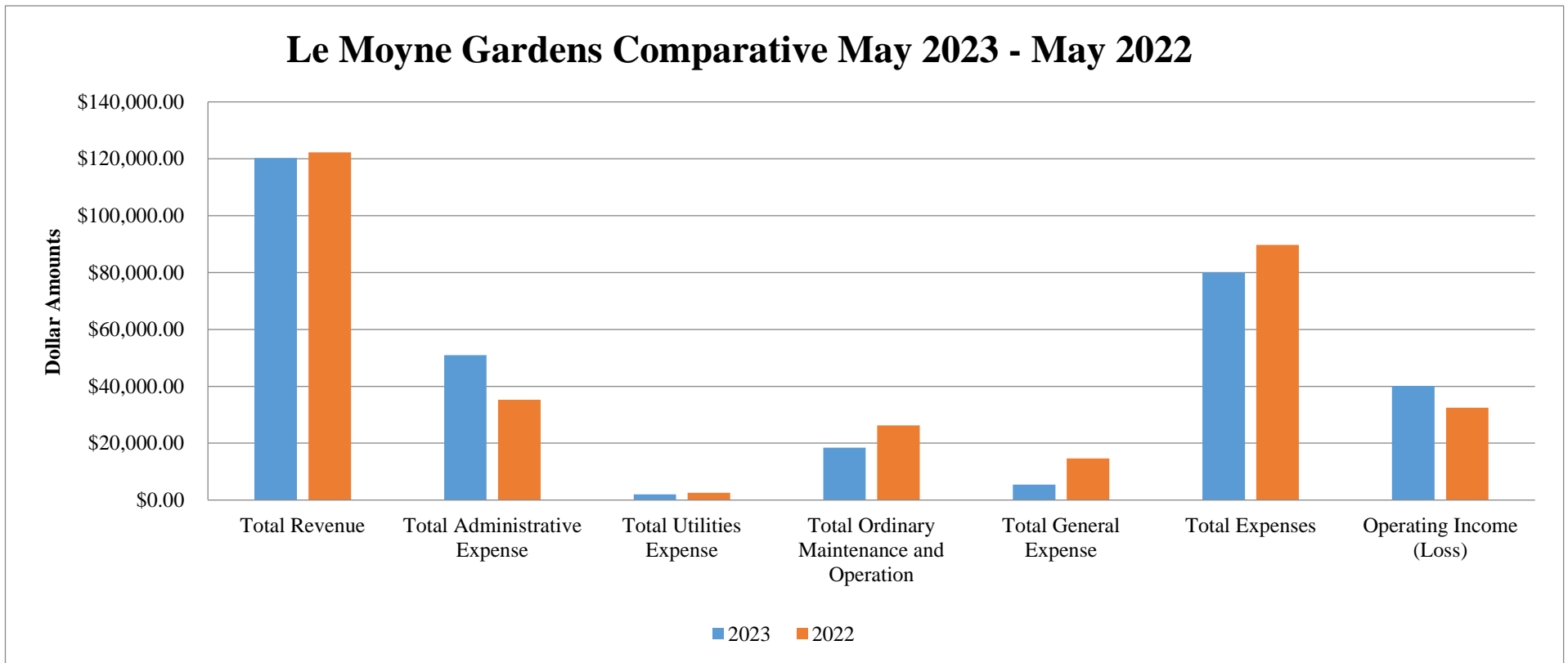
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022
Total Revenue	\$120,259.31	\$122,246.14
Total Administrative Expense	\$50,961.03	\$35,233.27
Total Utilities Expense	\$2,046.80	\$2,534.38
Total Ordinary Maintenance and Operation	\$18,450.53	\$26,269.10
Total General Expense	\$5,466.66	\$14,661.92
Total Expenses	\$80,083.01	\$89,728.93
Operating Income (Loss)	\$40,176.30	\$32,517.21



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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	27,547.00	29,290.00	(1,743.00)	-5.95 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					27,547.00	29,990.00	(2,443.00)	-8.15 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,089.31	900.14	2,189.17	243.20 %
Other Income-Tenants	1	03	3690	5	2,801.00	2,411.00	390.00	16.18 %
Other Income - Misc Other Reve	1	03	3690.1	5	50.00	0.00	50.00	0.00 %
Total Other Income					5,940.31	3,311.14	2,629.17	79.40 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	86,772.00	88,945.00	(2,173.00)	-2.44 %
Total Other Receipts					86,772.00	88,945.00	(2,173.00)	-2.44 %
Total Revenue					120,259.31	122,246.14	(1,986.83)	-1.63 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	9,092.60	9,448.24	355.64	3.76 %
Legal Expense	1	03	4130	5	0.00	132.60	132.60	100.00 %
Staff Training	1	03	4140	5	129.84	0.00	(129.84)	0.00 %
Accounting Fees	1	03	4170	5	0.00	764.60	764.60	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	2,596.14	3,291.37	695.23	21.12 %
Postage/FedEx/UPS	1	03	4190.03	5	187.76	102.07	(85.69)	-83.95 %
Tenant Tracker	1	03	4190.10	5	0.00	27.60	27.60	100.00 %
Publications	1	03	4190.11	5	710.00	0.00	(710.00)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,282.77	1,106.11	(7,176.66)	-648.82 %
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	811.27	336.24	(475.03)	-141.28 %
Other Sundry Expense	1	03	4190.18	5	438.12	263.17	(174.95)	-66.48 %
Administrative Contact Costs	1	03	4190.19	5	12,415.61	4,240.37	(8,175.24)	-192.80 %
Management Fee Expense - AMP	1	03	4190.21	5	11,577.92	10,831.90	(746.02)	-6.89 %
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	1,425.00	(30.00)	-2.11 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					50,961.03	35,233.27	(15,727.76)	-44.64 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	799.44	1,926.00	1,126.56	58.49 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	142.87	142.87	100.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	942.21	942.21	100.00 %
Total Tenant Services					799.44	3,011.08	2,211.64	73.45 %
Utilities Expense								
Water	1	03	4310	5	322.79	575.75	252.96	43.94 %
Electricity	1	03	4320	5	1,520.32	1,718.90	198.58	11.55 %
Gas	1	03	4330	5	146.43	127.34	(19.09)	-14.99 %
Other Utility Expense - Sewer	1	03	4390	5	57.26	112.39	55.13	49.05 %
Total Utilities Expense					2,046.80	2,534.38	487.58	19.24 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	3,976.49	7,863.77	3,887.28	49.43 %
Materials	1	03	4420	5	3,505.47	2,271.26	(1,234.21)	-54.34 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,474.00	649.00	(825.00)	-127.12 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,995.00	4,740.00	2,745.00	57.91 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.30	8.77	(13.53)	-154.28 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	0.00	6,400.00	6,400.00	100.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

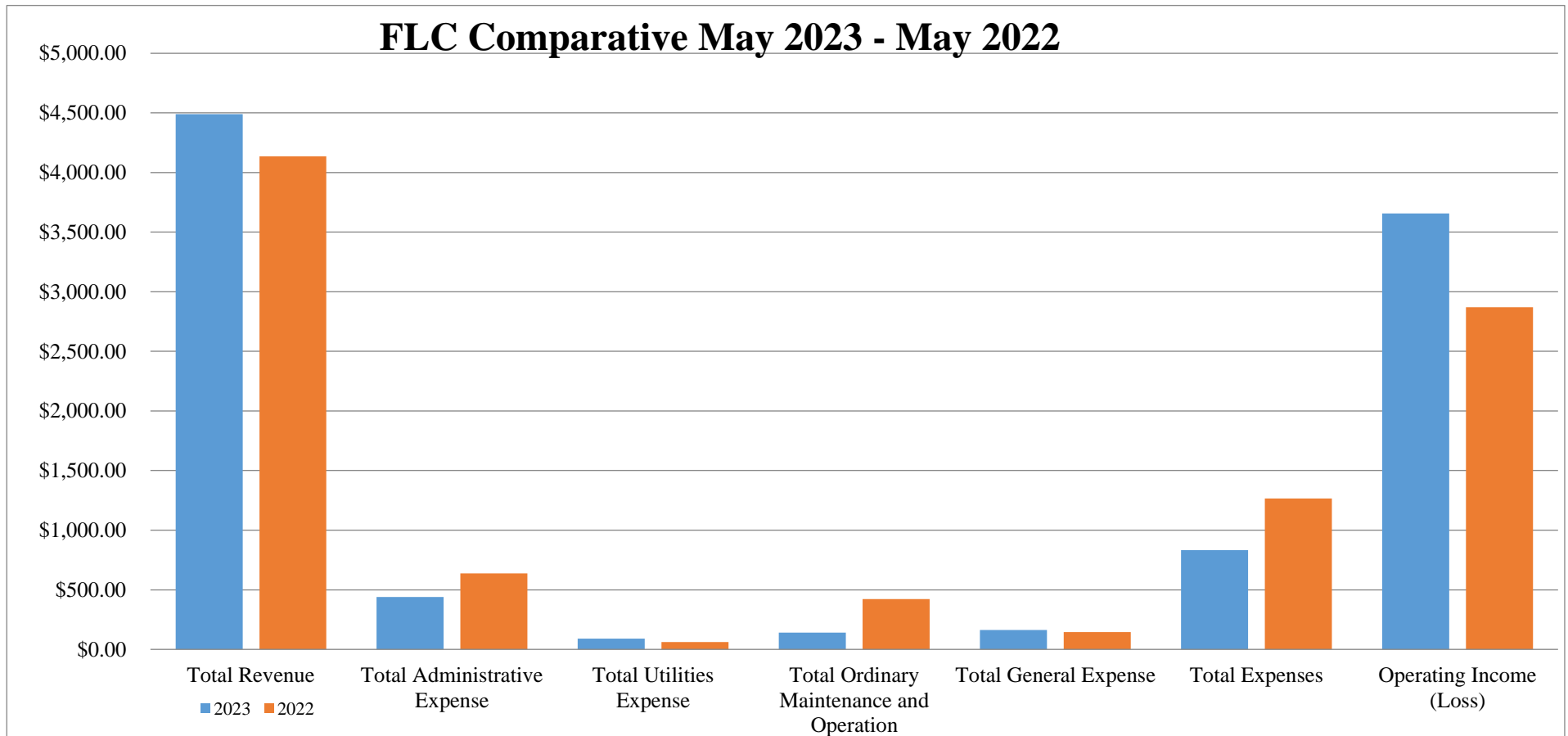
Custom 3: PHA

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

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	0.00	(3,990.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	30.00	75.00	45.00	60.00 %
Garbage and Trash Collection	1	03	4431	5	503.19	303.62	(199.57)	-65.73 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,879.23	3,882.83	1,003.60	25.85 %
Total Ordinary Maintenance and Operation					18,450.53	26,269.10	7,818.57	29.76 %
Protective Services								
Protective Services - Contract	1	03	4480	5	2,358.55	8,019.18	5,660.63	70.59 %
Total Protective Services					2,358.55	8,019.18	5,660.63	70.59 %
General Expense								
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	2,550.00	3,432.00	882.00	25.70 %
Total General Expense					5,466.66	14,661.92	9,195.26	62.72 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	0.00	27,800.00	27,800.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(27,800.00)	(27,800.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(80,083.01)	(89,728.93)	9,645.92	-10.75 %
Net Income (Loss)					40,176.30	32,517.21	7,659.09	109.05 %

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

	Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022
Total Revenue	\$4,489.42	\$4,135.53
Total Administrative Expense	\$438.74	\$637.89
Total Utilities Expense	\$90.20	\$61.17
Total Ordinary Maintenance and Operation	\$140.94	\$422.37
Total General Expense	\$162.15	\$144.58
Total Expenses	\$832.03	\$1,266.01
Operating Income (Loss)	\$3,657.39	\$2,869.52



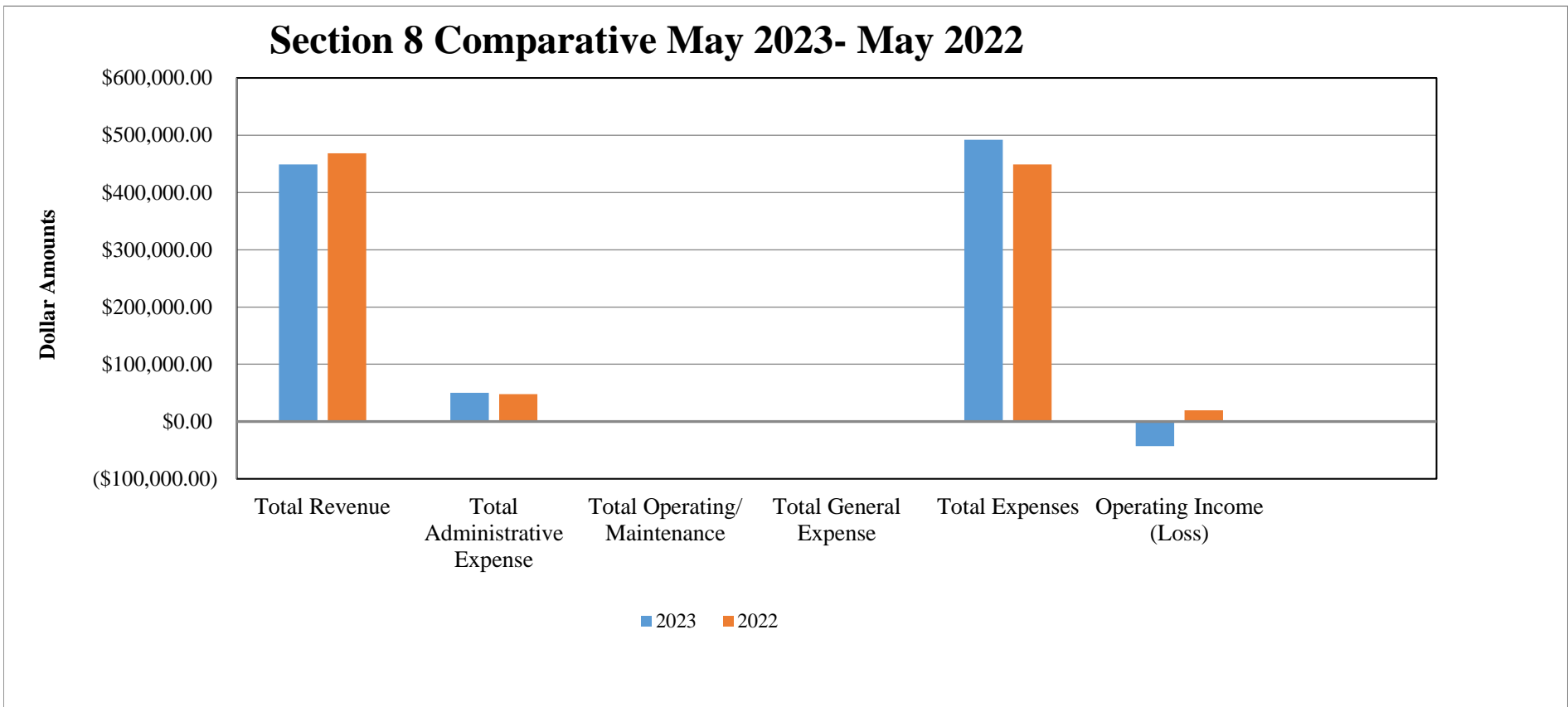
Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 05/01/2023	Start: 05/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,200.00	4,000.00	200.00	5.00 %
Total Rental Income					4,200.00	4,000.00	200.00	5.00 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	209.42	120.53	88.89	73.75 %
Other Income-Tenants	3	01	3690	5	80.00	15.00	65.00	433.33 %
Total Other Income					289.42	135.53	153.89	113.55 %
Total Revenue					4,489.42	4,135.53	353.89	8.56 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	84.77	195.84	111.07	56.71 %
Employee Benefits Cont - Admin	3	01	4182	5	6.16	24.72	18.56	75.08 %
Publications	3	01	4190.11	5	42.60	0.00	(42.60)	0.00 %
Forms & Office Supplies	3	01	4190.17	5	6.77	0.00	(6.77)	0.00 %
Other Sundry Expense	3	01	4190.18	5	298.44	417.33	118.89	28.49 %
Total Administrative Expense					438.74	637.89	199.15	31.22 %
Utilities Expense								
Water	3	01	4310	5	32.13	23.07	(9.06)	-39.27 %
Other Utility Expense - Sewer	3	01	4390	5	58.07	38.10	(19.97)	-52.41 %
Total Utilities Expense					90.20	61.17	(29.03)	-47.46 %
Ordinary Maintenance and Operation								
Materials	3	01	4420	5	0.00	19.80	19.80	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	45.00	45.00	0.00	0.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	250.00	250.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	11.63	11.63	100.00 %
Total Ordinary Maintenance and Operation					140.94	422.37	281.43	66.63 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
Total General Expense					162.15	144.58	(17.57)	-12.15 %
Total Expenses					(832.03)	(1,266.01)	433.98	-34.28 %
Net Income (Loss)					3,657.39	2,869.52	787.87	28.07 %

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

Start: 05/01/2023 Start: 05/01/2022
End: 05/31/2023 End: 05/31/2022

Total Revenue	\$449,036.96	\$468,316.83
Total Administrative Expense	\$50,173.27	\$47,942.50
Total Operating/ Maintenance	\$1,438.24	\$1,180.71
Total General Expense	\$1,833.85	\$2,078.94
Total Expenses	\$491,807.13	\$448,913.15
Operating Income (Loss)	(\$42,770.17)	\$19,403.68



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	52,768.00	81,237.00	(28,469.00)	-35.04 %
Interest Income HA Portion	7	01	3300	5	214.45	219.67	(5.22)	-2.38 %
Portable Admin Fees Earned	7	01	3300.P	5	1,699.51	641.16	1,058.35	165.07 %
HAP Earned Income	7	01	4902	5	394,355.00	386,219.00	8,136.00	2.11 %
Total Operating Income					449,036.96	468,316.83	(19,279.87)	-4.12 %
Total Revenue					449,036.96	468,316.83	(19,279.87)	-4.12 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	14,261.41	6,099.85	(8,161.56)	-133.80 %
Legal Expense	7	01	4130	5	0.00	175.50	175.50	100.00 %
STAFF TRAINING	7	01	4140	5	422.00	1,470.00	1,048.00	71.29 %
Accounting Fees	7	01	4170	5	0.00	2,293.90	2,293.90	100.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	6,017.98	7,068.19	1,050.21	14.86 %
Postage/FedEx/UPS	7	01	4190.03	5	933.29	507.02	(426.27)	-84.07 %
Tenant Tracker	7	01	4190.10	5	0.00	277.50	277.50	100.00 %
Publications	7	01	4190.11	5	1,220.69	0.00	(1,220.69)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	774.76	465.45	(309.31)	-66.45 %
Forms & Office Supplies	7	01	4190.17	5	3,077.53	4,121.78	1,044.25	25.33 %
Other Sundry Expense	7	01	4190.18	5	55.03	61.91	6.88	11.11 %
Administrative Contact Costs	7	01	4190.19	5	6,450.08	8,304.40	1,854.32	22.33 %
Asset Management Fee - AMP	7	01	4190.22	5	8,808.00	8,988.00	180.00	2.00 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,505.00	5,617.50	112.50	2.00 %
Asset Management Fee - AMP	7	03	4190.22	5	972.00	876.00	(96.00)	-10.96 %
AMP Bookkeeping Fees	7	03	4190.23	5	607.50	547.50	(60.00)	-10.96 %
Total Administrative Expense					50,173.27	47,942.50	(2,230.77)	-4.65 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 Materials	7	01	4420	5	257.53	0.00	(257.53)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
Total Operating Expenses					1,438.24	1,180.71	(257.53)	-21.81 %
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	51.18	91.31	40.13	43.95 %
Portability - Port In Deposits	7	01	4590.PID	5	(4,228.00)	(3,105.00)	1,123.00	-36.17 %
Portability - Port In Expenses	7	01	4590.PIE	5	4,228.00	3,105.00	(1,123.00)	-36.17 %
Portable Admin Fees Paid	7	03	4590.P	5	1,782.67	1,987.63	204.96	10.31 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,264.88)	0.00	1,264.88	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,264.88	0.00	(1,264.88)	0.00 %
Total General Expense					1,833.85	2,078.94	245.09	11.79 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	392,249.00	357,894.00	(34,355.00)	-9.60 %
HAP Payments - Utilities	7	01	4715.4	5	8,927.00	5,410.00	(3,517.00)	-65.01 %
HAP Portability	7	01	4715.P	5	(3,633.00)	0.00	3,633.00	0.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,328.00	1,760.00	432.00	24.55 %
HAP Payments - Rents	7	02	4715.1	5	5,231.00	3,716.00	(1,515.00)	-40.77 %
HAP Payments - Rent - VASH	7	03	4715.1	5	16,836.77	10,785.00	(6,051.77)	-56.11 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	182.00	83.00	(99.00)	-119.28 %
HAP Payments - Port Out	7	03	4715.PO	5	15,420.00	17,206.00	1,786.00	10.38 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	543.00	282.00	(261.00)	-92.55 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,278.00	550.00	(728.00)	-132.36 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	25.00	25.00	100.00 %
Total Housing Assistance Payments					438,361.77	397,711.00	(40,650.77)	-10.22 %

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: 05/01/2023 End: 05/31/2023	Start: 05/01/2022 End: 05/31/2022	Variance	Variance %
Total Expenses	<u>(491,807.13)</u>	<u>(448,913.15)</u>	<u>(42,893.98)</u>	<u>9.56 %</u>
Net Income (Loss)	<u>(42,770.17)</u>	<u>19,403.68</u>	<u>(62,173.85)</u>	<u>-320.55 %</u>

Chief Financial Officer Report
for July 19, 2023
Highlights of Activities for June 2023

Ongoing Activities:

- Meetings for the month:
Staff meetings on Mondays
Administrative meeting
HUD Training meeting- 2nd Thursday of the month
Maintenance meeting on the 2nd and 4th Thursday
Staff monthly meeting 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, meetings with GMS Architects
- Prepared Weekly/Monthly Board and Goals Reports
- 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 – Annual plan and 2023 CFP documentation
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Assisted with tenant concern and mailed follow up letter
- Assisted Mary with the CFP closeout documentation to HUD
- Interviewed Maintenance and clerks for temp. positions
- 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 June 9th & from home on June 26 (8:00-12:00)

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 July 19, 2023
Highlights of Activities for June 2023

- Prepared Weekly/Monthly Board, Admin Agenda, 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
 - PIC training
 - Staples meeting
 - Board meeting practices, Board meetings, Board meeting overview
 - Admin meeting
- Reviewed and responded to emails and phone calls
- Worked with CFO on personnel matters and updates
- Entered benefit invoices and process them for payment
- Opened and closed Assistant Property Manager positions
- Interviewed candidates for Maintenance temp. and Clerk temp. positions
- Interviewed candidates for Assistant Property Manager positions
- Orientation for new employees
- Entered new employee information into all systems
- Exited employee
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances for the end of May
- Reviewed timesheets and processed payrolls
- Prepared Maintenance presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for May
- Reviewed all May vehicle inspections completed and saved
- Processed and submitted the HART Retirement for May
- Printed out bank information for online rent payments
- Continued training Accounting Clerk
- Sent out employee evaluations
- Updated the Admin Agenda for Accounting
- Worked at Le Moyne Gardens June 9th (half day) due to disinfecting
- Worked from home Monday, June 26th (half day) due to disinfecting
- Trained on Monthly Board reports for May

Please let me know if you have any questions.

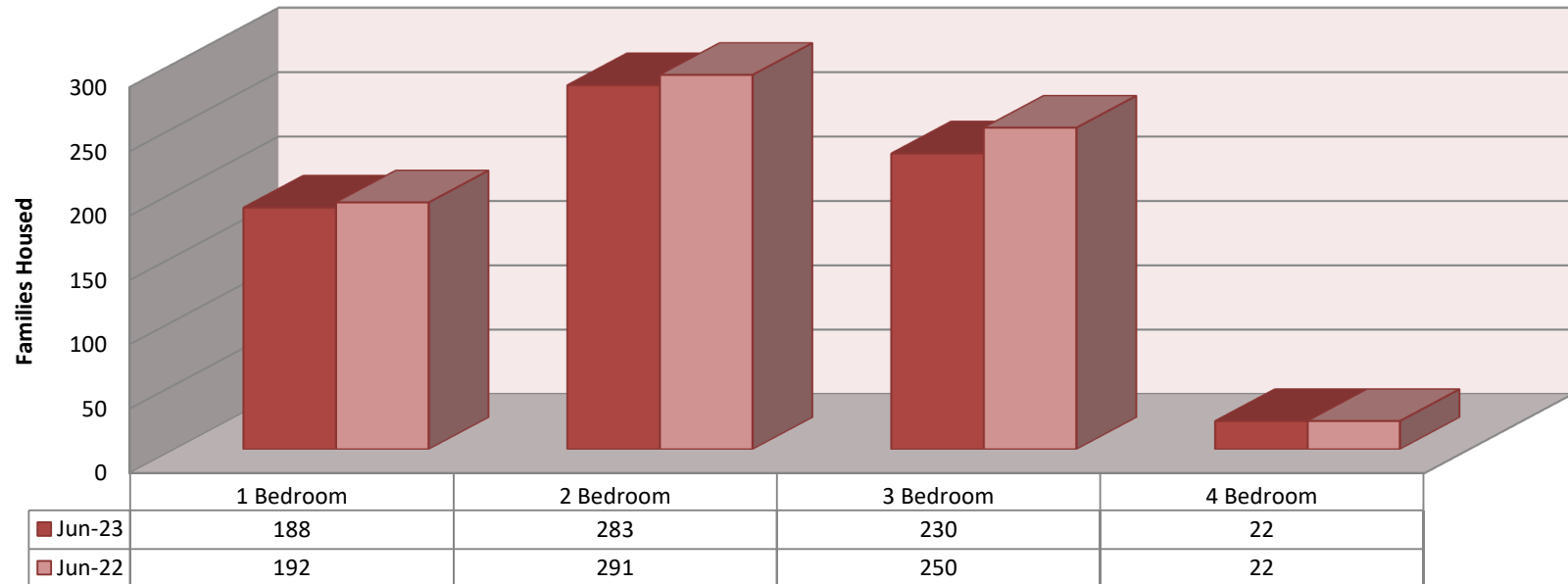
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
July 19, 2023**

**Total Alloted Vouchers: 743
Vouchers Leased: 723
Pending Vouchers: 20
Vouchers Seaching: 30**

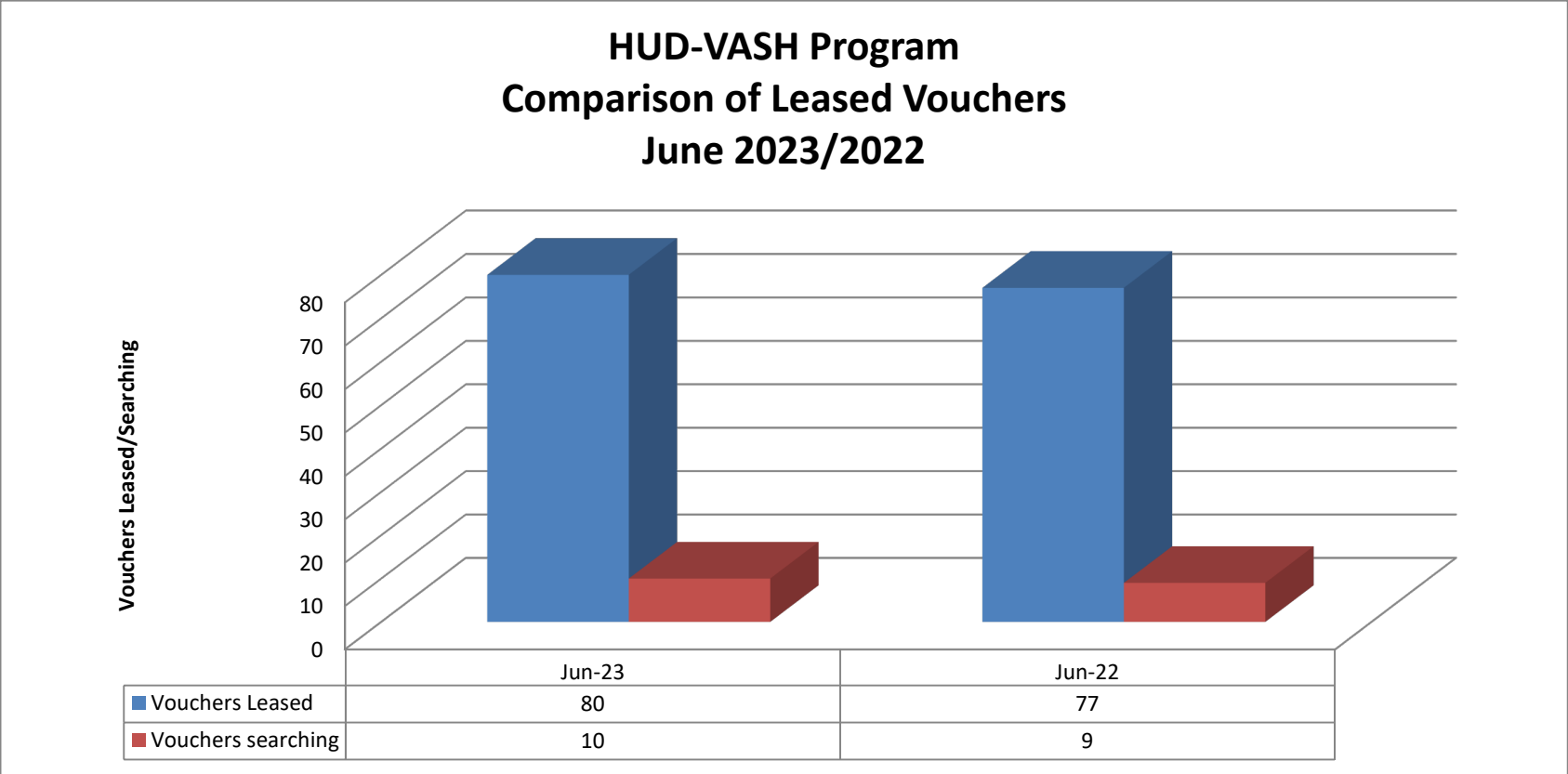
**HCV/Section 8 Program
Comparison of Leased Vouchers
June 2023/2022**



Total Families on Waiting List	642
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**Board Meeting Report
July 19, 2023**

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



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report July 19, 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
May 2023 Score is
97.46%

Quality Control

File audit was held on June 23, 2023 at Bonita Park
4 files were audited

Activities for the month of June 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on June 08th (20 were received)
- Issued HAP Checks for July 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 S8 & Admissions Dept. meetings
- Hosted Friday Staff Meetings via Webex
- Attended board meeting practices
- Attended Los Vecinos construction meeting updates
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Move-Ins (Leased)	Move-Outs
January through June 2023	189	160	150	57	422	422	48	4	10	56
January through June 2022	198	150	147	21	404	404	147	22	49	49
Increase	0	10	3	36	18	18	0	0	0	7
Decrease	9	0	0	0	0	0	99	18	39	0

Report By: Diana Perez- HCV/S8 & Admissions Administrator

HCV/SECTION 8 PROGRAM Monthly Summary Report 2023

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-23	28	30	28	5	44	44	0	0	1	9
Feb-23	38	29	21	2	73	73	0	0	3	6
Mar-23	35	26	24	7	71	71	14	1	1	12
Apr-23	34	26	29	20	97	97	18	1	2	18
May-23	25	25	11	18	66	66	2	1	2	7
Jun-23	29	24	37	5	71	71	14	1	1	4
YTD	189	160	150	57	422	422	48	4	10	56

HCV/SECTION 8 PROGRAM Monthly Summary Report 2022

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-22	27	8	38	1	55	55	12	3	0	16
Feb-22	32	30	30	2	73	73	21	2	7	6
Mar-22	39	36	23	2	73	73	41	2	7	10
Apr-22	30	14	16	1	84	84	21	3	21	10
May-22	27	27	25	2	59	59	36	0	14	4
Jun-22	43	35	15	13	60	60	16	12	0	3
YTD	198	150	147	21	404	404	147	22	49	49

Housing Authority of the City of Harlingen, Texas

June 30, 2023

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	145	113	18	4	4	186	470
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	1	1
2 bed	2	0	0	0	0	5	7
3 bed	2	4	0	0	0	4	10
4 bed	0	0	1	0	0	0	1
Regular Vacancies →	4	4	1	0	0	10	19
Total Vacancies →	4	4	1	0	0	10	19

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 6/30/2023

Prepared by: Nancy Garza - Admission Coordinator

* **OCCUPANCY RATE:** 97.33% 96.67% 95.00% 100.00% 100.00% 95.00% **96.18%**

* **VACANCY RATE:** 2.67% 3.33% 5.00% 0.00% 0.00% 5.00% **3.82%**

* does not include CFP units

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

Per unit Fee count 146 116 19 4 4 190 479

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 July 19, 2023

Activities for the month of June

WAITING LIST AS OF 06-30-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	65
2 Bedroom	05
3 Bedroom	13
4 Bedroom	04
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 87

Unit offers mailed: 50

Security Deposits received: 11

Applications ready for review as of 6-30-2023: 13

Applications pending: 73

LOW RENT PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through June 2023	442	412	89	104	34	167	46	31	19%
January through June 2022	400	376	61	195	48	130	33	23	18%
Increase	42	36	28	0	0	37	13	8	1%
Decrease	0	0	0	91	14	0	0	0	0%

LOW RENT PROGRAM
Monthly Summary Report 2023

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
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%
Jun-23	99	94	13	18	15	50	15	9	8%
YTD Total:	442	412	89	104	34	167	46	31	19%

LOW RENT PROGRAM
Monthly Summary Report 2022

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
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%
Jun-22	58	63	11	59	5	16	9	1	6%
YTD Total:	400	376	61	195	48	130	33	23	18%

Report By: Nancy Garza -Admissions Coordinator

Date: July 1, 2023

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: July 19, 2023 Public Housing Board Report-June 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.

May 2023 Score is 100%

Monthly HUD reports:

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

Quality Control:

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

Trainings and Other Updates:

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

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 and we 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.

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

- Los Vecinos – June 14th and June 28th 2023 at 2:00 p.m.
 - Topics discussed street repairs at Los Vecinos and Back to School Event - 5 residents attended
- Bonita Park – June 14th and June 28th 2023 at 2:00 p.m.
 - Topics discussed summer fundraiser activities and Back to School Event– 18 residents attended
- Sunset Terrace – June 14th and June 28th 2023 at 10:00 a.m.
 - Topics discussed Association recruitment and Back to School Event – 0 residents attended
- Le Moyne Gardens – June 08th and June 22nd 2023 at 1:00 p.m.
 - Topics discussed Loteria day and Back to School Event – 36 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 Los Vecinos.
 - Ms. Anita Maldonado, HCV/Section 8 Intake Coordinator/Inspector read “My Favorite Things featuring Curious George” by H.A. Rey

Grade Level Reading (GLR) is every Tuesday at 2:00 p.m. via Zoom:

- June 6, 2023 – Topic: Leave no human behind: How are funders closing the gap in digital literacy
- June 13, 2023 – Topic: Nurture Connection: The Movement for Early Relational Health
- June 20, 2023 – Topic: Strengthening Kindergarten to Improve Children's PreK-3rd Grade experiences
- June 27, 2023 – Topic: Technology-Assisted Teaching and Learning: Continuing the Conversation

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.

- No updates from the Feeding Texas program
- We are looking in to partnering with the HCISD food program

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	0	0	0
Bonita Park Master Teacher: Mrs. Cavazos	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	0	0	0
Le Moyne Gardens: Master Teacher: Mr. Leal	0	0	0

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	8
HAVE-STR	5/04/2023	4	4	3
Los Vecinos Tenant Association	4/28/2023	2	2	2
Sunset Tenant Association	4/28/2023	2	2	2
Bonita Park Tenant Association	4/28/2023	1	1	1
Le Moyne Gardens Tenant Association	4/28/2023	1	1	1
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

HAHC

- Kevin Moreno - Amount of scholarship award - \$500.00
- Samuel Pedraza - Amount of scholarship award - \$500.00
- Santiago Jonguitud - Amount of scholarship award - \$500.00
- Delisa Frias - Amount of scholarship award - \$500.00
- Abigail Roman Villasenor - Amount of scholarship award - \$500.00
- Melany Leandro Villasenor - Amount of scholarship award - \$500.00
- Vivian Salazar - Amount of scholarship award - \$500.00
- Yulissa Vega - Amount of scholarship award - \$500.00



July 19, 2023
 Maintenance Report
 By: Mary Prieto, Senior Property Manager
 June Activity

Units ready to rent for the Month of June 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	05;207;262	0	0	3
Bonita Park	0	0	33;38;60;81	0	4
Le Moyne Gardens	0	18;178;179;55; 75; 106	129;130	0	8
Sunset Terrace	0	0	0	4	1
Aragon/Arroyo	0	0	0	0	0
Total	0	9	6	1	16

Work orders completed for the Month of June 2023

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
06/01/2023 - 06/30/2023	126	89	184	32	431

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

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
06/01/2022 – 06/30/2022	91	129	82	31	333

Date: July 1, 2023

To: Harlingen Housing Authority Board of Commissioners

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

Subject: July 19, 2023, Board Report-June 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 prepared apartment #207 for rent. 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 prepared apartment #38 for rent. This job is 100% complete.

GS Electric and Remodeling completed electrical repairs at apartment #112. 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.

Delta A/C completed air conditioning repairs at apartment # D. This job is 100% complete.

Sunset Terrace AMP #020:

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

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

Le Moyne Gardens AMP #030:

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

Rudy De La Cruz prepared apartment #129 for rent. This job is 100% complete.

Rudy De La Cruz prepared apartment #92 for rent. This job is 100% complete.

Rudy De La Cruz remodeled apartment #109. This job is 85% complete.

Rudy De La Cruz remodeled apartment #18. 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

July 19, 2023

June 2023 Activities

- Attended weekly Staff meetings
- Attended the Administrative meeting
- Attended the HUD Field office meeting
- Attended the HCV 2-year tool meeting
- Attended the Los Vecinos construction meetings as needed
- Set up and attended the Board meeting practices at the AMPs
- Attended the monthly Board meeting
- Worked with Ms. Sylvia Roche on the MRI Lindsey SAAS virtual server
- Reviewed emails and responded to emails/sent updates
- Worked and 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
- Filed invoices after processing checks for all accounts
- 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 home in the morning on 6-26-23 due to disinfecting of the COCC
- Update: John has ordered the new DVR, delivery is pending, to simplify retrieving camera footage at COCC (spoke to John 6-29-23)

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: July 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the July 19, 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:

July 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:

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: 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. (Quotes on 4th of July)
- 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
- 11: Bid opening for Pest Control & Security at 2:00 p.m.
- 12: Pest Control at Bonita Park
- 12: Board Mtg Practice at 9:00 a.m. at BP
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (offices closed)
- 12: Temp Clerk Interviews starting at 2:00pm
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 13: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 13: Board Mtg Practice at 9:30/10 a.m. at LV (cancelled due to construction & HUD mtgs)
- 13: HCV/S8 Applications (20)
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.

- 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. (Quotes on Mac & Cheese Day)
- 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: 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. (Quotes on Space Exploration)
- 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
- 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: HUD Two Year Tool Mtg at 10:00 a.m. for HCV/S8
- 25: MRI Training on Secure Sign and Call Max at 10:30 (Virtual)
- 25: Admin Mtg with the Accounting Team at 1:00 p.m. due to Crime Prevention Mtg 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. (Quotes on Parent's Day)
- 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.
- 31: Security Mtg at 9:00 a.m. Webex
- 31: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- August 2023: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: Update Community letters with office hours
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 03: HCISD Counselors Mtg at 11:30 a.m. with Managers at Main Office
- 03: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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. (Quotes on Back to School)
- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 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: HCISD Family & Community Engage Parent Day 1209 W. Washington St. 9am-12pm
- 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. (Quotes on Purple Heart Day)
- 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. (Quotes on Friendship Day)
- 21-25: Texas Housing Association Conference- Houston, Texas
- 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

- 21-25: Auction items will be dropped off at City of Harlingen Warehouse by Maintenance
- 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. (Quotes on Women Equality Day)
- 26: Auction City of Harlingen
- 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
- 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. (Quotes on Grandparent's Day)
- 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: Newsletter Articles Due (fall newsletter)

- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on Labor Day)
- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 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. (Quotes on Patriot Day)
- 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. (Quotes on 1st Day of Fall)
- 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. (Quotes on National Coffee Day)

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. (Quotes on Columbus Day)
- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 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. (Quotes on Mental Health)
- 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. (Quotes on Boss's Day)
- 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. (Quotes on Grandparents Day)
- 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. (Quotes on Sandwich Day)
- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 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. (Quotes on Veteran's Day)
- 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. (Quotes on World Kindness Day)
- 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. (Quotes on World AIDS Day)
- 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.
- 07-08: HAVE-STR HUD Training San Antonio, Texas
- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on Ugly Christmas Sweaters)
- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 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. (Quotes on National Cupcake Day)
- 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. (Quotes on ____ Day)

- 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: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 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. (Quotes on _____ Day)
- 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. (Quotes on _____ Day)
- 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. (Quotes on _____ Day)
- 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: Staff and I attended the HAVE-STR Conference, June 12 – 16, 2023 at South Padre Island, Texas. Focus of the Conference was on the new National Standard Physical Inspections Real Estate (NSPIRE). The HUD Inspectors will concentrate on the unit and the family's living conditions inside and outside the unit. Three (3) of our graduating seniors were recognized and awarded Scholarships at the Luncheon on Tuesday, June 13, 2023. Pictures were shared in the weekly board reports. HUD San Antonio Field office video and conference calls are held monthly for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams and are held the 2nd Thursday of every month. 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 June 21, 2023, Regular Board Meeting and the agenda for the July 19, 2023, Regular Board Meeting. We also reviewed the Minutes for the April 26, 2023, HAHC Board of Directors Meeting and the agenda for the July 19, 2023 HAHC Meeting.

*2023 Schedule of Board Meetings is attached, and some board meetings will be held at the main office and at the AMPs/sites. Next Board Meeting is the Annual Board Meeting and is scheduled on Wednesday, September 27, 2023, at 11:30 a.m. at Harlingen Convention Center followed by the Annual 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.

HARLINGEN AFFORDABLE HOUSING SCHOLARSHIP RECIPIENTS

[Click here for next slide](#)

DELISA FRIAS

Texas Southmost College
Computer Science

In five years, I see myself continuing my education at UTRGV working towards my bachelor's in a technical field as well as participating in work-study around campus.

"Accept responsibility for your life. Know that it is you who will get you where you want to go. No one else." - Les Brown



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SANTIAGO JONGUITUD

Texas A&M College Station

Computer Science

In five years, I plan to be fresh out of college with a business to my name.

Sí se puede.



[click here for next slide](#)

MELANY LEANDRO

Texas State Technical College

Dental Hygiene

In five years, I see myself living in Austin and working with a well known dentist.

*“Nature has given us all the pieces required to achieve exceptional wellness and health, but has left it to us to put these pieces together.”—
Diane McLaren*



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KEVIN MORENO

University of Texas San Antonio

Biochemistry

In five years, I see myself starting
medical school.

*If you can dream it, you can do it.-
Walt Disney*



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SAMUEL PEDRAZA

Texas A & M University

Sports Management

In five years, I see myself
graduated from college working
towards my future.

*If you don't believe in yourself,
nobody else will.*



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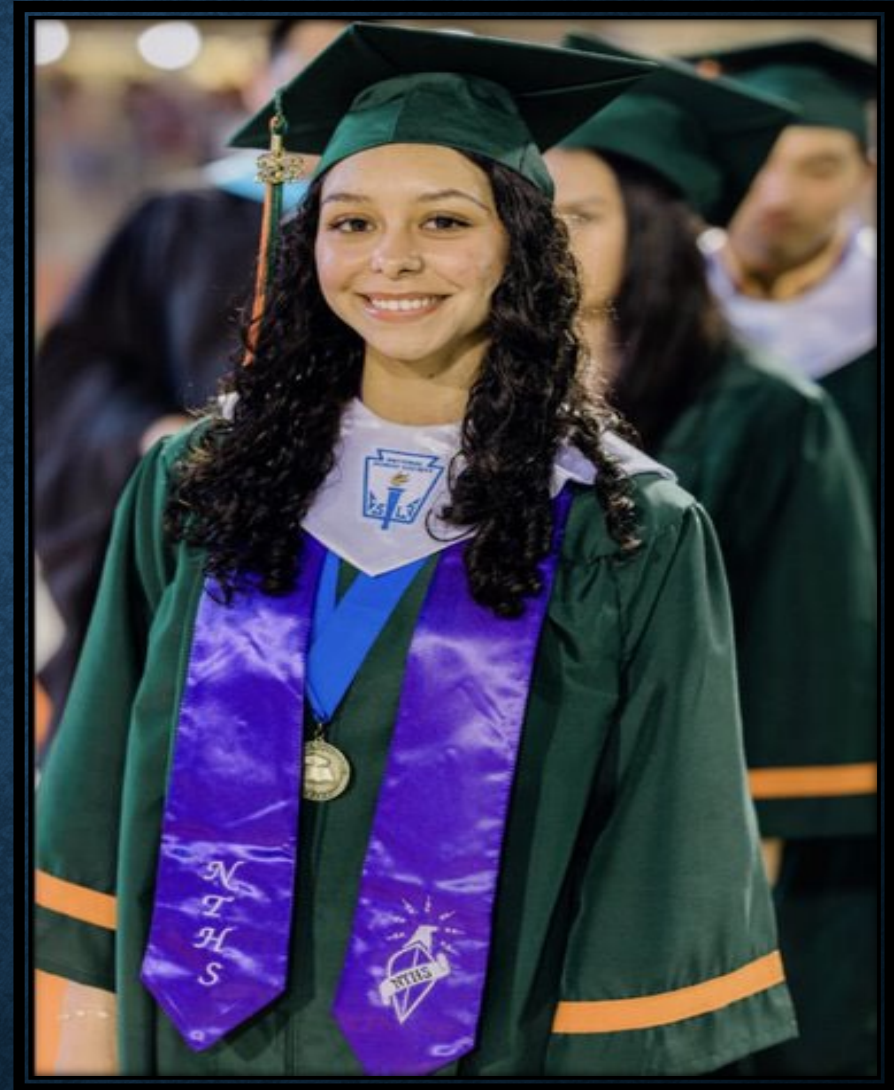
VIVIAN SALAZAR

University of Texas Rio Grande
Valley

Biomedical Science

In five years, I see myself
graduated with a bachelors
degree in Biomedical science
and hopefully applying to PA
schools.

*If you can change the way you look
at things, the things you look at
change.*



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YULISSA VEGA

UCAS (Cosmetology Arts and Sciences)

Cosmetology, Facials

In five years, I see my self getting my license and working and maybe getting my own place

Push yourself ,because no one else is going to do it for you.



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ABIGAIL ROMAN VILLASENOR

Texas State Technical College

Nursing

In five years, I see myself helping my community with the skills that I've gained through college.

“There are no secrets to success. It is the result of preparation, hard work, and learning from failure.” – Colin Powell



[Click here to return to Agenda](#)