

# HARLINGEN



Housing Authority

## ANNUAL BOARD MEETING

Wednesday, September 27, 2023 @ 11:30 a.m.  
at the Harlingen Convention Center  
701 Harlingen Heights Dr., Harlingen, Texas 78552

### AGENDA

Notice is hereby given that the above unit of government will hold an Annual Board Meeting of its Board of Commissioners on Wednesday, September 27, 2023 @ 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [lha.my.webex.com](https://lha.my.webex.com), Meeting #2552 639 5934, Password:hha27; or join the video conference by phone at 408-418-9388, Password:44227.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](http://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. Administer Oath of Office to Incoming Commissioners – **Honorable Judge Migdalia Lopez**  
Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – Mary Prieto
6. Pledge of Allegiance – Mary Prieto
7. Introduction of Visitors and Staff – Hilda Benavides & Cynthia Lucio
8. Public Comments – Ariana Valle
9. Election of Board Chair
10. Election of Board Vice-Chair
11. Consider and take action to approve the Minutes of the Regular Board Meeting of July 19, 2023. (pg. 4-7)
12. Service awards to the following employees: [click here to view presentation](#)  
Presenter: Cynthia Lucio & Carlos Perez  
Hilda Benavides-15 years
13. Lunch Break
14. Presentation of Annual Report and Financial Statement  
Presenters: Cynthia Lucio & Staff [click here to view presentation](#)

**II. NEW BUSINESS**

- 1. Presentation of Unaudited Financial Statements for all accounts for the months of June and July 2023, and to take action to approve the Unaudited Financial Statements as presented.  
Presenter: Cynthia Lucio (pg.8-44)
- 2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of July and August 2023.  
Presenter: Mary Prieto (pg.45-48)
- 3. Consider and take action to approve the agreements for the Family Learning Center counselors.  
Presenter: Mary Prieto (pg.49-59)


**III. OLD BUSINESS – NON-ACTION ITEMS**

- 1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.60-98)
  - b) HR & Accounting Coordinator Report by Melissa Guajardo; (pg.99)
  - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.100-104)  
*(Comparative summary for January-August 2023-2022)*
  - d) Low Rent Occupancy Report by Nancy Garza; (pg.105-108)  
*(Comparative summary for January-August 2023-2022)*
  - e) Senior Property Manager with Resident Activities Report by Mary Prieto; (pg.109-113)
  - f) Maintenance Report by Mary Prieto; (pg.114)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.115-116)
  - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.117)
- 2. Chief Executive Officer Report on Administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months. (pg.118-129)

**IV. ADJOURNMENT**

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South “M” Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, at the Le Moyne Gardens Apartments, 3221 North 25th Street, and at the Harlingen Convention Center, 701 Harlingen Heights Dr., convenient and readily accessible to the general public at all times and said Notice was posted on Friday, September 22, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 22<sup>nd</sup> day of September 2023

  
Ariana Valle, Administrative Assistant



**OATH OF COMMISSIONER OF THE  
HOUSING AUTHORITY OF THE  
CITY OF HARLINGEN, TEXAS**

I, Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria Ines Borjas, and Bettina Elliott do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Commissioner of the Housing Authority of the City of Harlingen, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, and furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, neither contributed nor promised to contribute money, or valuable thing, or promised any public office of employment, as a reward to secure my appointment, so help me God.

Harlingen Housing Authority  
Minutes of the Regular Board Meeting  
Wednesday, July 19, 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, July 19, 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, and Bettina Elliott. Not present Irma Sánchez Peña and Carlos Muñoz.

**INVOCATION**

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

**PLEDGE OF ALLEGIANCE**

HCV/S8 & Admissions Administrator, Diana Perez gave the pledge of allegiance.

**INTRODUCTION OF STAFF, GUESTS, AND VISITORS**

Administrative Assistant, Ariana Valle introduced staff and visitors starting with Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/S8 & Admissions Administrator, Patty Vega, Accounting Assistant/MIS Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Mary Prieto, Senior Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitors/Guests, Alan Ozuna, Attorney, Norma Sepulveda, Mayor, Raul Cruz, Computer Network Group, Edward Moreno, Edwards Pest Management, Monica Garza, G-Force Security, Sandra Gonzalez, HCISD Counselor, Cristella Chavez, HCISD Counselor, Delisa Frias, Student, Norma Cervantes, Parent, Santiago Jonguitud, Student, Ruben Cedillo, Guest, Melany Leandro, Student, Soila Hernandez, Parent, Samuel Pedraza, Student, Rachel Pedraza, Parent, Vivian Salazar, Student, Liliana Fernandez, Parent, Abigail Roman Villasenor, Student, Damian Rios, Guest.

**PUBLIC COMMENTS**

Ron Lozano, member of the public was present at the Administrative Building 219 E. Jackson Street, Harlingen, Texas 78550. Mr. Lozano expressed concerns with the invocation and some city leaders.

**CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 21, 2023.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of June 21, 2023. Commissioner Elliott made the motion to approve the Minutes of the Regular Board Meeting of June 21, 2023. Motion was seconded by Commissioner Borjas and passed unanimously.



**PRESENTATION OF SCHOLARSHIP AWARDS TO THE FOLLOWING STUDENTS BY SANDRA GONZALEZ & CRISTELLA CHAVEZ, HCISD COUNSELORS:**

Sandra Gonzalez and Cristella Chavez presented scholarships to the following students; Delisa Frias, Santiago Jonguitud, Melany Leandro, Kevin Moreno, Samuel Pedraza, Vivian Salazar, Yulissa Vega, and Abigail Roman Villasenor. The Board congratulated students and wished them well in their future endeavors.

**II. NEW BUSINESS**

**1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 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 May 2023 were included in their board packets. She reported as follows:

<b>Harlingen Housing Authority Summary of Revenues &amp; Expenditures For the Month Ended May 2023</b>							
	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	\$377,411.22	\$71,277.25	\$93,298.03	\$88,087.21	\$120,259.31	\$4,489.42	\$449,036.96
Total Expenditures	\$286,903.40	\$64,148.18	\$68,693.76	\$73,146.42	\$80,083.01	\$832.03	\$491,807.13
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,770.17

Chair Perez asked why is there a deficit in the HCV/S8 program? Chief Financial Officer Lucio stated the deficit is due to rent increases. Mayor Sepulveda asked when can a landlord request a rental increase? Chief Financial Officer Lucio stated that a request for rental increase must be made in writing at least 30 days prior to end of contract and lease with the HCV/S8 program. 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 May 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 May 2023 as presented by Administration. Motion was seconded by Commissioner Borjas 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 JUNE 2023.**

Senior Property Manager Prieto noted that the board packets contained a listing of unpaid balances due for vacated unit accounts for the month of June 2023 in the total amount of \$13,950.00 The total amount consists of:

<b>For the month of June 2023</b>						
<b>Development</b>	<b>Los Vecinos</b>	<b>Bonita Park</b>	<b>Sunset Terrace</b>	<b>Aragon</b>	<b>Arroyo Vista</b>	<b>Le Moyne Gardens</b>
<b>Total Charge-Off</b>	\$ 1,789.00	\$ 8,523.00	\$ -	\$ -	\$ -	\$ 3,638.00

**Grand Total \$ 13,950.00**

Mayor Sepulveda asked how long does it take for balance to be cleared from the system? Chief Financial Officer Lucio stated within a few days after debt owed has been paid. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of June 2023 in the total amount of \$13,950.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of June 2023 in the total amount of \$13,950.00. Motion was seconded by Commissioner Borjas and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT BIDS AND AWARD CONTRACT FOR PEST CONTROL SERVICES.**

Procurement Specialist/Property Manager De La Fuente informed the board that 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.

<b>Received Date &amp; Time:</b>	<b>Company Name:</b>	<b>Bid Amount :</b>	<b>Required Insurance:</b>
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 recommended Edward’s Pest Management be awarded the bid based on the work history and they are the lowest bidder in the amount of \$33,288.00. Chair Perez asked why is there a large discrepancy in the bid amounts? Mr. Moreno stated that he is a small company owner and sole proprietor. After some discussion no other questions were asked. Chair Perez entertained a motion to accept the bids presented and award it to Edward’s Pest Management in the amount of \$33,288.00 annually. Commissioner Elliott made the motion to accept the bids presented and award it to Edward’s Pest Management in the amount of \$33,288.00 annually. The motion was seconded by Commissioner Borjas and passed unanimously.

**4. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT BIDS AND AWARD CONTRACT FOR SECURITY SERVICES.**

Procurement Specialist/Property Manager De La Fuente informed the board that 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.

<b>Received Date &amp; Time:</b>	<b>Company Name:</b>	<b>Bid Amount :</b>	<b>Required Insurance:</b>	<b>Car Allowance:</b>
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 recommended G-Force Security be awarded the bid based on the work history and they are the lowest bidder in the amount of \$103,885.60 annually. Chair Perez asked why is there a large discrepancy in bid amounts? G-Force Representative Garza stated that they are a local company and pricing varies throughout the state of Texas. Chair Perez asked where G-Force headquarters are located at? G-Force Representative Garza stated Edinburg, Texas. Chair Perez asked how long has G-Force been our security company? Chief Executive Officer Benavides stated 6 years. After some discussion, Chair Perez entertained a motion to accept the bids presented and award it to G-Force Security in the amount of \$103,885.60 annually. Commissioner Elliott made the motion to accept the bids presented and award it to G-Force Security in the amount of \$103,885.60 annually. The motion was seconded by Commissioner Borjas and passed unanimously.

**III. OLD BUSINESS-NON-ACTION ITEMS**

**1. CHIEF EXECUTIVE OFFICER’S REPORTS BY 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-June 2023-2022)*
- d) Low Rent Occupancy Report by Nancy Garza  
*(Comparative summary for January-June 2023-2022)*
- e) Senior Property Manager with Resident Activities Report by Mary Prieto
- f) Maintenance Report by Mary Prieto
- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- h) Accounting Assistant/MIS Coordinator Report by Patty Vega

Chief Executive Officer Benavides told the Board that the Program reports were included in their packets. No questions were asked. No action taken.

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

Chief Executive Officer Benavides told the Board that her report is included in the board packet. She informed the Board that there will not be an August board meeting due to our Annual Board meeting September 27, 2023, at 11:30 a.m. at Harlingen Convention Center. After some discussion 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 Borjas. Meeting was adjourned at 12:35 p.m.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair, Carlos Perez

\_\_\_\_\_  
Chief Executive Officer, Hilda Benavides

# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**June 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 June 2023**

	<u>COCC/Low- Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	<u>\$376,278.29</u>	<u>\$70,662.53</u>	<u>\$91,869.46</u>	<u>\$94,238.26</u>	<u>\$116,020.06</u>	<u>\$3,487.98</u>	<u>\$489,108.66</u>
Total Expenditures	<u>\$327,395.11</u>	<u>\$89,128.09</u>	<u>\$74,759.64</u>	<u>\$68,080.09</u>	<u>\$94,137.42</u>	<u>\$1,289.87</u>	<u>\$505,799.09</u>
Revenues Over (Under) Expenditures	<u>\$48,883.18</u>	<u>(\$18,465.56)</u>	<u>\$17,109.82</u>	<u>\$26,158.17</u>	<u>\$21,882.64</u>	<u>\$2,198.11</u>	<u>(\$16,690.43)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$18,465.56</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,690.43</u>

**Note: COCC**

**Extra pay period in June 2023 /Copiers replaced  
HCV/Section 8 Program  
Payment Standards & Landlord Rent increases**

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

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$1,175,920.08</u>	<u>\$213,385.44</u>	<u>\$291,849.26</u>	<u>\$283,864.23</u>	<u>\$373,267.34</u>	<u>\$13,553.81</u>	<u>\$1,367,196.48</u>
Total Expenditures	<u>\$810,676.48</u>	<u>\$192,031.86</u>	<u>\$191,747.93</u>	<u>\$190,857.98</u>	<u>\$232,606.65</u>	<u>\$3,432.06</u>	<u>\$1,467,692.94</u>
Revenues Over (Under) Expenditures	<u>\$365,243.60</u>	<u>\$21,353.58</u>	<u>\$100,101.33</u>	<u>\$93,006.25</u>	<u>\$140,660.69</u>	<u>\$10,121.75</u>	<u>(\$100,496.46)</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>\$100,496.46</u>

**Note: HCV/Section 8 Program  
Payment Standards & Landlord Rent increases**

## 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 June 30, 2023	3 Month(s) Ended June 30, 2023	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Other Income - Operatating transfer in /	1 06	3690.22 5	0.00	0.00	3,000.00	(3,000.00)	-100.00 %
CFP Admin 50121	1 06	3690.28 5	0.00	0.00	12,499.98	(12,499.98)	-100.00 %
Other Income - CFP 22	1 06	3690.29 5	13,260.00	39,780.00	31,999.98	7,780.02	24.31 %
<b>Total Operating Income</b>			<b>13,260.00</b>	<b>39,780.00</b>	<b>47,499.96</b>	<b>(7,719.96)</b>	<b>-16.25 %</b>
<b>Rental Income</b>							
NON-DWELLING RENT	1 06	3190 5	1,068.00	5,465.62	6,708.99	(1,243.37)	-18.53 %
<b>Total Rental Income</b>			<b>1,068.00</b>	<b>5,465.62</b>	<b>6,708.99</b>	<b>(1,243.37)</b>	<b>-18.53 %</b>
<b>Other Income</b>							
Investment Income - Unrestricted	1 06	3610 5	1,076.48	3,155.98	1,999.98	1,156.00	57.80 %
OTHER INCOME	1 06	3690 5	1,173.47	1,323.72	4,014.00	(2,690.28)	-67.02 %
Other Income - Management Fee - CC	1 06	3690.2 5	38,426.08	96,793.12	98,634.00	(1,840.88)	-1.87 %
Other Income - Asset Management Fe	1 06	3690.3 5	4,980.00	34,584.00	44,580.00	(9,996.00)	-22.42 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	9,682.50	29,295.00	29,430.00	(135.00)	-0.46 %
IT Fees	1 06	3690.5 5	996.00	2,988.00	2,940.00	48.00	1.63 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	0.00	124.98	(124.98)	-100.00 %
<b>Total Other Income</b>			<b>56,334.53</b>	<b>168,139.82</b>	<b>181,722.96</b>	<b>(13,583.14)</b>	<b>-7.47 %</b>
<b>Total Revenue</b>			<b>70,662.53</b>	<b>213,385.44</b>	<b>235,931.91</b>	<b>(22,546.47)</b>	<b>-9.56 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
NONTECHNICAL SALARIES	1 06	4110 5	46,000.21	91,793.33	107,312.49	15,519.16	14.46 %
LEGAL EXPENSE	1 06	4130 5	2,645.50	3,913.00	2,299.98	(1,613.02)	-70.13 %
STAFF TRAINING	1 06	4140 5	0.00	1,400.00	4,249.98	2,849.98	67.06 %
TRAVEL	1 06	4150 5	2,399.61	6,727.20	6,249.99	(477.21)	-7.64 %
Travel-Mileage Reimbursment	1 06	4150.2 5	154.32	354.76	499.98	145.22	29.05 %
Accounting Fees	1 06	4170 5	0.00	0.00	9,249.99	9,249.99	100.00 %
Audit Fees	1 06	4171 5	0.00	0.00	1,249.98	1,249.98	100.00 %
Employee Benefits Cont - Admin	1 06	4182 5	19,628.08	41,534.66	32,824.98	(8,709.68)	-26.53 %
SUNDRY	1 06	4190 5	130.00	423.10	594.48	171.38	28.83 %
Postage/FedEx/UPS	1 06	4190.03 5	657.68	1,202.89	999.99	(202.90)	-20.29 %
Advertising and Marketing	1 06	4190.08 5	0.00	0.00	1,249.98	1,249.98	100.00 %
PUBLICATIONS	1 06	4190.11 5	0.00	546.70	1,500.00	953.30	63.55 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	0.00	0.00	874.98	874.98	100.00 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	3,320.36	6,537.14	6,000.00	(537.14)	-8.95 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	5,492.91	8,740.04	3,999.99	(4,740.05)	-118.50 %
Other Sundry Expense	1 06	4190.18 5	834.83	2,540.27	1,749.99	(790.28)	-45.16 %
Administrative Contact Costs	1 06	4190.19 5	3,235.20	10,772.04	25,749.00	14,976.96	58.17 %
BOARD MEETING EXPENSE	1 06	4190.9 5	375.00	640.45	3,499.98	2,859.53	81.70 %
<b>Total Administrative Expense</b>			<b>84,873.70</b>	<b>177,125.58</b>	<b>210,155.76</b>	<b>33,030.18</b>	<b>15.72 %</b>
<b>Utilities Expense</b>							
WATER	1 06	4310 5	15.03	28.36	99.99	71.63	71.64 %
ELECTRICITY	1 06	4320 5	755.30	1,561.41	3,750.00	2,188.59	58.36 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	20.37	36.98	249.99	213.01	85.21 %
<b>Total Utilities Expense</b>			<b>790.70</b>	<b>1,626.75</b>	<b>4,099.98</b>	<b>2,473.23</b>	<b>60.32 %</b>
<b>Ordinary Maintenance and Operation</b>							
LABOR - WAGES/SALARIES	1 06	4410 5	1,383.72	2,675.24	3,750.00	1,074.76	28.66 %
MATERIALS	1 06	4420 5	389.98	1,963.16	1,500.00	(463.16)	-30.88 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	99.00	198.00	300.00	102.00	34.00 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	0.00	1,749.99	1,749.99	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1 06	4430.08 5	49.90	149.70	1,249.98	1,100.28	88.02 %
Contract Costs-Other	1 06	4430.13 5	0.00	2,350.00	0.00	(2,350.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17 5	0.00	0.00	1,999.98	1,999.98	100.00 %
Contact Costs-Electrical Contracts	1 06	4430.21 5	0.00	0.00	1,249.98	1,249.98	100.00 %
Garbage and Trash Removal	1 06	4431 5	46.79	93.58	300.00	206.42	68.81 %
Emp Benefit Cont - Maintenance	1 06	4433 5	104.76	124.92	0.00	(124.92)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>2,074.15</b>	<b>7,554.60</b>	<b>12,099.93</b>	<b>4,545.33</b>	<b>37.56 %</b>

Report Criteria PHA: 1 Project: '06'

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

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

Fiscal Year End Date:	3/31/2024				ACCOUNT		1 Month(s) Ended	3 Month(s) Ended	Budget	Variance	Variance %
							June 30, 2023	June 30, 2023			
<b>Protective Services</b>											
Protective Services - Contract Costs	1	06	4480	5			926.26	1,747.00	4,999.98	3,252.98	65.06 %
<b>Total Protective Services</b>							<b>926.26</b>	<b>1,747.00</b>	<b>4,999.98</b>	<b>3,252.98</b>	<b>65.06 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1	06	4510.01	5			0.00	659.33	750.00	90.67	12.09 %
Insurance - General Liability	1	06	4510.02	5			0.00	129.06	249.99	120.93	48.37 %
Insurance - Automobile	1	06	4510.03	5			0.00	435.28	450.00	14.72	3.27 %
Insurance - Workman's Comp	1	06	4510.04	5			0.00	1,120.50	1,249.98	129.48	10.36 %
Insurance - Fidelity Bond	1	06	4510.09	5			0.00	243.92	249.99	6.07	2.43 %
Insurance - Windstorm	1	06	4510.15	5			463.28	1,389.84	1,500.00	110.16	7.34 %
MATLAND PROPERTY TAXES	1	06	4520.1	5			0.00	0.00	124.98	124.98	100.00 %
<b>Total General Expense</b>							<b>463.28</b>	<b>3,977.93</b>	<b>4,574.94</b>	<b>597.01</b>	<b>13.05 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1	06	7540.4	5			0.00	0.00	12,499.98	12,499.98	100.00 %
Operating Exp For Property - Contra	1	06	7590	5			0.00	0.00	(12,499.98)	(12,499.98)	-100.00 %
<b>Total Other Expenditures</b>							<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>							<b>(89,128.09)</b>	<b>(192,031.86)</b>	<b>(235,930.59)</b>	<b>43,898.73</b>	<b>18.61 %</b>
<b>Total Net Income (Loss)</b>							<b>(18,465.56)</b>	<b>21,353.58</b>	<b>1.32</b>	<b>21,352.26</b>	<b>2564563.64 %</b>



**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	25,980.00	173.20	78,223.00	173.83	72,811.29	5,411.71	7.43 %
<b>Total Rental Income</b>			<b>25,980.00</b>	<b>173.20</b>	<b>78,223.00</b>	<b>173.83</b>	<b>72,811.29</b>	<b>5,411.71</b>	<b>7.43 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	8.60	0.06	29.95	0.07	3,750.00	(3,720.05)	-99.20 %
Interest Income - Bank Statement	1 01 3610.01	5	3,094.86	20.63	9,451.31	21.00	0.00	9,451.31	100.00 %
Other Income-Tenants	1 01 3690	5	2,583.00	17.22	8,073.00	17.94	6,999.99	1,073.01	15.33 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	62.49	(62.49)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	75.00	(75.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	150.00	(150.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	22,500.00	(22,500.00)	-100.00 %
<b>Total Other Income</b>			<b>5,686.46</b>	<b>37.91</b>	<b>17,554.26</b>	<b>39.01</b>	<b>33,537.48</b>	<b>(15,983.22)</b>	<b>-47.66 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	60,203.00	401.35	196,072.00	435.72	181,747.50	14,324.50	7.88 %
<b>Total Other Receipts</b>			<b>60,203.00</b>	<b>401.35</b>	<b>196,072.00</b>	<b>435.72</b>	<b>181,747.50</b>	<b>14,324.50</b>	<b>7.88 %</b>
<b>Total Revenue</b>			<b>91,869.46</b>	<b>612.46</b>	<b>291,849.26</b>	<b>648.55</b>	<b>288,096.27</b>	<b>3,752.99</b>	<b>1.30 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	9,841.54	65.61	20,204.07	44.90	26,749.98	6,545.91	24.47 %
Legal Expense	1 01 4130	5	0.00	0.00	409.50	0.91	750.00	340.50	45.40 %
Staff Training	1 01 4140	5	0.00	0.00	97.38	0.22	874.98	777.60	88.87 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	874.98	874.98	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	300.00	300.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	1,887.69	1,887.69	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	5,239.70	34.93	10,132.23	22.52	10,500.00	367.77	3.50 %
Sundry	1 01 4190	5	10.00	0.07	10.00	0.02	249.99	239.99	96.00 %
Postage/FedEx/UPS	1 01 4190.03	5	104.64	0.70	292.50	0.65	249.99	(42.51)	-17.00 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	624.99	624.99	100.00 %
Publications	1 01 4190.11	5	0.00	0.00	532.50	1.18	499.98	(32.52)	-6.50 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	733.20	1.63	499.98	(233.22)	-46.65 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	5,874.24	39.16	12,245.29	27.21	2,250.00	(9,995.29)	-444.24 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	2,592.00	5.76	2,592.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	1,708.51	11.39	1,985.34	4.41	2,499.99	514.65	20.59 %
Other Sundry Expense	1 01 4190.18	5	158.63	1.06	480.53	1.07	1,916.58	1,436.05	74.93 %
Administrative Contact Costs	1 01 4190.19	5	1,760.35	11.74	9,671.12	21.49	18,750.00	9,078.88	48.42 %

**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: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 01	4190.21 5	8,653.60	57.69	26,557.60	59.02	27,000.00	442.40	1.64 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	4,500.00	10.00	4,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,087.50	7.25	3,337.50	7.42	3,499.98	162.48	4.64 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	900.00	2.00	900.00	0.00	0.00 %
<b>Total Administrative Expense</b>			<b>37,102.71</b>	<b>247.35</b>	<b>94,680.76</b>	<b>210.40</b>	<b>107,971.11</b>	<b>13,290.35</b>	<b>12.31 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 01	4210 5	804.56	5.36	2,398.46	5.33	4,500.00	2,101.54	46.70 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	405.89	2.71	625.89	1.39	1,999.98	1,374.09	68.71 %
<b>Total Tenant Services</b>			<b>1,210.45</b>	<b>8.07</b>	<b>3,024.35</b>	<b>6.72</b>	<b>6,499.98</b>	<b>3,475.63</b>	<b>53.47 %</b>
<b>Utilities Expense</b>									
Water	1 01	4310 5	55.66	0.37	44.07	0.10	874.98	830.91	94.96 %
Electricity	1 01	4320 5	976.45	6.51	1,974.02	4.39	3,750.00	1,775.98	47.36 %
Gas	1 01	4330 5	0.00	0.00	146.57	0.33	499.98	353.41	70.68 %
Other Utility Expense - Sewer	1 01	4390 5	38.01	0.25	(38.36)	(0.09)	375.00	413.36	110.23 %
<b>Total Utilities Expense</b>			<b>1,070.12</b>	<b>7.13</b>	<b>2,126.30</b>	<b>4.73</b>	<b>5,499.96</b>	<b>3,373.66</b>	<b>61.34 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 01	4410 5	7,559.10	50.39	15,741.68	34.98	20,499.99	4,758.31	23.21 %
Materials	1 01	4420 5	3,297.08	21.98	6,174.00	13.72	12,499.98	6,325.98	50.61 %
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	6,249.99	6,249.99	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	575.00	3.83	1,525.00	3.39	2,749.98	1,224.98	44.55 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	2,400.00	5.33	7,500.00	5,100.00	68.00 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.72	0.11	50.19	0.11	249.99	199.80	79.92 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	255.73	1.70	405.43	0.90	1,549.98	1,144.55	73.84 %
Contract Costs-Maintenance	1 01	4430.09 5	2,088.00	13.92	5,533.70	12.30	4,999.98	(533.72)	-10.67 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	3,438.00	7.64	6,249.99	2,811.99	44.99 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	570.00	3.80	570.00	1.27	3,750.00	3,180.00	84.80 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,250.00	15.00	6,750.00	15.00	14,250.00	7,500.00	52.63 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	1,995.00	13.30	1,995.00	4.43	7,500.00	5,505.00	73.40 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	2,850.00	6.33	4,999.98	2,149.98	43.00 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	375.00	2.50	375.00	0.83	11,250.00	10,875.00	96.67 %
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Connect/Disconnect Fees	1 01	4430.4 5	60.00	0.40	60.00	0.13	499.98	439.98	88.00 %
Garbage and Trash Collection	1 01	4431 5	693.11	4.62	1,622.35	3.61	874.98	(747.37)	-85.42 %
Emp Benefit Cont - Maintenance	1 01	4433 5	4,486.09	29.91	9,563.56	21.25	7,999.98	(1,563.58)	-19.54 %
<b>Total Ordinary Maintenance and Operation</b>			<b>24,220.83</b>	<b>161.47</b>	<b>59,053.91</b>	<b>131.23</b>	<b>113,924.79</b>	<b>54,870.88</b>	<b>48.16 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 01	4480 5	8,655.53	57.70	18,999.52	42.22	15,000.00	(3,999.52)	-26.66 %

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: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>8,655.53</b>	<b>57.70</b>	<b>18,999.52</b>	<b>42.22</b>	<b>15,000.00</b>	<b>(3,999.52)</b>	<b>-26.66 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	4,615.31	10.26	4,500.00	(115.31)	-2.56 %
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	113.58	0.25	150.00	36.42	24.28 %
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	625.71	1.39	750.00	124.29	16.57 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	828.20	1.84	999.99	171.79	17.18 %
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	180.29	0.40	274.98	94.69	34.44 %
Insurance - Windstorm	1 01	4510.15 5	0.00	0.00	0.00	0.00	22,500.00	22,500.00	100.00 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	7,500.00	16.67	8,749.98	1,249.98	14.29 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	24.99	24.99	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
<b>Total General Expense</b>			<b>2,500.00</b>	<b>16.67</b>	<b>13,863.09</b>	<b>30.81</b>	<b>39,199.92</b>	<b>25,336.83</b>	<b>64.63 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	53,000.00	117.78	137,499.99	84,499.99	61.45 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(53,000.00)	(117.78)	(137,499.99)	(84,499.99)	-61.45 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(74,759.64)</b>	<b>(498.40)</b>	<b>(191,747.93)</b>	<b>(426.11)</b>	<b>(288,095.76)</b>	<b>96,347.83</b>	<b>33.44 %</b>
<b>Net Income (Loss)</b>			<b>17,109.82</b>	<b>114.07</b>	<b>100,101.33</b>	<b>222.45</b>	<b>0.51</b>	<b>100,100.82</b>	<b>36196237.26 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	33,720.00	227.84	89,449.00	201.46	74,499.99	14,949.01	20.07 %
Nondwelling Rental	1 02 3190	5	700.00	4.73	1,400.00	3.15	1,050.00	350.00	33.33 %
<b>Total Rental Income</b>			<b>34,420.00</b>	<b>232.57</b>	<b>90,849.00</b>	<b>204.61</b>	<b>75,549.99</b>	<b>15,299.01</b>	<b>20.25 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	2,185.74	(2,185.74)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,838.55	12.42	5,511.77	12.41	0.00	5,511.77	100.00 %
Other Income - Tenants	1 02 3690	5	3,453.00	23.33	10,625.00	23.93	8,400.00	2,225.00	26.49 %
Other Income - Misc Other Revenue	1 02 3690.1	5	27.71	0.19	27.71	0.06	0.00	27.71	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	78.48	(78.48)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	124.98	(124.98)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	22,500.00	(22,500.00)	-100.00 %
<b>Total Other Income</b>			<b>5,319.26</b>	<b>35.94</b>	<b>16,164.48</b>	<b>36.41</b>	<b>33,289.20</b>	<b>(17,124.72)</b>	<b>-51.44 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	54,499.00	368.24	176,850.75	398.31	162,936.00	13,914.75	8.54 %
<b>Total Other Receipts</b>			<b>54,499.00</b>	<b>368.24</b>	<b>176,850.75</b>	<b>398.31</b>	<b>162,936.00</b>	<b>13,914.75</b>	<b>8.54 %</b>
<b>Total Revenue</b>			<b>94,238.26</b>	<b>636.75</b>	<b>283,864.23</b>	<b>639.33</b>	<b>271,775.19</b>	<b>12,089.04</b>	<b>4.45 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	8,534.17	57.66	19,288.16	43.44	38,250.00	18,961.84	49.57 %
Legal Expense	1 02 4130	5	243.75	1.65	536.25	1.21	624.99	88.74	14.20 %
Staff Training	1 02 4140	5	0.00	0.00	97.38	0.22	874.98	777.60	88.87 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	874.98	874.98	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	199.98	199.98	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	1,636.98	1,636.98	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	4,509.21	30.47	8,964.17	20.19	14,374.98	5,410.81	37.64 %
Sundry	1 02 4190	5	20.00	0.14	20.00	0.04	124.98	104.98	84.00 %
Postage/FedEx/UPS	1 02 4190.03	5	104.64	0.71	292.50	0.66	249.99	(42.51)	-17.00 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	832.98	832.98	100.00 %
Publications	1 02 4190.11	5	0.00	0.00	525.40	1.18	499.98	(25.42)	-5.08 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	733.20	1.65	249.99	(483.21)	-193.29 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	5,835.99	39.43	12,320.38	27.75	3,812.49	(8,507.89)	-223.16 %
Forms & Office Supplies	1 02 4190.17	5	0.00	0.00	1,720.56	3.88	1,749.99	29.43	1.68 %
Other Sundry Expense	1 02 4190.18	5	103.86	0.70	306.82	0.69	436.14	129.32	29.65 %
Administrative Contact Costs	1 02 4190.19	5	4,889.99	33.04	20,562.28	46.31	18,750.00	(1,812.28)	-9.67 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	8,474.56	57.26	25,781.76	58.07	26,499.99	718.23	2.71 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	4,440.00	10.00	4,200.00	(240.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,065.00	7.20	3,240.00	7.30	3,375.00	135.00	4.00 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	888.00	2.00	900.00	12.00	1.33 %	
<b>Total Administrative Expense</b>			<b>35,557.17</b>	<b>240.25</b>	<b>99,716.86</b>	<b>224.59</b>	<b>118,518.42</b>	<b>18,801.56</b>	<b>15.86 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210 5	688.50	4.65	2,054.35	4.63	3,499.98	1,445.63	41.30 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	405.89	2.74	450.88	1.02	1,749.99	1,299.11	74.24 %	
<b>Total Tenant Services</b>			<b>1,094.39</b>	<b>7.39</b>	<b>2,505.23</b>	<b>5.64</b>	<b>5,249.97</b>	<b>2,744.74</b>	<b>52.28 %</b>	
<b>Utilities Expense</b>										
Water	1 02	4310 5	125.34	0.85	601.68	1.36	699.99	98.31	14.04 %	
Electricity	1 02	4320 5	1,077.07	7.28	2,390.76	5.38	3,499.98	1,109.22	31.69 %	
Gas	1 02	4330 5	0.00	0.00	310.46	0.70	825.00	514.54	62.37 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	249.99	249.99	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	50.27	0.34	80.89	0.18	249.99	169.10	67.64 %	
<b>Total Utilities Expense</b>			<b>1,252.68</b>	<b>8.46</b>	<b>3,383.79</b>	<b>7.62</b>	<b>5,524.95</b>	<b>2,141.16</b>	<b>38.75 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410 5	4,161.64	28.12	8,810.95	19.84	18,000.00	9,189.05	51.05 %	
Materials	1 02	4420 5	1,948.55	13.17	5,769.75	12.99	12,907.08	7,137.33	55.30 %	
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	4,999.98	4,999.98	100.00 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,050.00	7.09	1,650.00	3.72	3,000.00	1,350.00	45.00 %	
Contract Costs-Other Repairs	1 02	4430.03 5	120.00	0.81	(945.00)	(2.13)	12,048.24	12,993.24	107.84 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.72	0.11	50.19	0.11	99.99	49.80	49.80 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	74.85	0.51	149.70	0.34	750.00	600.30	80.04 %	
Contract Costs-Maintenance	1 02	4430.09 5	3,247.16	21.94	9,640.76	21.71	6,249.99	(3,390.77)	-54.25 %	
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	123.00	0.28	3,750.00	3,627.00	96.72 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	1,440.00	3.24	3,000.00	1,560.00	52.00 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	5,200.00	35.14	13,825.00	31.14	12,499.98	(1,325.02)	-10.60 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	3,990.00	26.96	9,975.00	22.47	3,750.00	(6,225.00)	-166.00 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	420.00	2.84	420.00	0.95	0.00	(420.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	1,095.00	7.40	7,145.00	16.09	3,750.00	(3,395.00)	-90.53 %	
Connect/Disconnect Fees	1 02	4430.4 5	90.00	0.61	150.00	0.34	375.00	225.00	60.00 %	
Garbage and Trash Collection	1 02	4431 5	901.64	6.09	1,357.39	3.06	874.98	(482.41)	-55.13 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	1,870.30	12.64	4,028.79	9.07	9,249.99	5,221.20	56.45 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>24,185.86</b>	<b>163.42</b>	<b>63,590.53</b>	<b>143.22</b>	<b>96,555.21</b>	<b>32,964.68</b>	<b>34.14 %</b>	
<b>Protective Services</b>										

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended	PUM	3 Month(s) Ended	PUM	Budget	Variance	Variance %
					June 30, 2023		June 30, 2023				
Protective Services - Contract Costs	1 02 4480	5			3,225.99	21.80	7,038.64	15.85	11,250.00	4,211.36	37.43 %
<b>Total Protective Services</b>					<b>3,225.99</b>	<b>21.80</b>	<b>7,038.64</b>	<b>15.85</b>	<b>11,250.00</b>	<b>4,211.36</b>	<b>37.43 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1 02 4510.01	5			0.00	0.00	4,615.31	10.39	3,999.99	(615.32)	-15.38 %
Insurance - General Liability	1 02 4510.02	5			0.00	0.00	103.25	0.23	124.98	21.73	17.39 %
Insurance - Automobile	1 02 4510.03	5			0.00	0.00	625.71	1.41	699.99	74.28	10.61 %
Insurance - Workman's Comp	1 02 4510.04	5			0.00	0.00	779.48	1.76	825.00	45.52	5.52 %
Insurance - Fidelity Bond	1 02 4510.09	5			0.00	0.00	169.68	0.38	258.75	89.07	34.42 %
Insurance - Windstorm	1 02 4510.15	5			0.00	0.00	0.00	0.00	19,999.98	19,999.98	100.00 %
Payments in Lieu of Taxes	1 02 4520	5			2,500.00	16.89	7,500.00	16.89	7,500.00	0.00	0.00 %
PROPERTY TAXES	1 02 4520.1	5			0.00	0.00	0.00	0.00	18.75	18.75	100.00 %
Collection Losses	1 02 4570	5			264.00	1.78	829.50	1.87	1,249.98	420.48	33.64 %
<b>Total General Expense</b>					<b>2,764.00</b>	<b>18.68</b>	<b>14,622.93</b>	<b>32.93</b>	<b>34,677.42</b>	<b>20,054.49</b>	<b>57.83 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1 02 7540.4	5			0.00	0.00	0.00	0.00	53,499.99	53,499.99	100.00 %
Operating Exp For Property - Contra	1 02 7590	5			0.00	0.00	0.00	0.00	(53,499.99)	(53,499.99)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(68,080.09)</b>	<b>(460.00)</b>	<b>(190,857.98)</b>	<b>(429.86)</b>	<b>(271,775.97)</b>	<b>80,917.99</b>	<b>29.77 %</b>
<b>Net Income (Loss)</b>					<b>26,158.17</b>	<b>176.73</b>	<b>93,006.25</b>	<b>209.47</b>	<b>(0.78)</b>	<b>93,007.03</b>	<b>18782951.28 %</b>

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: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 03 3110	5		27,547.00	137.74	83,594.00	139.32	88,122.42	(4,528.42)	-5.14 %
Nondwelling Rental		1 03 3190	5		700.00	3.50	1,400.00	2.33	1,050.00	350.00	33.33 %
<b>Total Rental Income</b>					<b>28,247.00</b>	<b>141.24</b>	<b>84,994.00</b>	<b>141.66</b>	<b>89,172.42</b>	<b>(4,178.42)</b>	<b>-4.69 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,003.33	15.02	9,097.36	15.16	4,999.98	4,097.38	81.95 %
Other Income-Tenants		1 03 3690	5		2,732.00	13.66	9,865.00	16.44	7,692.33	2,172.67	28.24 %
Other Income - Misc Other Revenue		1 03 3690.1	5		1.73	0.01	51.73	0.09	324.99	(273.26)	-84.08 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	137.49	(137.49)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	24,750.00	(24,750.00)	-100.00 %
<b>Total Other Income</b>					<b>5,737.06</b>	<b>28.69</b>	<b>19,014.09</b>	<b>31.69</b>	<b>37,904.79</b>	<b>(18,890.70)</b>	<b>-49.84 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 03 8020	0		82,036.00	410.18	269,259.25	448.77	245,895.00	23,364.25	9.50 %
<b>Total Other Receipts</b>					<b>82,036.00</b>	<b>410.18</b>	<b>269,259.25</b>	<b>448.77</b>	<b>245,895.00</b>	<b>23,364.25</b>	<b>9.50 %</b>
<b>Total Revenue</b>					<b>116,020.06</b>	<b>580.10</b>	<b>373,267.34</b>	<b>622.11</b>	<b>372,972.21</b>	<b>295.13</b>	<b>0.08 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 03 4110	5		13,600.29	68.00	27,249.01	45.41	47,274.99	20,025.98	42.36 %
Legal Expense		1 03 4130	5		1,309.75	6.55	1,309.75	2.18	999.99	(309.76)	-30.98 %
Staff Training		1 03 4140	5		0.00	0.00	129.84	0.22	999.99	870.15	87.02 %
Travel		1 03 4150	5		324.50	1.62	324.50	0.54	999.99	675.49	67.55 %
Travel-Mileage Reimbursement		1 03 4150.2	5		59.28	0.30	59.28	0.10	499.98	440.70	88.14 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	2,499.99	2,499.99	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		3,968.94	19.84	7,676.15	12.79	19,749.99	12,073.84	61.13 %
Sundry		1 03 4190	5		10.00	0.05	10.00	0.02	999.99	989.99	99.00 %
Postage/FedEx/UPS		1 03 4190.03	5		104.64	0.52	292.40	0.49	499.98	207.58	41.52 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	750.00	750.00	100.00 %
Publications		1 03 4190.11	5		0.00	0.00	710.00	1.18	1,249.98	539.98	43.20 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	977.60	1.63	499.98	(477.62)	-95.53 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		8,282.77	41.41	17,185.56	28.64	4,999.98	(12,185.58)	-243.71 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	2,592.00	4.32	2,592.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		0.00	0.00	1,846.09	3.08	3,750.00	1,903.91	50.77 %
Other Sundry Expense		1 03 4190.18	5		177.67	0.89	767.54	1.28	1,249.98	482.44	38.60 %
Administrative Contact Costs		1 03 4190.19	5		4,221.12	21.11	20,746.36	34.58	19,999.98	(746.38)	-3.73 %
Management Fee Expense - AMP		1 03 4190.21	5		11,577.92	57.89	34,733.76	57.89	36,249.99	1,516.23	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: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 03	4190.23 5	1,455.00	7.28	4,365.00	7.28	4,500.00	135.00	3.00 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %
<b>Total Administrative Expense</b>			<b>48,355.88</b>	<b>241.78</b>	<b>128,174.84</b>	<b>213.62</b>	<b>157,566.78</b>	<b>29,391.94</b>	<b>18.65 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 03	4210 5	801.95	4.01	2,395.01	3.99	4,500.00	2,104.99	46.78 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	541.18	2.71	1,033.54	1.72	1,999.98	966.44	48.32 %
<b>Total Tenant Services</b>			<b>1,343.13</b>	<b>6.72</b>	<b>3,428.55</b>	<b>5.71</b>	<b>6,499.98</b>	<b>3,071.43</b>	<b>47.25 %</b>
<b>Utilities Expense</b>									
Water	1 03	4310 5	279.08	1.40	597.14	1.00	1,999.98	1,402.84	70.14 %
Electricity	1 03	4320 5	1,567.97	7.84	3,178.40	5.30	5,250.00	2,071.60	39.46 %
Gas	1 03	4330 5	0.00	0.00	144.52	0.24	499.98	355.46	71.09 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Other Utility Expense - Sewer	1 03	4390 5	51.77	0.26	108.04	0.18	499.98	391.94	78.39 %
<b>Total Utilities Expense</b>			<b>1,898.82</b>	<b>9.49</b>	<b>4,028.10</b>	<b>6.71</b>	<b>8,374.92</b>	<b>4,346.82</b>	<b>51.90 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 03	4410 5	8,616.32	43.08	15,467.79	25.78	29,250.00	13,782.21	47.12 %
Materials	1 03	4420 5	3,500.94	17.50	7,006.41	11.68	17,499.99	10,493.58	59.96 %
Contract Costs	1 03	4430 5	0.00	0.00	0.00	0.00	4,999.98	4,999.98	100.00 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	649.00	3.25	2,123.00	3.54	7,500.00	5,377.00	71.69 %
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	1,995.00	3.33	4,999.98	3,004.98	60.10 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.30	0.11	66.94	0.11	249.99	183.05	73.22 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	74.85	0.37	224.55	0.37	2,304.51	2,079.96	90.26 %
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	0.00	0.00	3,750.00	3,750.00	100.00 %
Contract Costs-Other	1 03	4430.13 5	1,100.00	5.50	1,938.00	3.23	7,500.00	5,562.00	74.16 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	0.00	0.00	12,499.98	12,499.98	100.00 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	4,350.00	21.75	13,050.00	21.75	14,499.99	1,449.99	10.00 %
Contract Costs-Unit Turnaround	1 03	4430.20 5	11,970.00	59.85	15,960.00	26.60	6,249.99	(9,710.01)	-155.36 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	0.00	0.00	0.00	0.00	8,749.98	8,749.98	100.00 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Connect/Disconnect Fees	1 03	4430.4 5	150.00	0.75	210.00	0.35	499.98	289.98	58.00 %
Garbage and Trash Collection	1 03	4431 5	543.26	2.72	1,065.48	1.78	1,749.99	684.51	39.12 %
Emp Benefit Cont - Maintenance	1 03	4433 5	4,340.22	21.70	9,443.33	15.74	10,999.98	1,556.65	14.15 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	175.74	175.74	100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>35,316.89</b>	<b>176.58</b>	<b>68,550.50</b>	<b>114.25</b>	<b>136,730.07</b>	<b>68,179.57</b>	<b>49.86 %</b>
<b>Protective Services</b>									

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: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 03 4480	5			4,031.04	20.16	8,811.42	14.69	15,000.00	6,188.58	41.26 %
<b>Total Protective Services</b>					<b>4,031.04</b>	<b>20.16</b>	<b>8,811.42</b>	<b>14.69</b>	<b>15,000.00</b>	<b>6,188.58</b>	<b>41.26 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1 03 4510.01	5			0.00	0.00	5,604.31	9.34	4,624.98	(979.33)	-21.17 %
Insurance - General Liability	1 03 4510.02	5			0.00	0.00	154.88	0.26	474.99	320.11	67.39 %
Insurance - Automobile	1 03 4510.03	5			0.00	0.00	843.36	1.41	999.99	156.63	15.66 %
Insurance - Workman's Comp	1 03 4510.04	5			0.00	0.00	1,315.37	2.19	1,849.98	534.61	28.90 %
Insurance - Fidelity Bond	1 03 4510.09	5			0.00	0.00	286.34	0.48	375.00	88.66	23.64 %
Insurance - Windstorm	1 03 4510.15	5			0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00 %
Payments in Lieu of Taxes	1 03 4520	5			2,916.66	14.58	8,749.98	14.58	8,749.98	0.00	0.00 %
PROPERTY TAXES	1 03 4520.1	5			0.00	0.00	0.00	0.00	24.99	24.99	100.00 %
Collection Losses	1 03 4570	5			275.00	1.38	2,659.00	4.43	1,800.00	(859.00)	-47.72 %
<b>Total General Expense</b>					<b>3,191.66</b>	<b>15.96</b>	<b>19,613.24</b>	<b>32.69</b>	<b>48,899.91</b>	<b>29,286.67</b>	<b>59.89 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1 03 7540.4	5			29,500.00	147.50	29,500.00	49.17	80,063.67	50,563.67	63.15 %
Operating Exp For Property - Contra	1 03 7590	5			(29,500.00)	(147.50)	(29,500.00)	(49.17)	(80,063.67)	(50,563.67)	-63.15 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(94,137.42)</b>	<b>(470.69)</b>	<b>(232,606.65)</b>	<b>(387.68)</b>	<b>(373,071.66)</b>	<b>140,465.01</b>	<b>37.65 %</b>
<b>Net Income (Loss)</b>					<b>21,882.64</b>	<b>109.41</b>	<b>140,660.69</b>	<b>234.43</b>	<b>(99.45)</b>	<b>140,760.14</b>	<b>192381.91 %</b>

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  
 U/M Month: 11 - U/M YTD: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %	
<b>Rental Income</b>										
Dwelling Rental	3	01 3110	5	4,200.00	525.00	12,600.00	525.00	12,000.00	600.00	5.00 %
<b>Total Rental Income</b>				<b>4,200.00</b>	<b>525.00</b>	<b>12,600.00</b>	<b>525.00</b>	<b>12,000.00</b>	<b>600.00</b>	<b>5.00 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01 3610	5	257.98	32.25	713.81	29.74	624.99	88.82	14.21 %
Other Income-Tenants	3	01 3690	5	(970.00)	(121.25)	240.00	10.00	124.98	115.02	92.03 %
<b>Total Other Income</b>				<b>(712.02)</b>	<b>(89.00)</b>	<b>953.81</b>	<b>39.74</b>	<b>749.97</b>	<b>203.84</b>	<b>27.18 %</b>
<b>Total Revenue</b>				<b>3,487.98</b>	<b>436.00</b>	<b>13,553.81</b>	<b>564.74</b>	<b>12,749.97</b>	<b>803.84</b>	<b>6.30 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01 4110	5	188.22	23.53	335.73	13.99	1,125.00	789.27	70.16 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	98.49	98.49	100.00 %
Audit Fees	3	01 4171	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %
Employee Benefits Cont - Admin	3	01 4182	5	13.90	1.74	15.03	0.63	0.00	(15.03)	-100.00 %
Sundry	3	01 4190	5	312.00	39.00	312.00	13.00	999.99	687.99	68.80 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	0.00	0.00	62.49	62.49	100.00 %
Publications	3	01 4190.11	5	0.00	0.00	42.60	1.77	49.98	7.38	14.77 %
Forms & Office Supplies	3	01 4190.17	5	0.00	0.00	6.77	0.28	0.00	(6.77)	-100.00 %
Other Sundry Expense	3	01 4190.18	5	324.43	40.55	871.69	36.32	2,124.99	1,253.30	58.98 %
<b>Total Administrative Expense</b>				<b>838.55</b>	<b>104.82</b>	<b>1,583.82</b>	<b>65.99</b>	<b>5,210.94</b>	<b>3,627.12</b>	<b>69.61 %</b>
<b>Utilities Expense</b>										
Water	3	01 4310	5	31.96	4.00	59.99	2.50	106.50	46.51	43.67 %
Other Utility Expense - Sewer	3	01 4390	5	57.70	7.21	106.73	4.45	195.00	88.27	45.27 %
<b>Total Utilities Expense</b>				<b>89.66</b>	<b>11.21</b>	<b>166.72</b>	<b>6.95</b>	<b>301.50</b>	<b>134.78</b>	<b>44.70 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01 4410	5	54.50	6.81	54.50	2.27	750.00	695.50	92.73 %
Materials	3	01 4420	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Contract Cots-Extermination	3	01 4430.01	5	45.00	5.63	90.00	3.75	199.98	109.98	55.00 %
Contract Costs-Other Repairs	3	01 4430.03	5	0.00	0.00	0.00	0.00	1,624.98	1,624.98	100.00 %
Contract Costs-Other	3	01 4430.13	5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	0.00	0.00	0.00	0.00	999.99	999.99	100.00 %
Connect/Disconnect Fees	3	01 4430.4	5	0.00	0.00	15.00	0.63	7.50	(7.50)	-100.00 %
Garbage and Trash Collection	3	01 4431	5	95.94	11.99	191.88	8.00	324.99	133.11	40.96 %
Emp Benefit Cont - Maintenance	3	01 4433	5	4.07	0.51	4.07	0.17	0.00	(4.07)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>				<b>199.51</b>	<b>24.94</b>	<b>355.45</b>	<b>14.81</b>	<b>5,657.40</b>	<b>5,301.95</b>	<b>93.72 %</b>
<b>General Expense</b>										

Report Criteria PHA: 3 Project: '01','02'  
 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  
 U/M Month: 11 - U/M YTD: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01 4510.01 5		0.00	0.00	824.16	34.34	799.98	(24.18)	-3.02 %
Insurance - General Liability	3 01 4510.02 5		0.00	0.00	15.46	0.64	30.00	14.54	48.47 %
Insurance - Windstorm	3 01 4510.15 5		162.15	20.27	486.45	20.27	750.00	263.55	35.14 %
<b>Total General Expense</b>			<b>162.15</b>	<b>20.27</b>	<b>1,326.07</b>	<b>55.25</b>	<b>1,579.98</b>	<b>253.91</b>	<b>16.07 %</b>
<b>Total Expenses</b>			<b>(1,289.87)</b>	<b>(161.23)</b>	<b>(3,432.06)</b>	<b>(143.00)</b>	<b>(12,749.82)</b>	<b>9,317.76</b>	<b>73.08 %</b>
<b>Net Income (Loss)</b>			<b>2,198.11</b>	<b>274.76</b>	<b>10,121.75</b>	<b>421.74</b>	<b>0.15</b>	<b>10,121.60</b>	<b>6572033.33 %</b>

## Housing Authority of the City of Harlingen Budgeted Income Statement Voucher U/M Month: 202 - U/M YTD: 606 - U/M Year: 2424

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Operating Income</b>									
Administrative Fees Earned	7 01 3112	5	53,659.00	777.67	159,195.00	769.06	170,410.50	(11,215.50)	-6.58 %
Interest Income HA Portion	7 01 3300	5	199.49	2.89	642.39	3.10	1,200.00	(557.61)	-46.47 %
Fraud Recovery PHA Section 8	7 01 3300.3	5	0.00	0.00	0.00	0.00	1,843.74	(1,843.74)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88	5	0.00	0.00	0.00	0.00	124.98	(124.98)	-100.00 %
Portable Adm Fees Earned	7 01 3300.P	5	259.17	3.76	2,410.59	11.65	6,414.00	(4,003.41)	-62.42 %
Other Income	7 01 3690	5	0.00	0.00	0.00	0.00	26.25	(26.25)	-100.00 %
HAP Earned Income	7 01 4902	5	434,991.00	6,304.22	1,204,948.50	5,821.01	1,141,122.99	63,825.51	5.59 %
<b>Total Operating Income</b>			<b>489,108.66</b>	<b>7,088.53</b>	<b>1,367,196.48</b>	<b>6,604.81</b>	<b>1,321,142.46</b>	<b>46,054.02</b>	<b>3.49 %</b>
<b>Total Revenue</b>			<b>489,108.66</b>	<b>7,088.53</b>	<b>1,367,196.48</b>	<b>6,604.81</b>	<b>1,321,142.46</b>	<b>46,054.02</b>	<b>3.49 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	7 01 4110	5	19,822.71	287.29	42,263.52	204.17	37,500.00	(4,763.52)	-12.70 %
Legal Expense	7 01 4130	5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
STAFF TRAINING	7 01 4140	5	0.00	0.00	1,121.00	5.42	3,750.00	2,629.00	70.11 %
Travel	7 01 4150	5	1,061.20	15.38	2,169.06	10.48	3,750.00	1,580.94	42.16 %
Travel-Mileage Reimbursement	7 01 4150.2	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Audit Fees	7 01 4171	5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
Office Rent & Utilities	7 01 4180	5	1,068.00	15.48	3,204.00	15.48	3,309.00	105.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182	5	8,887.32	128.80	19,759.89	95.46	12,999.99	(6,759.90)	-52.00 %
Sundry	7 01 4190	5	30.00	0.43	30.00	0.14	2,436.99	2,406.99	98.77 %
Postage/FedEx/UPS	7 01 4190.03	5	519.79	7.53	1,453.08	7.02	1,249.98	(203.10)	-16.25 %
Advertising and Marketing	7 01 4190.08	5	0.00	0.00	0.00	0.00	3,750.00	3,750.00	100.00 %
Publications	7 01 4190.11	5	0.00	0.00	1,220.69	5.90	2,499.99	1,279.30	51.17 %
Membership Dues and Fees	7 01 4190.12	5	0.00	0.00	0.00	0.00	1,249.98	1,249.98	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13	5	823.39	11.93	2,220.33	10.73	6,249.99	4,029.66	64.47 %
Forms & Office Supplies	7 01 4190.17	5	0.00	0.00	3,118.91	15.07	6,249.99	3,131.08	50.10 %
Other Sundry Expense	7 01 4190.18	5	52.00	0.75	159.61	0.77	2,218.50	2,058.89	92.81 %
Administrative Contact Costs	7 01 4190.19	5	6,338.11	91.86	19,494.94	94.18	24,999.99	5,505.05	22.02 %
Asset Management Fee - AMP	7 01 4190.22	5	8,748.00	126.78	26,460.00	127.83	26,748.00	288.00	1.08 %
AMP Bookkeeping Fees	7 01 4190.23	5	5,467.50	79.24	16,537.50	79.89	16,717.50	180.00	1.08 %
Asset Management Fee - AMP	7 03 4190.22	5	972.00	972.00	2,904.00	2,904.00	3,132.00	228.00	7.28 %
AMP Bookkeeping Fees	7 03 4190.23	5	607.50	607.50	1,815.00	1,815.00	1,957.50	142.50	7.28 %
<b>Total Administrative Expense</b>			<b>54,397.52</b>	<b>788.37</b>	<b>143,931.53</b>	<b>695.32</b>	<b>163,769.34</b>	<b>19,837.81</b>	<b>12.11 %</b>
<b>Operating Expenses</b>									
Maintenance & Operating Sec 8	7 01 4400	5	1,130.81	16.39	3,313.18	16.01	3,750.00	436.82	11.65 %
4400 Materials	7 01 4420	5	91.28	1.32	428.07	2.07	0.00	(428.07)	-100.00 %

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

## Housing Authority of the City of Harlingen Budgeted Income Statement Voucher U/M Month: 202 - U/M YTD: 606 - U/M Year: 2424

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %	
4400	VEHICLE MAINTENANCE	7 01 4430.1	5	49.90	0.72	199.60	0.96	0.00	(199.60)	-100.00 %
<b>Total Operating Expenses</b>				<b>1,271.99</b>	<b>18.43</b>	<b>3,940.85</b>	<b>19.04</b>	<b>3,750.00</b>	<b>(190.85)</b>	<b>-5.09 %</b>
<b>General Expense</b>										
Insurance - Automobile		7 01 4510.03	5	0.00	0.00	190.44	0.92	375.00	184.56	49.22 %
Insurance - Workman's Comp		7 01 4510.04	5	0.00	0.00	828.20	4.00	3,750.00	2,921.80	77.91 %
Insurance - Fidelity Bond		7 01 4510.09	5	0.00	0.00	180.29	0.87	0.00	(180.29)	-100.00 %
Insurance - Windstorm		7 01 4510.15	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Admin Fee - Paid for Portability		7 01 4590.P	5	0.00	0.00	102.36	0.49	375.00	272.64	72.70 %
Portability - Port In Deposits		7 01 4590.PID	5	(5,292.87)	(76.71)	(15,363.87)	(74.22)	0.00	15,363.87	100.00 %
Portability - Port In Expenses		7 01 4590.PIE	5	5,292.87	76.71	15,363.87	74.22	0.00	(15,363.87)	-100.00 %
Portable Admin Fees Paid		7 03 4590.P	5	2,096.74	2,096.74	5,566.16	5,566.16	7,500.00	1,933.84	25.78 %
Portability - Port In Deposits		7 03 4590.PID	5	(6,625.14)	(6,625.14)	(7,890.02)	(7,890.02)	0.00	7,890.02	100.00 %
Portability - Port In Expenses		7 03 4590.PIE	5	6,625.14	6,625.14	7,890.02	7,890.02	0.00	(7,890.02)	-100.00 %
<b>Total General Expense</b>				<b>2,096.74</b>	<b>30.39</b>	<b>6,867.45</b>	<b>33.18</b>	<b>12,499.98</b>	<b>5,632.53</b>	<b>45.06 %</b>
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipment		7 01 7520	5	0.00	0.00	0.00	0.00	12,499.98	12,499.98	100.00 %
Operating Exp For Property - Contra		7 01 7590	5	0.00	0.00	0.00	0.00	(12,499.98)	(12,499.98)	-100.00 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Housing Assistance Payments</b>										
HAP Payments - Rents		7 01 4715.1	5	401,293.96	5,815.85	1,173,018.46	5,666.76	1,023,281.73	(149,736.73)	-14.63 %
HAP Payments - Utilities		7 01 4715.4	5	9,450.00	136.96	26,151.00	126.33	8,250.00	(17,901.00)	-216.98 %
Fraud Recovery HUD		7 01 4715.8	5	0.00	0.00	0.00	0.00	999.99	999.99	100.00 %
HAP Portability		7 01 4715.P	5	(2,477.00)	(35.90)	(6,110.00)	(29.52)	1,999.98	8,109.98	405.50 %
HAP Payments - Port Out		7 01 4715.PO	5	281.00	4.07	2,920.00	14.11	9,999.99	7,079.99	70.80 %
HAP Payments - Rents		7 02 4715.1	5	4,353.00	32.73	13,506.00	33.85	38,030.25	24,524.25	64.49 %
HAP Payments - Utilities		7 02 4715.4	5	0.00	0.00	0.00	0.00	4,999.98	4,999.98	100.00 %
HAP Payments - Rent - VASH		7 03 4715.1	5	16,571.88	16,571.88	51,034.65	51,034.65	15,000.00	(36,034.65)	-240.23 %
HAP Payments - Utilities - VASH		7 03 4715.4	5	138.00	138.00	434.00	434.00	2,499.99	2,065.99	82.64 %
HAP Payments - Portability		7 03 4715.P	5	0.00	0.00	0.00	0.00	2,499.99	2,499.99	100.00 %
HAP Payments - Port Out		7 03 4715.PO	5	16,519.00	16,519.00	46,565.00	46,565.00	12,499.98	(34,065.02)	-272.52 %
HAP Payments - Rent - Home Ownership		7 04 4715.1	5	543.00	543.00	1,629.00	1,629.00	0.00	(1,629.00)	-100.00 %
HAP Payments - Home Ownership Program		7 04 4715.HO	5	0.00	0.00	0.00	0.00	9,280.50	9,280.50	100.00 %
HAP Payments - Rent - Foster Youth		7 05 4715.1	5	1,360.00	1,360.00	3,805.00	3,805.00	9,280.50	5,475.50	59.00 %
HAP Payments - Utilities - Foster Youth		7 05 4715.4	5	0.00	0.00	0.00	0.00	2,499.99	2,499.99	100.00 %
<b>Total Housing Assistance Payments</b>				<b>448,032.84</b>	<b>2,217.98</b>	<b>1,312,953.11</b>	<b>2,166.59</b>	<b>1,141,122.87</b>	<b>(171,830.24)</b>	<b>-15.06 %</b>

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  
 U/M Month: 202 - U/M YTD: 606 - U/M Year: 2424

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended June 30, 2023	PUM	3 Month(s) Ended June 30, 2023	PUM	Budget	Variance	Variance %
<b>Total Expenses</b>			(505,799.09)	(2,503.96)	(1,467,692.94)	(2,421.94)	(1,321,142.19)	(146,550.75)	-11.09 %
<b>Net Income (Loss)</b>			(16,690.43)	(38,457.19)	(100,496.46)	(113,657.37)	0.27	(100,496.73)	-38146933.31 %

# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**July 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 July 2023**

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$697,263.94</u>	<u>\$70,341.22</u>	<u>\$188,960.99</u>	<u>\$185,537.27</u>	<u>\$248,166.95</u>	<u>\$4,257.51</u>	<u>\$476,892.82</u>
Total Expenditures	<u>\$333,103.69</u>	<u>\$58,523.61</u>	<u>\$74,965.52</u>	<u>\$84,554.99</u>	<u>\$111,948.04</u>	<u>\$3,111.53</u>	<u>\$462,414.71</u>
Revenues Over (Under) Expenditures	<u>\$364,160.25</u>	<u>\$11,817.61</u>	<u>\$113,995.47</u>	<u>\$100,982.28</u>	<u>\$136,218.91</u>	<u>\$1,145.98</u>	<u>\$14,478.11</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>\$0.00</u>



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

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$1,873,184.02</u>	<u>\$283,726.66</u>	<u>\$480,810.25</u>	<u>\$469,401.50</u>	<u>\$621,434.29</u>	<u>\$17,811.32</u>	<u>\$1,844,089.30</u>
Total Expenditures	<u>\$1,143,780.17</u>	<u>\$250,555.47</u>	<u>\$266,713.45</u>	<u>\$275,412.97</u>	<u>\$344,554.69</u>	<u>\$6,543.59</u>	<u>\$1,930,107.65</u>
Revenues Over (Under) Expenditures	<u>\$729,403.85</u>	<u>\$33,171.19</u>	<u>\$214,096.80</u>	<u>\$193,988.53</u>	<u>\$276,879.60</u>	<u>\$11,267.73</u>	<u>(\$86,018.35)</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>\$86,018.35</u>

**Note: HCV/Section 8 Program  
Payment Standards & Landlord Rent increases**

## 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 July 31, 2023	4 Month(s) Ended July 31, 2023	Budget	Variance	Variance %	
<b>Revenue</b>									
<b>Operating Income</b>									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	4,000.00	(4,000.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	0.00	16,666.64	(16,666.64)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	53,040.00	42,666.64	10,373.36	24.31 %
<b>Total Operating Income</b>					<b>13,260.00</b>	<b>53,040.00</b>	<b>63,333.28</b>	<b>(10,293.28)</b>	<b>-16.25 %</b>
<b>Rental Income</b>									
NON-DWELLING RENT	1	06	3190	5	2,198.81	7,664.43	8,945.32	(1,280.89)	-14.32 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>7,664.43</b>	<b>8,945.32</b>	<b>(1,280.89)</b>	<b>-14.32 %</b>
<b>Other Income</b>									
Investment Income - Unrestricted	1	06	3610	5	1,130.12	4,286.10	2,666.64	1,619.46	60.73 %
OTHER INCOME	1	06	3690	5	207.29	1,531.01	5,352.00	(3,820.99)	-71.39 %
Other Income - Management Fee - CC	1	06	3690.2	5	28,348.00	125,141.12	131,512.00	(6,370.88)	-4.84 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,616.00	49,200.00	59,440.00	(10,240.00)	-17.23 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,585.00	38,880.00	39,240.00	(360.00)	-0.92 %
IT Fees	1	06	3690.5	5	996.00	3,984.00	3,920.00	64.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	166.64	(166.64)	-100.00 %
<b>Total Other Income</b>					<b>54,882.41</b>	<b>223,022.23</b>	<b>242,297.28</b>	<b>(19,275.05)</b>	<b>-7.96 %</b>
<b>Total Revenue</b>					<b>70,341.22</b>	<b>283,726.66</b>	<b>314,575.88</b>	<b>(30,849.22)</b>	<b>-9.81 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
NONTECHNICAL SALARIES	1	06	4110	5	29,786.91	121,580.24	143,083.32	21,503.08	15.03 %
LEGAL EXPENSE	1	06	4130	5	1,696.50	5,609.50	3,066.64	(2,542.86)	-82.92 %
STAFF TRAINING	1	06	4140	5	0.00	1,400.00	5,666.64	4,266.64	75.29 %
TRAVEL	1	06	4150	5	0.00	6,727.20	8,333.32	1,606.12	19.27 %
Travel-Mileage Reimbursment	1	06	4150.2	5	7.21	361.97	666.64	304.67	45.70 %
Accounting Fees	1	06	4170	5	0.00	0.00	12,333.32	12,333.32	100.00 %
Audit Fees	1	06	4171	5	0.00	0.00	1,666.64	1,666.64	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	10,462.51	51,997.17	43,766.64	(8,230.53)	-18.81 %
SUNDRY	1	06	4190	5	0.00	423.10	792.64	369.54	46.62 %
Postage/FedEx/UPS	1	06	4190.03	5	333.05	1,535.94	1,333.32	(202.62)	-15.20 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	1,666.64	1,666.64	100.00 %
PUBLICATIONS	1	06	4190.11	5	588.70	1,135.40	2,000.00	864.60	43.23 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	0.00	1,166.64	1,166.64	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,901.88	8,439.02	8,000.00	(439.02)	-5.49 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	109.05	8,849.09	5,333.32	(3,515.77)	-65.92 %
Other Sundry Expense	1	06	4190.18	5	964.50	3,504.77	2,333.32	(1,171.45)	-50.21 %
Administrative Contact Costs	1	06	4190.19	5	6,864.21	17,636.25	34,332.00	16,695.75	48.63 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	640.45	4,666.64	4,026.19	86.28 %
<b>Total Administrative Expense</b>					<b>52,714.52</b>	<b>229,840.10</b>	<b>280,207.68</b>	<b>50,367.58</b>	<b>17.98 %</b>
<b>Utilities Expense</b>									
WATER	1	06	4310	5	14.69	43.05	133.32	90.27	67.71 %
ELECTRICITY	1	06	4320	5	854.84	2,416.25	5,000.00	2,583.75	51.68 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.62	56.60	333.32	276.72	83.02 %
<b>Total Utilities Expense</b>					<b>889.15</b>	<b>2,515.90</b>	<b>5,466.64</b>	<b>2,950.74</b>	<b>53.98 %</b>
<b>Ordinary Maintenance and Operation</b>									
LABOR - WAGES/SALARIES	1	06	4410	5	773.34	3,448.58	5,000.00	1,551.42	31.03 %
MATERIALS	1	06	4420	5	60.00	2,023.16	2,000.00	(23.16)	-1.16 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	99.00	297.00	400.00	103.00	25.75 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	2,333.32	2,333.32	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	64.40	214.10	1,666.64	1,452.54	87.15 %
Contract Costs-Other	1	06	4430.13	5	0.00	2,350.00	0.00	(2,350.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	380.00	380.00	2,666.64	2,286.64	85.75 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	1,666.64	1,666.64	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	140.37	400.00	259.63	64.91 %
Emp Benefit Cont - Maintenance	1	06	4433	5	54.35	179.27	0.00	(179.27)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,477.88</b>	<b>9,032.48</b>	<b>16,133.24</b>	<b>7,100.76</b>	<b>44.01 %</b>

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	4 Month(s) Ended	Budget	Variance	Variance %
					July 31, 2023	July 31, 2023				
<b>Protective Services</b>										
Protective Services - Contract Costs	1	06	4480	5	246.28	1,993.28	6,666.64	4,673.36	70.10 %	
<b>Total Protective Services</b>					<b>246.28</b>	<b>1,993.28</b>	<b>6,666.64</b>	<b>4,673.36</b>	<b>70.10 %</b>	
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1	06	4510.01	5	659.32	1,318.65	1,000.00	(318.65)	-31.86 %	
Insurance - General Liability	1	06	4510.02	5	129.05	258.11	333.32	75.21	22.56 %	
Insurance - Automobile	1	06	4510.03	5	435.28	870.56	600.00	(270.56)	-45.09 %	
Insurance - Workman's Comp	1	06	4510.04	5	1,120.50	2,241.00	1,666.64	(574.36)	-34.46 %	
Insurance - Fidelity Bond	1	06	4510.09	5	243.92	487.84	333.32	(154.52)	-46.36 %	
Insurance - Windstorm	1	06	4510.15	5	607.71	1,997.55	2,000.00	2.45	0.12 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	0.00	166.64	166.64	100.00 %	
<b>Total General Expense</b>					<b>3,195.78</b>	<b>7,173.71</b>	<b>6,099.92</b>	<b>(1,073.79)</b>	<b>-17.60 %</b>	
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	16,666.64	16,666.64	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(16,666.64)	(16,666.64)	-100.00 %	
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>	
<b>Total Expenses</b>					<b>(58,523.61)</b>	<b>(250,555.47)</b>	<b>(314,574.12)</b>	<b>64,018.65</b>	<b>20.35 %</b>	
<b>Total Net Income (Loss)</b>					<b>11,817.61</b>	<b>33,171.19</b>	<b>1.76</b>	<b>33,169.43</b>	<b>2831594.89 %</b>	

Report Criteria PHA: 1 Project: '06'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True  
 Custom 1: Custom 2: COCC Custom 3:

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	26,407.00	176.05	104,630.00	174.38	97,081.72	7,548.28	7.78 %
<b>Total Rental Income</b>			<b>26,407.00</b>	<b>176.05</b>	<b>104,630.00</b>	<b>174.38</b>	<b>97,081.72</b>	<b>7,548.28</b>	<b>7.78 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	9.02	0.06	38.97	0.07	5,000.00	(4,961.03)	-99.22 %
Interest Income - Bank Statement	1 01 3610.01	5	3,291.25	21.94	12,742.56	21.24	0.00	12,742.56	100.00 %
Other Income-Tenants	1 01 3690	5	1,649.00	10.99	9,722.00	16.20	9,333.32	388.68	4.16 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	83.32	(83.32)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	100.00	(100.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	200.00	(200.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	97,401.72	649.34	97,401.72	162.34	30,000.00	67,401.72	224.67 %
<b>Total Other Income</b>			<b>102,350.99</b>	<b>682.34</b>	<b>119,905.25</b>	<b>199.84</b>	<b>44,716.64</b>	<b>75,188.61</b>	<b>168.14 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	60,203.00	401.35	256,275.00	427.13	242,330.00	13,945.00	5.75 %
<b>Total Other Receipts</b>			<b>60,203.00</b>	<b>401.35</b>	<b>256,275.00</b>	<b>427.13</b>	<b>242,330.00</b>	<b>13,945.00</b>	<b>5.75 %</b>
<b>Total Revenue</b>			<b>188,960.99</b>	<b>1,259.74</b>	<b>480,810.25</b>	<b>801.35</b>	<b>384,128.36</b>	<b>96,681.89</b>	<b>25.17 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	6,007.18	40.05	26,211.25	43.69	35,666.64	9,455.39	26.51 %
Legal Expense	1 01 4130	5	0.00	0.00	409.50	0.68	1,000.00	590.50	59.05 %
Staff Training	1 01 4140	5	0.00	0.00	97.38	0.16	1,166.64	1,069.26	91.65 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	1,166.64	1,166.64	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	400.00	400.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	2,516.92	2,516.92	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	1,202.39	8.02	11,334.62	18.89	14,000.00	2,665.38	19.04 %
Sundry	1 01 4190	5	0.00	0.00	10.00	0.02	333.32	323.32	97.00 %
Postage/FedEx/UPS	1 01 4190.03	5	94.51	0.63	387.01	0.65	333.32	(53.69)	-16.11 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	833.32	833.32	100.00 %
Publications	1 01 4190.11	5	841.50	5.61	1,374.00	2.29	666.64	(707.36)	-106.11 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	733.20	1.22	666.64	(66.56)	-9.98 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	5,874.24	39.16	18,119.53	30.20	3,000.00	(15,119.53)	-503.98 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	3,456.00	5.76	3,456.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	129.99	0.87	2,115.33	3.53	3,333.32	1,217.99	36.54 %
Other Sundry Expense	1 01 4190.18	5	189.90	1.27	670.43	1.12	2,555.44	1,885.01	73.76 %
Administrative Contact Costs	1 01 4190.19	5	9,628.30	64.19	19,299.42	32.17	25,000.00	5,700.58	22.80 %

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

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21 5	8,713.28	58.09	35,270.88	58.78	36,000.00	729.12	2.03 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,095.00	7.30	4,432.50	7.39	4,666.64	234.14	5.02 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>36,440.29</b>	<b>242.94</b>	<b>131,121.05</b>	<b>218.54</b>	<b>143,961.48</b>	<b>12,840.43</b>	<b>8.92 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 01	4210 5	980.00	6.53	3,378.46	5.63	6,000.00	2,621.54	43.69 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	625.89	1.04	2,666.64	2,040.75	76.53 %	
<b>Total Tenant Services</b>			<b>980.00</b>	<b>6.53</b>	<b>4,004.35</b>	<b>6.67</b>	<b>8,666.64</b>	<b>4,662.29</b>	<b>53.80 %</b>	
<b>Utilities Expense</b>										
Water	1 01	4310 5	53.80	0.36	97.87	0.16	1,166.64	1,068.77	91.61 %	
Electricity	1 01	4320 5	994.26	6.63	2,968.28	4.95	5,000.00	2,031.72	40.63 %	
Gas	1 01	4330 5	148.85	0.99	295.42	0.49	666.64	371.22	55.69 %	
Other Utility Expense - Sewer	1 01	4390 5	50.90	0.34	12.54	0.02	500.00	487.46	97.49 %	
<b>Total Utilities Expense</b>			<b>1,247.81</b>	<b>8.32</b>	<b>3,374.11</b>	<b>5.62</b>	<b>7,333.28</b>	<b>3,959.17</b>	<b>53.99 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 01	4410 5	5,234.79	34.90	20,976.47	34.96	27,333.32	6,356.85	23.26 %	
Materials	1 01	4420 5	1,305.52	8.70	7,479.52	12.47	16,666.64	9,187.12	55.12 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	8,333.32	8,333.32	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	575.00	3.83	2,100.00	3.50	3,666.64	1,566.64	42.73 %	
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	2,400.00	4.00	10,000.00	7,600.00	76.00 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.72	0.11	66.91	0.11	333.32	266.41	79.93 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	92.35	0.62	497.78	0.83	2,066.64	1,568.86	75.91 %	
Contract Costs-Maintenance	1 01	4430.09 5	2,427.30	16.18	7,961.00	13.27	6,666.64	(1,294.36)	-19.42 %	
Contract Costs-Other	1 01	4430.13 5	1,326.00	8.84	4,764.00	7.94	8,333.32	3,569.32	42.83 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	570.00	0.95	5,000.00	4,430.00	88.60 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,500.00	16.67	9,250.00	15.42	19,000.00	9,750.00	51.32 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	1,995.00	3.33	10,000.00	8,005.00	80.05 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	2,850.00	4.75	6,666.64	3,816.64	57.25 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	375.00	0.63	15,000.00	14,625.00	97.50 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	75.00	0.13	666.64	591.64	88.75 %	
Garbage and Trash Collection	1 01	4431 5	193.84	1.29	1,816.19	3.03	1,166.64	(649.55)	-55.68 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	1,650.56	11.00	11,214.12	18.69	10,666.64	(547.48)	-5.13 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>15,337.08</b>	<b>102.25</b>	<b>74,390.99</b>	<b>123.98</b>	<b>151,899.72</b>	<b>77,508.73</b>	<b>51.03 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480 5	8,657.54	57.72	27,657.06	46.10	20,000.00	(7,657.06)	-38.29 %	

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

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>8,657.54</b>	<b>57.72</b>	<b>27,657.06</b>	<b>46.10</b>	<b>20,000.00</b>	<b>(7,657.06)</b>	<b>-38.29 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 01	4510.01 5	4,615.31	30.77	9,230.62	15.38	6,000.00	(3,230.62)	-53.84 %
Insurance - General Liability	1 01	4510.02 5	113.58	0.76	227.16	0.38	200.00	(27.16)	-13.58 %
Insurance - Automobile	1 01	4510.03 5	625.72	4.17	1,251.43	2.09	1,000.00	(251.43)	-25.14 %
Insurance - Workman's Comp	1 01	4510.04 5	828.20	5.52	1,656.40	2.76	1,333.32	(323.08)	-24.23 %
Insurance - Fidelity Bond	1 01	4510.09 5	180.29	1.20	360.58	0.60	366.64	6.06	1.65 %
Insurance - Windstorm	1 01	4510.15 5	3,439.70	22.93	3,439.70	5.73	30,000.00	26,560.30	88.53 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	10,000.00	16.67	11,666.64	1,666.64	14.29 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	33.32	33.32	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	1,666.64	1,666.64	100.00 %
<b>Total General Expense</b>			<b>12,302.80</b>	<b>82.02</b>	<b>26,165.89</b>	<b>43.61</b>	<b>52,266.56</b>	<b>26,100.67</b>	<b>49.94 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	53,000.00	88.33	183,333.32	130,333.32	71.09 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(53,000.00)	(88.33)	(183,333.32)	(130,333.32)	-71.09 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(74,965.52)</b>	<b>(499.77)</b>	<b>(266,713.45)</b>	<b>(444.52)</b>	<b>(384,127.68)</b>	<b>117,414.23</b>	<b>30.57 %</b>
<b>Net Income (Loss)</b>			<b>113,995.47</b>	<b>759.95</b>	<b>214,096.80</b>	<b>356.83</b>	<b>0.68</b>	<b>214,096.12</b>	<b>50651388.25 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	28,568.00	193.03	118,017.00	199.35	99,333.32	18,683.68	18.81 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	1,400.00	2.36	1,400.00	0.00	0.00 %
<b>Total Rental Income</b>			<b>28,568.00</b>	<b>193.03</b>	<b>119,417.00</b>	<b>201.72</b>	<b>100,733.32</b>	<b>18,683.68</b>	<b>18.55 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	2,914.32	(2,914.32)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	2,003.55	13.54	7,515.32	12.69	0.00	7,515.32	100.00 %
Other Income - Tenants	1 02 3690	5	3,065.00	20.71	13,690.00	23.13	11,200.00	2,490.00	22.23 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	27.71	0.05	0.00	27.71	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	104.64	(104.64)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	166.64	(166.64)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	97,401.72	658.12	97,401.72	164.53	30,000.00	67,401.72	224.67 %
<b>Total Other Income</b>			<b>102,470.27</b>	<b>692.37</b>	<b>118,634.75</b>	<b>200.40</b>	<b>44,385.60</b>	<b>74,249.15</b>	<b>167.28 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	54,499.00	368.24	231,349.75	390.79	217,248.00	14,101.75	6.49 %
<b>Total Other Receipts</b>			<b>54,499.00</b>	<b>368.24</b>	<b>231,349.75</b>	<b>390.79</b>	<b>217,248.00</b>	<b>14,101.75</b>	<b>6.49 %</b>
<b>Total Revenue</b>			<b>185,537.27</b>	<b>1,253.63</b>	<b>469,401.50</b>	<b>792.91</b>	<b>362,366.92</b>	<b>107,034.58</b>	<b>29.54 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	6,298.51	42.56	25,586.67	43.22	51,000.00	25,413.33	49.83 %
Legal Expense	1 02 4130	5	341.25	2.31	877.50	1.48	833.32	(44.18)	-5.30 %
Staff Training	1 02 4140	5	0.00	0.00	97.38	0.16	1,166.64	1,069.26	91.65 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	1,166.64	1,166.64	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	266.64	266.64	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	2,182.64	2,182.64	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	1,243.16	8.40	10,207.33	17.24	19,166.64	8,959.31	46.74 %
Sundry	1 02 4190	5	0.00	0.00	20.00	0.03	166.64	146.64	88.00 %
Postage/FedEx/UPS	1 02 4190.03	5	94.51	0.64	387.01	0.65	333.32	(53.69)	-16.11 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	1,110.64	1,110.64	100.00 %
Publications	1 02 4190.11	5	834.40	5.64	1,359.80	2.30	666.64	(693.16)	-103.98 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	733.20	1.24	333.32	(399.88)	-119.97 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	5,936.03	40.11	18,256.41	30.84	5,083.32	(13,173.09)	-259.14 %
Forms & Office Supplies	1 02 4190.17	5	1,068.17	7.22	2,788.73	4.71	2,333.32	(455.41)	-19.52 %
Other Sundry Expense	1 02 4190.18	5	105.53	0.71	412.35	0.70	581.52	169.17	29.09 %
Administrative Contact Costs	1 02 4190.19	5	12,335.20	83.35	32,897.48	55.57	25,000.00	(7,897.48)	-31.59 %

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: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	8,414.88	56.86	34,196.64	57.76	35,333.32	1,136.68	3.22 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	5,920.00	10.00	5,600.00	(320.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,057.50	7.15	4,297.50	7.26	4,500.00	202.50	4.50 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,184.00	2.00	1,200.00	16.00	1.33 %	
<b>Total Administrative Expense</b>			<b>39,505.14</b>	<b>266.93</b>	<b>139,222.00</b>	<b>235.17</b>	<b>158,024.56</b>	<b>18,802.56</b>	<b>11.90 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210 5	840.00	5.68	2,894.35	4.89	4,666.64	1,772.29	37.98 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	450.88	0.76	2,333.32	1,882.44	80.68 %	
<b>Total Tenant Services</b>			<b>840.00</b>	<b>5.68</b>	<b>3,345.23</b>	<b>5.65</b>	<b>6,999.96</b>	<b>3,654.73</b>	<b>52.21 %</b>	
<b>Utilities Expense</b>										
Water	1 02	4310 5	129.50	0.88	731.18	1.24	933.32	202.14	21.66 %	
Electricity	1 02	4320 5	981.11	6.63	3,371.87	5.70	4,666.64	1,294.77	27.75 %	
Gas	1 02	4330 5	313.69	2.12	624.15	1.05	1,100.00	475.85	43.26 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	54.68	0.37	135.57	0.23	333.32	197.75	59.33 %	
<b>Total Utilities Expense</b>			<b>1,478.98</b>	<b>9.99</b>	<b>4,862.77</b>	<b>8.21</b>	<b>7,366.60</b>	<b>2,503.83</b>	<b>33.99 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410 5	2,969.08	20.06	11,780.03	19.90	24,000.00	12,219.97	50.92 %	
Materials	1 02	4420 5	2,339.87	15.81	8,109.62	13.70	17,209.44	9,099.82	52.88 %	
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	6,666.64	6,666.64	100.00 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	525.00	3.55	2,175.00	3.67	4,000.00	1,825.00	45.62 %	
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	(945.00)	(1.60)	16,064.32	17,009.32	105.88 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.72	0.11	66.91	0.11	133.32	66.41	49.81 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	237.80	1.61	387.50	0.65	1,000.00	612.50	61.25 %	
Contract Costs-Maintenance	1 02	4430.09 5	3,741.99	25.28	13,382.75	22.61	8,333.32	(5,049.43)	-60.59 %	
Contract Costs-Other	1 02	4430.13 5	1,326.00	8.96	1,449.00	2.45	5,000.00	3,551.00	71.02 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	1,440.00	2.43	4,000.00	2,560.00	64.00 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	4,305.00	29.09	18,130.00	30.63	16,666.64	(1,463.36)	-8.78 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	1,666.64	1,666.64	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	1,995.00	13.48	11,970.00	20.22	5,000.00	(6,970.00)	-139.40 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	285.00	1.93	705.00	1.19	0.00	(705.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	1,950.00	13.18	9,095.00	15.36	5,000.00	(4,095.00)	-81.90 %	
Connect/Disconnect Fees	1 02	4430.4 5	90.00	0.61	240.00	0.41	500.00	260.00	52.00 %	
Garbage and Trash Collection	1 02	4431 5	259.92	1.76	1,617.31	2.73	1,166.64	(450.67)	-38.63 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	849.16	5.74	4,877.95	8.24	12,333.32	7,455.37	60.45 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>20,890.54</b>	<b>141.15</b>	<b>84,481.07</b>	<b>142.70</b>	<b>128,740.28</b>	<b>44,259.21</b>	<b>34.38 %</b>	
<b>Protective Services</b>										

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: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 02 4480	5			3,252.64	21.98	10,291.28	17.38	15,000.00	4,708.72	31.39 %
<b>Total Protective Services</b>					<b>3,252.64</b>	<b>21.98</b>	<b>10,291.28</b>	<b>17.38</b>	<b>15,000.00</b>	<b>4,708.72</b>	<b>31.39 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1 02 4510.01	5			4,615.31	31.18	9,230.62	15.59	5,333.32	(3,897.30)	-73.07 %
Insurance - General Liability	1 02 4510.02	5			103.25	0.70	206.50	0.35	166.64	(39.86)	-23.92 %
Insurance - Automobile	1 02 4510.03	5			625.72	4.23	1,251.43	2.11	933.32	(318.11)	-34.08 %
Insurance - Workman's Comp	1 02 4510.04	5			779.48	5.27	1,558.96	2.63	1,100.00	(458.96)	-41.72 %
Insurance - Fidelity Bond	1 02 4510.09	5			169.68	1.15	339.36	0.57	345.00	5.64	1.63 %
Insurance - Windstorm	1 02 4510.15	5			1,271.25	8.59	1,271.25	2.15	26,666.64	25,395.39	95.23 %
Payments in Lieu of Taxes	1 02 4520	5			2,500.00	16.89	10,000.00	16.89	10,000.00	0.00	0.00 %
PROPERTY TAXES	1 02 4520.1	5			0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
Collection Losses	1 02 4570	5			8,523.00	57.59	9,352.50	15.80	1,666.64	(7,685.86)	-461.16 %
<b>Total General Expense</b>					<b>18,587.69</b>	<b>125.59</b>	<b>33,210.62</b>	<b>56.10</b>	<b>46,236.56</b>	<b>13,025.94</b>	<b>28.17 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1 02 7540.4	5			0.00	0.00	0.00	0.00	71,333.32	71,333.32	100.00 %
Operating Exp For Property - Contra	1 02 7590	5			0.00	0.00	0.00	0.00	(71,333.32)	(71,333.32)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(84,554.99)</b>	<b>(571.32)</b>	<b>(275,412.97)</b>	<b>(465.22)</b>	<b>(362,367.96)</b>	<b>86,954.99</b>	<b>24.00 %</b>
<b>Net Income (Loss)</b>					<b>100,982.28</b>	<b>682.26</b>	<b>193,988.53</b>	<b>327.68</b>	<b>(1.04)</b>	<b>193,989.57</b>	<b>25511816.34 %</b>

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: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 03 3110	5		27,392.00	136.96	110,986.00	138.73	117,496.56	(6,510.56)	-5.54 %
Nondwelling Rental		1 03 3190	5		0.00	0.00	1,400.00	1.75	1,400.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>27,392.00</b>	<b>136.96</b>	<b>112,386.00</b>	<b>140.48</b>	<b>118,896.56</b>	<b>(6,510.56)</b>	<b>-5.48 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,106.99	15.53	12,204.35	15.26	6,666.64	5,537.71	83.07 %
Other Income-Tenants		1 03 3690	5		5,763.00	28.82	15,628.00	19.54	10,256.44	5,371.56	52.37 %
Other Income - Misc Other Revenue		1 03 3690.1	5		0.00	0.00	51.73	0.06	433.32	(381.59)	-88.06 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	183.32	(183.32)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		129,868.96	649.34	129,868.96	162.34	33,000.00	96,868.96	293.54 %
<b>Total Other Income</b>					<b>138,738.95</b>	<b>693.69</b>	<b>157,753.04</b>	<b>197.19</b>	<b>50,539.72</b>	<b>107,213.32</b>	<b>212.14 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 03 8020	0		82,036.00	410.18	351,295.25	439.12	327,860.00	23,435.25	7.15 %
<b>Total Other Receipts</b>					<b>82,036.00</b>	<b>410.18</b>	<b>351,295.25</b>	<b>439.12</b>	<b>327,860.00</b>	<b>23,435.25</b>	<b>7.15 %</b>
<b>Total Revenue</b>					<b>248,166.95</b>	<b>1,240.83</b>	<b>621,434.29</b>	<b>776.79</b>	<b>497,296.28</b>	<b>124,138.01</b>	<b>24.96 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 03 4110	5		9,294.85	46.47	36,543.86	45.68	63,033.32	26,489.46	42.02 %
Legal Expense		1 03 4130	5		682.50	3.41	1,992.25	2.49	1,333.32	(658.93)	-49.42 %
Staff Training		1 03 4140	5		0.00	0.00	129.84	0.16	1,333.32	1,203.48	90.26 %
Travel		1 03 4150	5		78.00	0.39	402.50	0.50	1,333.32	930.82	69.81 %
Travel-Mileage Reimbursement		1 03 4150.2	5		0.00	0.00	59.28	0.07	666.64	607.36	91.11 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	3,333.32	3,333.32	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		1,717.42	8.59	9,393.57	11.74	26,333.32	16,939.75	64.33 %
Sundry		1 03 4190	5		0.00	0.00	10.00	0.01	1,333.32	1,323.32	99.25 %
Postage/FedEx/UPS		1 03 4190.03	5		94.51	0.47	386.91	0.48	666.64	279.73	41.96 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Publications		1 03 4190.11	5		1,329.00	6.65	2,039.00	2.55	1,666.64	(372.36)	-22.34 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	977.60	1.22	666.64	(310.96)	-46.65 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		8,458.14	42.29	25,643.70	32.05	6,666.64	(18,977.06)	-284.66 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	3,456.00	4.32	3,456.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		355.07	1.78	2,201.16	2.75	5,000.00	2,798.84	55.98 %
Other Sundry Expense		1 03 4190.18	5		147.16	0.74	914.70	1.14	1,666.64	751.94	45.12 %
Administrative Contact Costs		1 03 4190.19	5		17,384.50	86.92	38,130.86	47.66	26,666.64	(11,464.22)	-42.99 %
Management Fee Expense - AMP		1 03 4190.21	5		11,219.84	56.10	45,953.60	57.44	48,333.32	2,379.72	4.92 %

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: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1	03 4190.22	5 2,000.00	10.00	8,000.00	10.00	8,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1	03 4190.23	5 1,410.00	7.05	5,775.00	7.22	6,000.00	225.00	3.75 %	
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	1,600.00	2.00	1,600.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>55,434.99</b>	<b>277.18</b>	<b>183,609.83</b>	<b>229.51</b>	<b>210,089.04</b>	<b>26,479.21</b>	<b>12.60 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1	03 4210	5 980.00	4.90	3,375.01	4.22	6,000.00	2,624.99	43.75 %	
Ten Services - Recreation, Pubs, Other	1	03 4220	5 0.00	0.00	1,033.54	1.29	2,666.64	1,633.10	61.24 %	
<b>Total Tenant Services</b>			<b>980.00</b>	<b>4.90</b>	<b>4,408.55</b>	<b>5.51</b>	<b>8,666.64</b>	<b>4,258.09</b>	<b>49.13 %</b>	
<b>Utilities Expense</b>										
Water	1	03 4310	5 314.90	1.57	912.04	1.14	2,666.64	1,754.60	65.80 %	
Electricity	1	03 4320	5 1,738.14	8.69	4,916.54	6.15	7,000.00	2,083.46	29.76 %	
Gas	1	03 4330	5 147.38	0.74	291.90	0.36	666.64	374.74	56.21 %	
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	166.64	166.64	100.00 %	
Other Utility Expense - Sewer	1	03 4390	5 53.44	0.27	161.48	0.20	666.64	505.16	75.78 %	
<b>Total Utilities Expense</b>			<b>2,253.86</b>	<b>11.27</b>	<b>6,281.96</b>	<b>7.85</b>	<b>11,166.56</b>	<b>4,884.60</b>	<b>43.74 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1	03 4410	5 5,601.47	28.01	21,069.26	26.34	39,000.00	17,930.74	45.98 %	
Materials	1	03 4420	5 1,738.45	8.69	8,744.86	10.93	23,333.32	14,588.46	62.52 %	
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	6,666.64	6,666.64	100.00 %	
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 899.00	4.50	3,022.00	3.78	10,000.00	6,978.00	69.78 %	
Contract Costs-Other Repairs	1	03 4430.03	5 2,370.00	11.85	4,365.00	5.46	6,666.64	2,301.64	34.52 %	
Contract Costs-Maint Cell Phone	1	03 4430.04	5 22.30	0.11	89.24	0.11	333.32	244.08	73.23 %	
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 1,715.60	8.58	1,940.15	2.43	3,072.68	1,132.53	36.86 %	
Contract Costs-Maintenance	1	03 4430.09	5 2,802.82	14.01	2,802.82	3.50	5,000.00	2,197.18	43.94 %	
Contract Costs-Other	1	03 4430.13	5 7,422.50	37.11	9,360.50	11.70	10,000.00	639.50	6.40 %	
Contact Costs-Heating & Cooling Contract	1	03 4430.17	5 1,090.09	5.45	1,090.09	1.36	16,666.64	15,576.55	93.46 %	
Contract Costs-Landscape & Ground	1	03 4430.19	5 4,600.00	23.00	17,650.00	22.06	19,333.32	1,683.32	8.71 %	
Contract Costs-Unit Turnaround	1	03 4430.20	5 0.00	0.00	15,960.00	19.95	8,333.32	(7,626.68)	-91.52 %	
Contact Costs-Electrical Contracts	1	03 4430.21	5 2,645.00	13.23	2,645.00	3.31	11,666.64	9,021.64	77.33 %	
Contact Costs-Plumbing Contracts	1	03 4430.22	5 0.00	0.00	0.00	0.00	4,000.00	4,000.00	100.00 %	
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	333.32	333.32	100.00 %	
Connect/Disconnect Fees	1	03 4430.4	5 30.00	0.15	240.00	0.30	666.64	426.64	64.00 %	
Garbage and Trash Collection	1	03 4431	5 190.06	0.95	1,255.54	1.57	2,333.32	1,077.78	46.19 %	
Emp Benefit Cont - Maintenance	1	03 4433	5 1,809.20	9.05	11,252.53	14.07	14,666.64	3,414.11	23.28 %	
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	234.32	234.32	100.00 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>32,936.49</b>	<b>164.68</b>	<b>101,486.99</b>	<b>126.86</b>	<b>182,306.76</b>	<b>80,819.77</b>	<b>44.33 %</b>	
<b>Protective Services</b>										

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: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	03	4480	5	4,033.72	20.17	12,845.14	16.06	20,000.00	7,154.86	35.77 %
<b>Total Protective Services</b>					<b>4,033.72</b>	<b>20.17</b>	<b>12,845.14</b>	<b>16.06</b>	<b>20,000.00</b>	<b>7,154.86</b>	<b>35.77 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1	03	4510.01	5	5,604.31	28.02	11,208.62	14.01	6,166.64	(5,041.98)	-81.76 %
Insurance - General Liability	1	03	4510.02	5	154.88	0.77	309.76	0.39	633.32	323.56	51.09 %
Insurance - Automobile	1	03	4510.03	5	843.36	4.22	1,686.72	2.11	1,333.32	(353.40)	-26.51 %
Insurance - Workman's Comp	1	03	4510.04	5	1,315.37	6.58	2,630.74	3.29	2,466.64	(164.10)	-6.65 %
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	1.43	572.68	0.72	500.00	(72.68)	-14.54 %
Insurance - Windstorm	1	03	4510.15	5	2,073.06	10.37	2,073.06	2.59	40,000.00	37,926.94	94.82 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	14.58	11,666.64	14.58	11,666.64	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	33.32	33.32	100.00 %
Collection Losses	1	03	4570	5	3,115.00	15.58	5,774.00	7.22	2,400.00	(3,374.00)	-140.58 %
<b>Total General Expense</b>					<b>16,308.98</b>	<b>81.54</b>	<b>35,922.22</b>	<b>44.90</b>	<b>65,199.88</b>	<b>29,277.66</b>	<b>44.90 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1	03	7540.4	5	65,000.00	325.00	94,500.00	118.13	106,751.56	12,251.56	11.48 %
Operating Exp For Property - Contra	1	03	7590	5	(65,000.00)	(325.00)	(94,500.00)	(118.13)	(106,751.56)	(12,251.56)	-11.48 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(111,948.04)</b>	<b>(559.74)</b>	<b>(344,554.69)</b>	<b>(430.69)</b>	<b>(497,428.88)</b>	<b>152,874.19</b>	<b>30.73 %</b>
<b>Net Income (Loss)</b>					<b>136,218.91</b>	<b>681.07</b>	<b>276,879.60</b>	<b>346.10</b>	<b>(132.60)</b>	<b>277,012.20</b>	<b>218147.63 %</b>

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  
 U/M Month: 11 - U/M YTD: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	3 01 3110	5	3,832.00	479.00	16,432.00	513.50	16,000.00	432.00	2.70 %
<b>Total Rental Income</b>			<b>3,832.00</b>	<b>479.00</b>	<b>16,432.00</b>	<b>513.50</b>	<b>16,000.00</b>	<b>432.00</b>	<b>2.70 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	3 01 3610	5	270.51	33.81	984.32	30.76	833.32	151.00	18.12 %
Other Income-Tenants	3 01 3690	5	155.00	19.38	395.00	12.34	166.64	228.36	137.04 %
<b>Total Other Income</b>			<b>425.51</b>	<b>53.19</b>	<b>1,379.32</b>	<b>43.10</b>	<b>999.96</b>	<b>379.36</b>	<b>37.94 %</b>
<b>Total Revenue</b>			<b>4,257.51</b>	<b>532.19</b>	<b>17,811.32</b>	<b>556.60</b>	<b>16,999.96</b>	<b>811.36</b>	<b>4.77 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	3 01 4110	5	144.70	18.09	480.43	15.01	1,500.00	1,019.57	67.97 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	131.32	131.32	100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	10.51	1.31	25.54	0.80	0.00	(25.54)	-100.00 %
Sundry	3 01 4190	5	0.00	0.00	312.00	9.75	1,333.32	1,021.32	76.60 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	83.32	83.32	100.00 %
Publications	3 01 4190.11	5	84.60	10.58	127.20	3.98	66.64	(60.56)	-90.88 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	6.77	0.21	0.00	(6.77)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	1,600.67	200.08	2,472.36	77.26	2,833.32	360.96	12.74 %
<b>Total Administrative Expense</b>			<b>1,840.48</b>	<b>230.06</b>	<b>3,424.30</b>	<b>107.01</b>	<b>6,947.92</b>	<b>3,523.62</b>	<b>50.71 %</b>
<b>Utilities Expense</b>									
Water	3 01 4310	5	33.84	4.23	93.83	2.93	142.00	48.17	33.92 %
Other Utility Expense - Sewer	3 01 4390	5	61.84	7.73	168.57	5.27	260.00	91.43	35.17 %
<b>Total Utilities Expense</b>			<b>95.68</b>	<b>11.96</b>	<b>262.40</b>	<b>8.20</b>	<b>402.00</b>	<b>139.60</b>	<b>34.73 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	3 01 4410	5	45.72	5.72	100.22	3.13	1,000.00	899.78	89.98 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	45.00	5.63	135.00	4.22	266.64	131.64	49.37 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	2,166.64	2,166.64	100.00 %
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	0.00	0.00	1,666.64	1,666.64	100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	0.00	0.00	1,333.32	1,333.32	100.00 %
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	15.00	0.47	10.00	(5.00)	-50.00 %
Garbage and Trash Collection	3 01 4431	5	95.94	11.99	287.82	8.99	433.32	145.50	33.58 %
Emp Benefit Cont - Maintenance	3 01 4433	5	3.17	0.40	7.24	0.23	0.00	(7.24)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>189.83</b>	<b>23.73</b>	<b>545.28</b>	<b>17.04</b>	<b>7,543.20</b>	<b>6,997.92</b>	<b>92.77 %</b>
<b>General Expense</b>									

Report Criteria PHA: 3 Project: '01','02'  
 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  
 U/M Month: 11 - U/M YTD: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	PUM	4 Month(s) Ended July 31, 2023	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01 4510.01 5		824.16	103.02	1,648.32	51.51	1,066.64	(581.68)	-54.53 %
Insurance - General Liability	3 01 4510.02 5		15.46	1.93	30.92	0.97	40.00	9.08	22.70 %
Insurance - Windstorm	3 01 4510.15 5		145.92	18.24	632.37	19.76	1,000.00	367.63	36.76 %
<b>Total General Expense</b>			<b>985.54</b>	<b>123.19</b>	<b>2,311.61</b>	<b>72.24</b>	<b>2,106.64</b>	<b>(204.97)</b>	<b>-9.73 %</b>
<b>Total Expenses</b>			<b>(3,111.53)</b>	<b>(388.94)</b>	<b>(6,543.59)</b>	<b>(204.49)</b>	<b>(16,999.76)</b>	<b>10,456.17</b>	<b>61.51 %</b>
<b>Net Income (Loss)</b>			<b>1,145.98</b>	<b>143.24</b>	<b>11,267.73</b>	<b>352.12</b>	<b>0.20</b>	<b>11,267.53</b>	<b>5449950.00 %</b>

**Report Criteria** PHA: 3 Project: '01','02'  
 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 July 31, 2023	4 Month(s) Ended July 31, 2023	Budget	Variance	Variance %
<b>Revenue</b>										
<b>Operating Income</b>										
Administrative Fees Earned	7	01	3112	5	52,900.00	212,095.00	227,214.00	(15,119.00)	-6.65 %	
Interest Income HA Portion	7	01	3300	5	138.53	780.92	1,600.00	(819.08)	-51.19 %	
Other Income - VO Op Reserve	7	01	3300.1	5	25.00	25.00	0.00	25.00	100.00 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	0.00	2,458.32	(2,458.32)	-100.00 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	166.64	(166.64)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	1,024.29	3,434.88	8,552.00	(5,117.12)	-59.84 %	
Other Income	7	01	3690	5	0.00	0.00	35.00	(35.00)	-100.00 %	
HAP Earned Income	7	01	4902	5	422,805.00	1,627,753.50	1,521,497.32	106,256.18	6.98 %	
<b>Total Operating Income</b>					<b>476,892.82</b>	<b>1,844,089.30</b>	<b>1,761,523.28</b>	<b>82,566.02</b>	<b>4.69 %</b>	
<b>Total Revenue</b>					<b>476,892.82</b>	<b>1,844,089.30</b>	<b>1,761,523.28</b>	<b>82,566.02</b>	<b>4.69 %</b>	
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	7	01	4110	5	13,113.57	55,377.09	50,000.00	(5,377.09)	-10.75 %	
Legal Expense	7	01	4130	5	0.00	0.00	1,666.64	1,666.64	100.00 %	
STAFF TRAINING	7	01	4140	5	0.00	1,121.00	5,000.00	3,879.00	77.58 %	
Travel	7	01	4150	5	0.00	2,169.06	5,000.00	2,830.94	56.62 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	0.00	666.64	666.64	100.00 %	
Audit Fees	7	01	4171	5	0.00	0.00	1,666.64	1,666.64	100.00 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	4,272.00	4,412.00	140.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	2,650.49	22,410.38	17,333.32	(5,077.06)	-29.29 %	
Sundry	7	01	4190	5	0.00	30.00	3,249.32	3,219.32	99.08 %	
Postage/FedEx/UPS	7	01	4190.03	5	469.45	1,922.53	1,666.64	(255.89)	-15.35 %	
Advertising and Marketing	7	01	4190.08	5	0.00	0.00	5,000.00	5,000.00	100.00 %	
Publications	7	01	4190.11	5	1,227.70	2,448.39	3,333.32	884.93	26.55 %	
Membership Dues and Fees	7	01	4190.12	5	0.00	0.00	1,666.64	1,666.64	100.00 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	964.46	3,184.79	8,333.32	5,148.53	61.78 %	
Forms & Office Supplies	7	01	4190.17	5	0.00	3,118.91	8,333.32	5,214.41	62.57 %	
Other Sundry Expense	7	01	4190.18	5	131.92	291.53	2,958.00	2,666.47	90.14 %	
Administrative Contact Costs	7	01	4190.19	5	8,477.40	27,972.34	33,333.32	5,360.98	16.08 %	
Asset Management Fee - AMP	7	01	4190.22	5	8,676.00	35,136.00	35,664.00	528.00	1.48 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,422.50	21,960.00	22,290.00	330.00	1.48 %	
Asset Management Fee - AMP	7	03	4190.22	5	960.00	3,864.00	4,176.00	312.00	7.47 %	
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	2,415.00	2,610.00	195.00	7.47 %	
<b>Total Administrative Expense</b>					<b>43,761.49</b>	<b>187,693.02</b>	<b>218,359.12</b>	<b>30,666.10</b>	<b>14.04 %</b>	
<b>Operating Expenses</b>										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	4,443.99	5,000.00	556.01	11.12 %	
4400 Materials	7	01	4420	5	0.00	428.07	0.00	(428.07)	-100.00 %	
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	249.50	0.00	(249.50)	-100.00 %	
<b>Total Operating Expenses</b>					<b>1,180.71</b>	<b>5,121.56</b>	<b>5,000.00</b>	<b>(121.56)</b>	<b>-2.43 %</b>	
<b>General Expense</b>										
Insurance - Automobile	7	01	4510.03	5	190.44	380.88	500.00	119.12	23.82 %	
Insurance - Workman's Comp	7	01	4510.04	5	828.20	1,656.40	5,000.00	3,343.60	66.87 %	
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	360.58	0.00	(360.58)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	666.64	666.64	100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	(3.22)	99.14	500.00	400.86	80.17 %	
Portability - Port In Deposits	7	01	4590.PID	5	(3,431.00)	(18,794.87)	0.00	18,794.87	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	3,431.00	18,794.87	0.00	(18,794.87)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	1,535.80	7,101.96	10,000.00	2,898.04	28.98 %	
Portability - Port In Deposits	7	03	4590.PID	5	(428.00)	(8,318.02)	0.00	8,318.02	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	428.00	8,318.02	0.00	(8,318.02)	-100.00 %	
<b>Total General Expense</b>					<b>2,731.51</b>	<b>9,598.96</b>	<b>16,666.64</b>	<b>7,067.68</b>	<b>42.41 %</b>	
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	16,666.64	16,666.64	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(16,666.64)	(16,666.64)	-100.00 %	
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>	
<b>Housing Assistance Payments</b>										

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 July 31, 2023	4 Month(s) Ended July 31, 2023	Budget	Variance	Variance %
HAP Payments - Rents	7	01 4715.1 5	374,276.00	1,547,294.46	1,364,375.64	(182,918.82)	-13.41 %
HAP Payments - Utilities	7	01 4715.4 5	10,338.00	36,489.00	11,000.00	(25,489.00)	-231.72 %
Fraud Recovery HUD	7	01 4715.8 5	(25.00)	(25.00)	1,333.32	1,358.32	101.88 %
HAP Portability	7	01 4715.P 5	(2,533.00)	(8,643.00)	2,666.64	11,309.64	424.12 %
HAP Payments - Port Out	7	01 4715.PO 5	36.00	2,956.00	13,333.32	10,377.32	77.83 %
HAP Payments - Rents	7	02 4715.1 5	4,299.00	17,805.00	50,707.00	32,902.00	64.89 %
HAP Payments - Utilities	7	02 4715.4 5	0.00	0.00	6,666.64	6,666.64	100.00 %
HAP Payments - Rent - VASH	7	03 4715.1 5	14,697.00	65,731.65	20,000.00	(45,731.65)	-228.66 %
HAP Payments - Utilities - VASH	7	03 4715.4 5	138.00	572.00	3,333.32	2,761.32	82.84 %
HAP Payments - Portability	7	03 4715.P 5	0.00	0.00	3,333.32	3,333.32	100.00 %
HAP Payments - Port Out	7	03 4715.PO 5	11,580.00	58,145.00	16,666.64	(41,478.36)	-248.87 %
HAP Payments - Rent - Home Owners	7	04 4715.1 5	543.00	2,172.00	0.00	(2,172.00)	-100.00 %
HAP Payments - Home Ownership Prc	7	04 4715.HO 5	0.00	0.00	12,374.00	12,374.00	100.00 %
HAP Payments - Rent - Foster Youth	7	05 4715.1 5	1,310.00	5,115.00	12,374.00	7,259.00	58.66 %
HAP Payments - Utilities - Foster Yout	7	05 4715.4 5	82.00	82.00	3,333.32	3,251.32	97.54 %
<b>Total Housing Assistance Payments</b>			<b>414,741.00</b>	<b>1,727,694.11</b>	<b>1,521,497.16</b>	<b>(206,196.95)</b>	<b>-13.55 %</b>
<b>Total Expenses</b>			<b>(462,414.71)</b>	<b>(1,930,107.65)</b>	<b>(1,761,522.92)</b>	<b>(168,584.73)</b>	<b>-9.57 %</b>
<b>Total Net Income (Loss)</b>			<b>14,478.11</b>	<b>(86,018.35)</b>	<b>0.36</b>	<b>(86,018.71)</b>	<b>24797230.53 %</b>

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:



# HARLINGEN



## Housing Authority

ANNUAL BOARD MEETING

WEDNESDAY, SEPTEMBER 27, 2023

CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
DUE FOR VACATED UNIT ACCOUNTS FOR  
THE MONTHS OF  
JULY AND AUGUST 2023

<b>Los Vecinos</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
<b>Bonita Park</b>		
Apartment	Tenant Id.	Amounts
60	21271	\$35.00
Bonita Park Total		\$35.00
<b>Sunset Terrace</b>		
Apartment	Tenant Id.	Amounts
3	27619	\$964.00
Sunset Terrace Total		\$964.00
<b>Aragon</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
<b>Arroyo Vista</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
<b>Le Moyne Gardens</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Le Moyne Gardens Total		\$0.00
<b>Grand Total</b>		<b>\$999.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 09/01/23

**FOR THE MONTHS OF JULY & AUGUST 2023**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs at this time

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	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 09/01/23

**FOR THE MONTH OF JULY & AUGUST 2023**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 60	21271	-\$50.00	\$0.00	\$47.00	\$25.00	\$13.00	\$0.00	\$35.00	30 day move out notice

**Rent Due: June 2023 (prorated) \$47.00 + Late Fee's: June 2023 \$25.00 + Sales and Service Fee's: Spectrum June 2023 (prorated) \$13.00 = Amount due: \$85.00 - Security Deposit \$50.00 = \$35.00**

ST 3	27619	-\$100.00	\$0.00	\$966.00	\$74.00	\$24.00	\$0.00	\$964.00	Unit Abandoned - rent, sales and service fees
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**Rent Due: June 2023 \$735.00 + July 2023 (prorated) \$231.00 + Late Fee's: May 2023 \$24.00 + June 2023 \$25.00 + July 2023 \$25.00 + Sales and Service Fee's : Spectrum June 2023 \$20.00 + July 2023 (prorated) \$4.00 = Amount due: \$1,064.00 - Security Deposit \$100.00 = \$964.00**

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	<b>TOTALS</b>	-\$150.00	\$0.00	\$1,013.00	\$99.00	\$37.00	\$0.00	\$999.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 09/01/23

**FOR THE MONTH'S OF July and August 2023**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs at this time
	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Counselor Renewal Agreements for the  
Family Learning Centers  
by Mary Prieto, Senior Property Manager  
September 27, 2023

Summary to Board of Commissioners

- The Harlingen Housing Authority contracted two (2) HCISD Harlingen High School Counselors to assist us with the Family Learning Centers at all sites.
- Each counselor works 8 hours weekly at \$35.00 an hour. No benefits paid only time worked.
- They work closely with the Master Teachers and are currently hiring the Student Mentors.
- Counselors work the HCISD school schedule and will not be paid for holidays or summer.
- This is cost effective, saving us about \$25,000.00 annually versus a full-time employee hired by our Agency with benefits.
- Counselors start date was September 1, 2023, and end date will be August 31, 2024.
- Contracts are provided in packet.

Let me know if I can answer any questions.

Thanks,  
Mary Prieto,  
Senior Property Manager

**Agreement to provide Services to the Harlingen Housing Authority's (HHA)  
Family Learning Centers (FLC)**

THIS AGREEMENT ("Agreement") is made and entered into as of the 1<sup>st</sup> day of September, 2023, by and between the Harlingen Housing Authority (the "HHA"), and **Cristella Chavez** ("Contractor"). In consideration of the promises and agreements herein set forth, the parties hereto mutually agree as follows:

The Parties have agreed to retain Contractor to provide the services identified herein as directed by the HHA (the "Services"). The Parties agree to the following:

1. Term. This Agreement shall be effective as of the date listed above and execution by the HHA unless sooner terminated in accordance with the term hereof, and shall be for an initial term of nine (9) months ending the **31<sup>st</sup> day of August, 2024.**

2. Contractor and HHA's obligations:

a) Contractor will manage the Student Mentor Program at Family Learning Centers (FLC) and develop and execute afterschool educational programs and activities designed to encourage social, physical, and intellectual development of children and residents.

b) Contractor will perform the Services: i) in a timely, diligent, professional, and workmanlike manner; ii) in accordance with the Agreement, iii) in a manner that supports the HHA's efforts to achieve a safe and healthy learning environment for youth and residents at all of our apartment complexes.

c) Contractor has the full and unrestricted right, power, and authority to enter into this Agreement, perform the Services, and grant the rights granted herein;

d) Contractor has no other agreements with any other party that would conflict with this Agreement;

e) Contractor is not authorized to enter contracts or agreements or create obligations on behalf of the HHA to third parties unless otherwise authorized by the HHA, in writing; and,

f) Contractor shall supply all third-party services necessary for its performance under this Agreement.

3. Compensation. Contractor will charge a rate of \$35.00 per hour for (8) eight hours of weekly services rendered. Contractor will send an invoice to the HHA once monthly, the last Friday of every month. The invoice is payable within 10 working days from the date of receipt.

4. Expenses. The HHA shall not be liable to Contractor for expenses paid or incurred by Contractor, except for those fees that the Parties agree to in writing.

5. Relationship of the Parties. It is understood by the Parties that Contractor is an independent contractor. Contractor understands that Contractor is responsible to pay, according to law, any taxes due as a result of this agreement.

Neither Contractor nor Contractor's agents shall be entitled to, and hereby waive, any and all claims to any employee benefits as a result of Contractor's relationship with the HHA. It is understood by the Parties that the relationship established by this Agreement is one of an independent contractor and not an employment relationship, joint venture, partnership, or otherwise.

6. Termination. This Agreement may be terminated, postponed, or delayed, in whole or in part, by the Parties upon 30 days' written notice to the other party. In the event of a Termination, all work by Contractor will remain the property of the HHA. Upon termination, the HHA shall pay Contractor for the Services completed on a pro rata basis within 10 working days of receipt of an invoice.

7. Confidentiality. Contractor agrees to hold in strict confidence and not to disclose to others or use for any purpose (other than the performance of this Agreement and Services), either before or after termination of the Agreement, any confidential or proprietary information of the HHA, including, without limitation, any confidential or proprietary information that is transferred pursuant to this Agreement, including any confidential and proprietary information Contractor has received from the HHA prior to the commencement of this Agreement. Confidential and proprietary information includes, without limitation, any technical or business information, product formulas or specifications, login credentials, any information concerning the HHA's clients, techniques, processes, programs, software, marketing or distribution plans, strategies or arrangements, or trade secrets relating to the products, systems, equipment, services, sales, research, clients, or business of the HHA. Confidential information is not limited to a specific medium and can be oral, written, electronic, or physical in format. ("Confidential Information").

Contractor shall not disclose Confidential Information to any third party in any form without the HHA's prior written consent. Contractor shall not disclose Confidential Information to any personnel or agents without the need to know such information.

Upon the HHA's request, Contractor shall return to the HHA any and all written or physical embodiments (including copies) of Confidential Information disclosed to Contractor by the

HHA which is then in Contractor's possession, custody or control. The confidentiality obligations set forth in this Agreement shall survive the termination or expiration of the Agreement.

8. Ownership of Services. Contractor acknowledges that Contractor has no right, title, or interest in or to any Services produced hereunder. Contractor acknowledges that Contractor will make no claim to any right, title, or interest in any of the Services created hereunder. Contractor further acknowledges and agrees that HHA shall own all rights, title, and interest in or to any Services produced hereunder.

For the avoidance of doubt and to further evidence the full ownership of the Services by HHA, Contractor hereby assigns to the HHA all rights, title, and interest to the Services. Contractor agrees to assist the HHA with the enforcement of any proprietary rights over the Services, including the prompt execution of any additional documents that may be reasonably requested by the HHA.

9. Data Security. To perform the Services, the HHA may provide Contractor with login credentials to certain accounts owned by the HHA. Contractor undertakes reasonable efforts to safeguard this information. At no time will Contractor claim any ownership right in such accounts. The HHA grants Contractor the authority to access these accounts to complete the Services.

10. Indemnification. Contractor agrees to defend, indemnify, and hold the HHA, its affiliated companies and its respective employees, officers, directors, trustees, and agents harmless from and against any and all losses, claims, suits, actions, liabilities, obligations, costs, and expenses (including reasonable attorneys' fees and costs) which they suffer as a result of (i) the negligence or intentional misconduct of Contractor or (ii) Contractor's breach of any provision of this Agreement (including any representation or warranty).

11. Choice of Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Texas.

12. Assignment. This Agreement shall not be transferred or assigned, in whole or in part, by either Party to any third party without the express written consent of the other Party.



13. Notice. Except as otherwise provided herein, all notices that either party is required to give the other party shall be in writing to the following addresses.

**To the HHA:**

Hilda Benavides  
219 E Jackson Street  
Harlingen, Texas 78550

**To the Contractor:**

Cristella Chavez  
1506 E. Austin Ave.  
Harlingen, Texas 78550

14. Miscellaneous.

(a) If any of the provisions of this Agreement is or becomes illegal, unenforceable or invalid (in whole or in part for any reason), the remainder of this Agreement shall remain in full force and effect without being impaired or invalidated in any way.

(b) Any rights or obligations contained herein that by their nature should survive termination of the Agreement shall survive, including, but not limited to representations, warranties, intellectual property rights, indemnity obligations, and confidentiality obligations.

(c) Any failure of either party to enforce any provision of this Agreement, or any right or remedy provided for therein, shall not be construed as a waiver, estoppel with respect to, or limitation of that party's right to subsequently enforce and compel strict compliance or assertion of a remedy.

(d) Each party has participated in negotiating and drafting this Agreement, such that if any ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if the parties had drafted it jointly, as opposed to being construed against a party by reason of the rule of construction that a document is to be strictly construed against the party on whose behalf of the document was prepared.

(e) The Agreement may be executed in several counterparts, all of which taken together will constitute one single agreement between the Parties.

(f) This Agreement, along with all attachments, represents a single agreement, as well as the entire agreement with respect to the subject matter. This Agreement supersedes any prior agreement between the parties, whether written or oral, with respect to the subject

matter, and may be modified or amended only by a writing signed by the party to be charged.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the day and year first written above.

**For the Harlingen Housing Authority**

*Hilda Benavides*

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Hilda Benavides  
CEO/Executive Director,

**For Contractor**

---

Cristella Chavez,  
HCISD Counselor, Harlingen High School

**Agreement to provide Services to the Harlingen Housing Authority's (HHA)  
Family Learning Centers (FLC)**

THIS AGREEMENT ("Agreement") is made and entered into as of the **1<sup>st</sup> day of September, 2023**, by and between the Harlingen Housing Authority (the "HHA"), and **Sandra Gonzalez** ("Contractor"). In consideration of the promises and agreements herein set forth, the parties hereto mutually agree as follows:

The Parties have agreed to retain Contractor to provide the services identified herein as directed by the HHA (the "Services"). The Parties agree to the following:

1. Term. This Agreement shall be effective as of the date listed above and execution by the HHA unless sooner terminated in accordance with the term hereof, and shall be for an initial term of nine (9) months ending the **31<sup>st</sup> day of August, 2024**.

2. Contractor and HHA's obligations:

a) Contractor will manage the Student Mentor Program at Family Learning Centers (FLC) and develop and execute afterschool educational programs and activities designed to encourage social, physical, and intellectual development of children and residents.

b) Contractor will perform the Services: i) in a timely, diligent, professional, and workmanlike manner; ii) in accordance with the Agreement, iii) in a manner that supports the HHA's efforts to achieve a safe and healthy learning environment for youth and residents at all of our apartment complexes.

c) Contractor has the full and unrestricted right, power, and authority to enter into this Agreement, perform the Services, and grant the rights granted herein;

d) Contractor has no other agreements with any other party that would conflict with this Agreement;

e) Contractor is not authorized to enter contracts or agreements or create obligations on behalf of the HHA to third parties unless otherwise authorized by the HHA, in writing; and,

f) Contractor shall supply all third-party services necessary for its performance under this Agreement.

3. Compensation. Contractor will charge a rate of \$35.00 per hour for (8) eight hours of weekly services rendered. Contractor will send an invoice to the HHA once monthly, the last Friday of every month. The invoice is payable within 10 working days from the date of receipt of invoice.

4. Expenses. The HHA shall not be liable to Contractor for expenses paid or incurred by Contractor, except for those fees that the Parties agree to in writing.

5. Relationship of the Parties. It is understood by the Parties that Contractor is an independent contractor. Contractor understands that Contractor is responsible to pay, according to law, any taxes due as a result of this agreement.

Neither Contractor nor Contractor's agents shall be entitled to, and hereby waive, any and all claims to any employee benefits as a result of Contractor's relationship with the HHA. It is understood by the Parties that the relationship established by this Agreement is one of an independent contractor and not an employment relationship, joint venture, partnership, or otherwise.

6. Termination. This Agreement may be terminated, postponed, or delayed, in whole or in part, by the Parties upon 30 days' written notice to the other party. In the event of a Termination, all work by Contractor will remain the property of the HHA. Upon termination, the HHA shall pay Contractor for the Services completed on a pro rata basis within 10 working days of receipt of an invoice.

7. Confidentiality. Contractor agrees to hold in strict confidence and not to disclose to others or use for any purpose (other than the performance of this Agreement and Services), either before or after termination of the Agreement, any confidential or proprietary information of the HHA, including, without limitation, any confidential or proprietary information that is transferred pursuant to this Agreement, including any confidential and proprietary information Contractor has received from the HHA prior to the commencement of this Agreement. Confidential and proprietary information includes, without limitation, any technical or business information, product formulas or specifications, login credentials, any information concerning the HHA's clients, techniques, processes, programs, software, marketing or distribution plans, strategies or arrangements, or trade secrets relating to the products, systems, equipment, services, sales, research, clients, or business of the HHA. Confidential information is not limited to a specific medium and can be oral, written, electronic, or physical in format. ("Confidential Information").

Contractor shall not disclose Confidential Information to any third party in any form without the HHA's prior written consent. Contractor shall not disclose Confidential Information to any personnel or agents without the need to know such information.

Upon the HHA's request, Contractor shall return to the HHA any and all written or physical embodiments (including copies) of Confidential Information disclosed to Contractor by the

HHA which is then in Contractor's possession, custody or control. The confidentiality obligations set forth in this Agreement shall survive the termination or expiration of the Agreement.

8. Ownership of Services. Contractor acknowledges that Contractor has no right, title, or interest in or to any Services produced hereunder. Contractor acknowledges that Contractor will make no claim to any right, title, or interest in any of the Services created hereunder. Contractor further acknowledges and agrees that HHA shall own all rights, title, and interest in or to any Services produced hereunder.

For the avoidance of doubt and to further evidence the full ownership of the Services by HHA, Contractor hereby assigns to the HHA all rights, title, and interest to the Services. Contractor agrees to assist the HHA with the enforcement of any proprietary rights over the Services, including the prompt execution of any additional documents that may be reasonably requested by the HHA.

9. Data Security. To perform the Services, the HHA may provide Contractor with login credentials to certain accounts owned by the HHA. Contractor undertakes reasonable efforts to safeguard this information. At no time will Contractor claim any ownership right in such accounts. The HHA grants Contractor the authority to access these accounts to complete the Services.

10. Indemnification. Contractor agrees to defend, indemnify, and hold the HHA, its affiliated companies and its respective employees, officers, directors, trustees, and agents harmless from and against any and all losses, claims, suits, actions, liabilities, obligations, costs, and expenses (including reasonable attorneys' fees and costs) which they suffer as a result of (i) the negligence or intentional misconduct of Contractor or (ii) Contractor's breach of any provision of this Agreement (including any representation or warranty).

11. Choice of Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Texas.

12. Assignment. This Agreement shall not be transferred or assigned, in whole or in part, by either Party to any third party without the express written consent of the other Party.

13. Notice. Except as otherwise provided herein, all notices that either party is required to give the other party shall be in writing to the following addresses.

**To the HHA:**

Hilda Benavides  
219 E Jackson Street  
Harlingen, Texas 78550

**To the Contractor:**

Sandra Gonzalez  
613 E. Matz Ave.  
Harlingen, Texas 78550

14. Miscellaneous.

(a) If any of the provisions of this Agreement is or becomes illegal, unenforceable or invalid (in whole or in part for any reason), the remainder of this Agreement shall remain in full force and effect without being impaired or invalidated in any way.

(b) Any rights or obligations contained herein that by their nature should survive termination of the Agreement shall survive, including, but not limited to representations, warranties, intellectual property rights, indemnity obligations, and confidentiality obligations.

(c) Any failure of either party to enforce any provision of this Agreement, or any right or remedy provided for therein, shall not be construed as a waiver, estoppel with respect to, or limitation of that party's right to subsequently enforce and compel strict compliance or assertion of a remedy.

(d) Each party has participated in negotiating and drafting this Agreement, such that if any ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if the parties had drafted it jointly, as opposed to being construed against a party by reason of the rule of construction that a document is to be strictly construed against the party on whose behalf of the document was prepared.

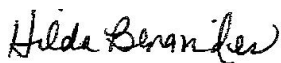
(e) The Agreement may be executed in several counterparts, all of which taken together will constitute one single agreement between the Parties.

(f) This Agreement, along with all attachments, represents a single agreement, as well as the entire agreement with respect to the subject matter. This Agreement supersedes any prior agreement between the parties, whether written or oral, with respect to the subject

matter, and may be modified or amended only by a writing signed by the party to be charged.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the day and year first written above.

**For the Harlingen Housing Authority**



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Hilda Benavides

CEO/Executive Director

**For Contractor**

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Sandra Gonzalez,

HCISD Counselor, Harlingen High School

# City of Harlingen Housing Authority

June 2023

Bank Balances

Comparative Income Statements/Charts



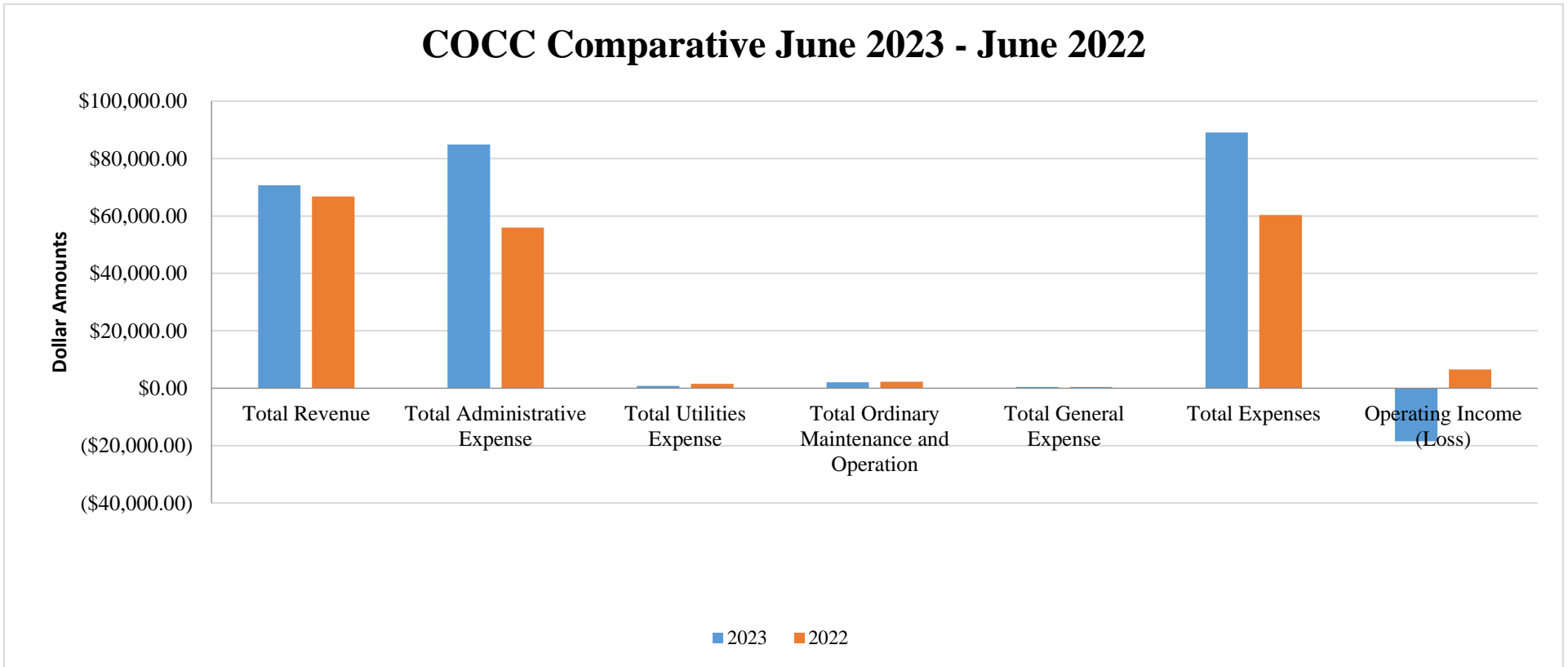


**Bank Balances- Reserves as of 06/30/2023**

	June 2023 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$58,447.04 COCC Investment Account		
\$515,333.38 COCC General Fund	\$89,128.09	6.44
<b>Low Rent Reserves:</b>		
\$1,886,314.51 Los Vecinos	\$74,759.64	25.23
\$1,122,362.18 Bonita Park	\$68,080.09	16.49
\$1,819,729.60 Le Moyne Gardens	\$94,137.42	19.33
<b>Family Living Center Reserves:</b>		
\$157,634.73 FLC bank cash account	\$1,289.87	122.21
<b>HCV/Section 8 Reserves:</b>		
\$35,699.74 Admin	\$57,766.25	0.62
-\$15,341.85 HAP	\$448,032.84	-0.03

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

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	\$70,662.53	\$66,831.83
<b>Total Administrative Expense</b>	\$84,873.70	\$55,998.60
<b>Total Utilities Expense</b>	\$790.70	\$1,493.20
<b>Total Ordinary Maintenance and Operation</b>	\$2,074.15	\$2,273.02
<b>Total General Expense</b>	\$463.28	\$413.08
<b>Total Expenses</b>	\$89,128.09	\$60,319.69
<b>Operating Income (Loss)</b>	(\$18,465.56)	\$6,512.14



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

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
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 %
<b>Total Operating Income</b>					<b>13,260.00</b>	<b>10,705.00</b>	<b>2,555.00</b>	<b>23.87 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	1,068.00	2,198.81	(1,130.81)	-51.43 %
<b>Total Rental Income</b>					<b>1,068.00</b>	<b>2,198.81</b>	<b>(1,130.81)</b>	<b>-51.43 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	1,076.48	348.37	728.11	209.00 %
OTHER INCOME	1	06	3690	5	1,173.47	293.31	880.16	300.08 %
Other Income - Management Fee	1	06	3690.2	5	38,426.08	37,492.84	933.24	2.49 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	4,980.00	0.00	0.00 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,682.50	9,817.50	(135.00)	-1.38 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>56,334.53</b>	<b>53,928.02</b>	<b>2,406.51</b>	<b>4.46 %</b>
<b>Total Revenue</b>					<b>70,662.53</b>	<b>66,831.83</b>	<b>3,830.70</b>	<b>5.73 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	46,000.21	24,827.47	(21,172.74)	-85.28 %
LEGAL EXPENSE	1	06	4130	5	2,645.50	604.50	(2,041.00)	-337.63 %
TRAVEL	1	06	4150	5	2,399.61	941.57	(1,458.04)	-154.85 %
Travel-Mileage Reimbursment	1	06	4150.2	5	154.32	280.70	126.38	45.02 %
Employee Benefits Cont - Admin	1	06	4182	5	19,628.08	8,760.43	(10,867.65)	-124.05 %
SUNDRY	1	06	4190	5	130.00	0.00	(130.00)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	657.68	365.61	(292.07)	-79.89 %
Advertising and Marketing	1	06	4190.08	5	0.00	1,170.10	1,170.10	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,320.36	1,766.93	(1,553.43)	-87.92 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	5,492.91	4,343.16	(1,149.75)	-26.47 %
Other Sundry Expense	1	06	4190.18	5	834.83	282.64	(552.19)	-195.37 %
Administrative Contact Costs	1	06	4190.19	5	3,235.20	11,898.37	8,663.17	72.81 %
BOARD MEETING EXPENSE	1	06	4190.9	5	375.00	757.12	382.12	50.47 %
<b>Total Administrative Expense</b>					<b>84,873.70</b>	<b>55,998.60</b>	<b>(28,875.10)</b>	<b>-51.56 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	15.03	27.35	12.32	45.05 %
ELECTRICITY	1	06	4320	5	755.30	1,418.33	663.03	46.75 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	20.37	47.52	27.15	57.13 %
<b>Total Utilities Expense</b>					<b>790.70</b>	<b>1,493.20</b>	<b>702.50</b>	<b>47.05 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	1,383.72	1,094.76	(288.96)	-26.39 %
MATERIALS	1	06	4420	5	389.98	459.09	69.11	15.05 %
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	99.80	49.90	50.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	104.76	572.58	467.82	81.70 %
<b>Total Ordinary Maintenance and Operation</b>					<b>2,074.15</b>	<b>2,273.02</b>	<b>198.87</b>	<b>8.75 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	926.26	141.79	(784.47)	-553.26 %
<b>Total Protective Services</b>					<b>926.26</b>	<b>141.79</b>	<b>(784.47)</b>	<b>-553.26 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	06	4510.15	5	463.28	413.08	(50.20)	-12.15 %

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: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022	Variance	Variance %
<b>Total General Expense</b>	<u>463.28</u>	<u>413.08</u>	<u>(50.20)</u>	<u>-12.15 %</u>
<b>Total Expenses</b>	<u>(89,128.09)</u>	<u>(60,319.69)</u>	<u>(28,808.40)</u>	<u>47.76 %</u>
<b>Net Income (Loss)</b>	<u>(18,465.56)</u>	<u>6,512.14</u>	<u>(24,977.70)</u>	<u>-382.79 %</u>

**Report Criteria** PHA: 1 Project: '06'

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

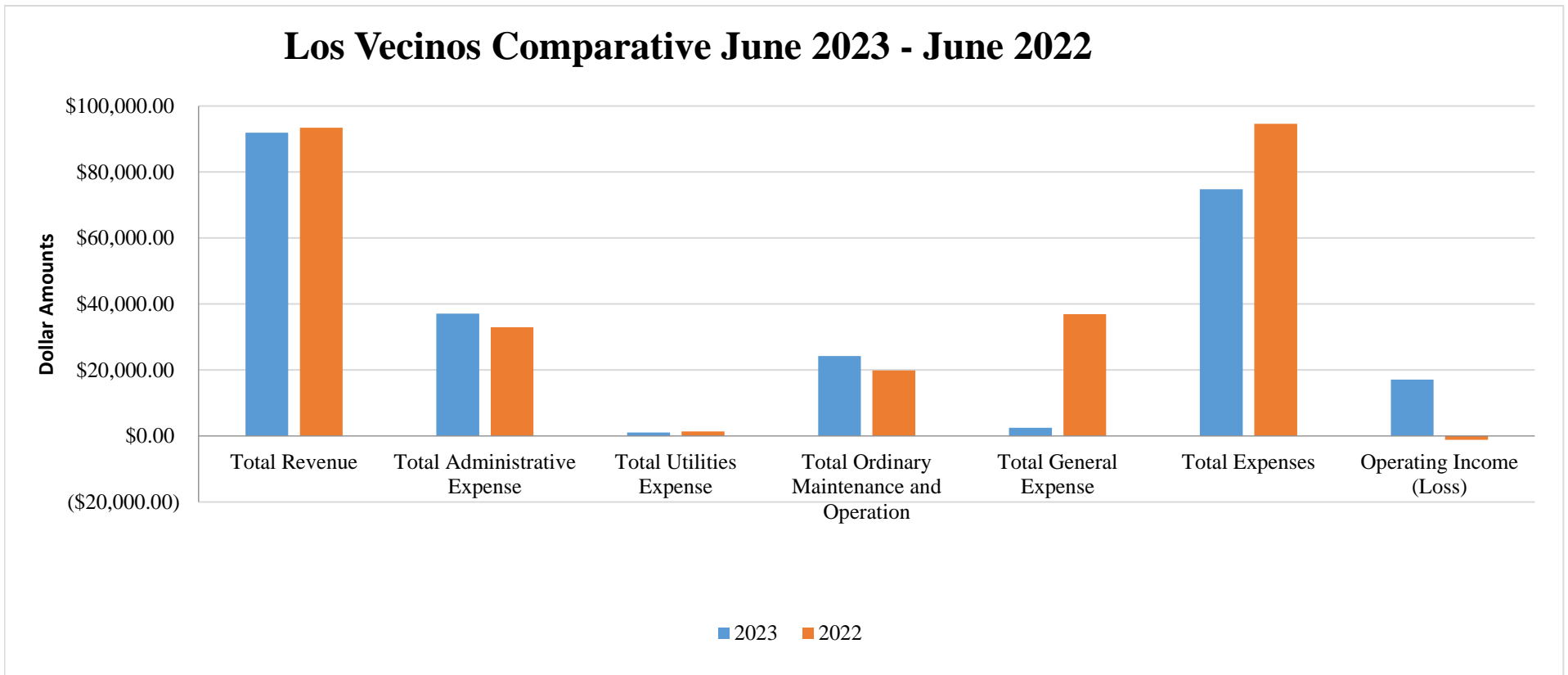
Custom 2: COCC

Custom 3:

## Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent  
LOS VECINOS

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	<b>\$91,869.46</b>	<b>\$93,402.97</b>
<b>Total Administrative Expense</b>	<b>\$37,102.71</b>	<b>\$32,965.81</b>
<b>Total Utilities Expense</b>	<b>\$1,070.12</b>	<b>\$1,341.79</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$24,220.83</b>	<b>\$19,850.90</b>
<b>Total General Expense</b>	<b>\$2,500.00</b>	<b>\$36,934.74</b>
<b>Total Expenses</b>	<b>\$74,759.64</b>	<b>\$94,607.00</b>
<b>Operating Income (Loss)</b>	<b>\$17,109.82</b>	<b>(\$1,204.03)</b>



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

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	25,980.00	26,199.00	(219.00)	-0.84 %
<b>Total Rental Income</b>					<b>25,980.00</b>	<b>26,199.00</b>	<b>(219.00)</b>	<b>-0.84 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	8.60	995.97	(987.37)	-99.14 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,094.86	0.00	3,094.86	0.00 %
Other Income-Tenants	1	01	3690	5	2,583.00	2,375.00	208.00	8.76 %
<b>Total Other Income</b>					<b>5,686.46</b>	<b>3,370.97</b>	<b>2,315.49</b>	<b>68.69 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	60,203.00	63,833.00	(3,630.00)	-5.69 %
<b>Total Other Receipts</b>					<b>60,203.00</b>	<b>63,833.00</b>	<b>(3,630.00)</b>	<b>-5.69 %</b>
<b>Total Revenue</b>					<b>91,869.46</b>	<b>93,402.97</b>	<b>(1,533.51)</b>	<b>-1.64 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	9,841.54	11,967.11	2,125.57	17.76 %
Legal Expense	1	01	4130	5	0.00	222.30	222.30	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	5,239.70	4,143.08	(1,096.62)	-26.47 %
Sundry	1	01	4190	5	10.00	0.00	(10.00)	0.00 %
Postage/FedEx/UPS	1	01	4190.03	5	104.64	0.00	(104.64)	0.00 %
Advertising and Marketing	1	01	4190.08	5	0.00	472.50	472.50	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	7.50	7.50	100.00 %
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	1,708.51	849.85	(858.66)	-101.04 %
Other Sundry Expense	1	01	4190.18	5	158.63	272.65	114.02	41.82 %
Administrative Contact Costs	1	01	4190.19	5	1,760.35	2,223.38	463.03	20.83 %
Management Fee Expense - AMP	1	01	4190.21	5	8,653.60	8,380.47	(273.13)	-3.26 %
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	1,087.50	1,102.50	15.00	1.36 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>37,102.71</b>	<b>32,965.81</b>	<b>(4,136.90)</b>	<b>-12.55 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	804.56	1,490.14	685.58	46.01 %
Ten Services - Recreation, Pub	1	01	4220	5	405.89	706.36	300.47	42.54 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	711.79	711.79	100.00 %
<b>Total Tenant Services</b>					<b>1,210.45</b>	<b>2,908.29</b>	<b>1,697.84</b>	<b>58.38 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	55.66	111.67	56.01	50.16 %
Electricity	1	01	4320	5	976.45	978.69	2.24	0.23 %
Gas	1	01	4330	5	0.00	126.08	126.08	100.00 %
Other Utility Expense - Sewer	1	01	4390	5	38.01	125.35	87.34	69.68 %
<b>Total Utilities Expense</b>					<b>1,070.12</b>	<b>1,341.79</b>	<b>271.67</b>	<b>20.25 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	7,559.10	4,974.22	(2,584.88)	-51.97 %
Materials	1	01	4420	5	3,297.08	8,307.98	5,010.90	60.31 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	575.00	700.00	125.00	17.86 %
Contract Costs-Other Repairs	1	01	4430.03	5	0.00	995.00	995.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.72	7.75	(8.97)	-115.74 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	255.73	74.85	(180.88)	-241.66 %
Contract Costs-Maintenance	1	01	4430.09	5	2,088.00	0.00	(2,088.00)	0.00 %
Contract Costs-Heating & Coolin	1	01	4430.17	5	570.00	160.00	(410.00)	-256.25 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,250.00	2,048.00	(202.00)	-9.86 %

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: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
Contract Costs-Unit Turnaround	1	01	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	375.00	0.00	(375.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	60.00	30.00	(30.00)	-100.00 %
Garbage and Trash Collection	1	01	4431	5	693.11	136.61	(556.50)	-407.36 %
Emp Benefit Cont - Maintenance	1	01	4433	5	4,486.09	2,416.49	(2,069.60)	-85.64 %
<b>Total Ordinary Maintenance and Operation</b>					<b>24,220.83</b>	<b>19,850.90</b>	<b>(4,369.93)</b>	<b>-22.01 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	8,655.53	605.47	(8,050.06)	-1329.56 %
<b>Total Protective Services</b>					<b>8,655.53</b>	<b>605.47</b>	<b>(8,050.06)</b>	<b>-1329.56 %</b>
<b>General Expense</b>								
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	30,980.07	28,480.07	91.93 %
Collection Losses	1	01	4570	5	0.00	(35.00)	(35.00)	100.00 %
<b>Total General Expense</b>					<b>2,500.00</b>	<b>36,934.74</b>	<b>34,434.74</b>	<b>93.23 %</b>
<b>Total Expenses</b>					<b>(74,759.64)</b>	<b>(94,607.00)</b>	<b>19,847.36</b>	<b>-20.98 %</b>
<b>Net Income (Loss)</b>					<b>17,109.82</b>	<b>(1,204.03)</b>	<b>18,313.85</b>	<b>-1523.95 %</b>

Report Criteria PHA: 1 Project: '01'

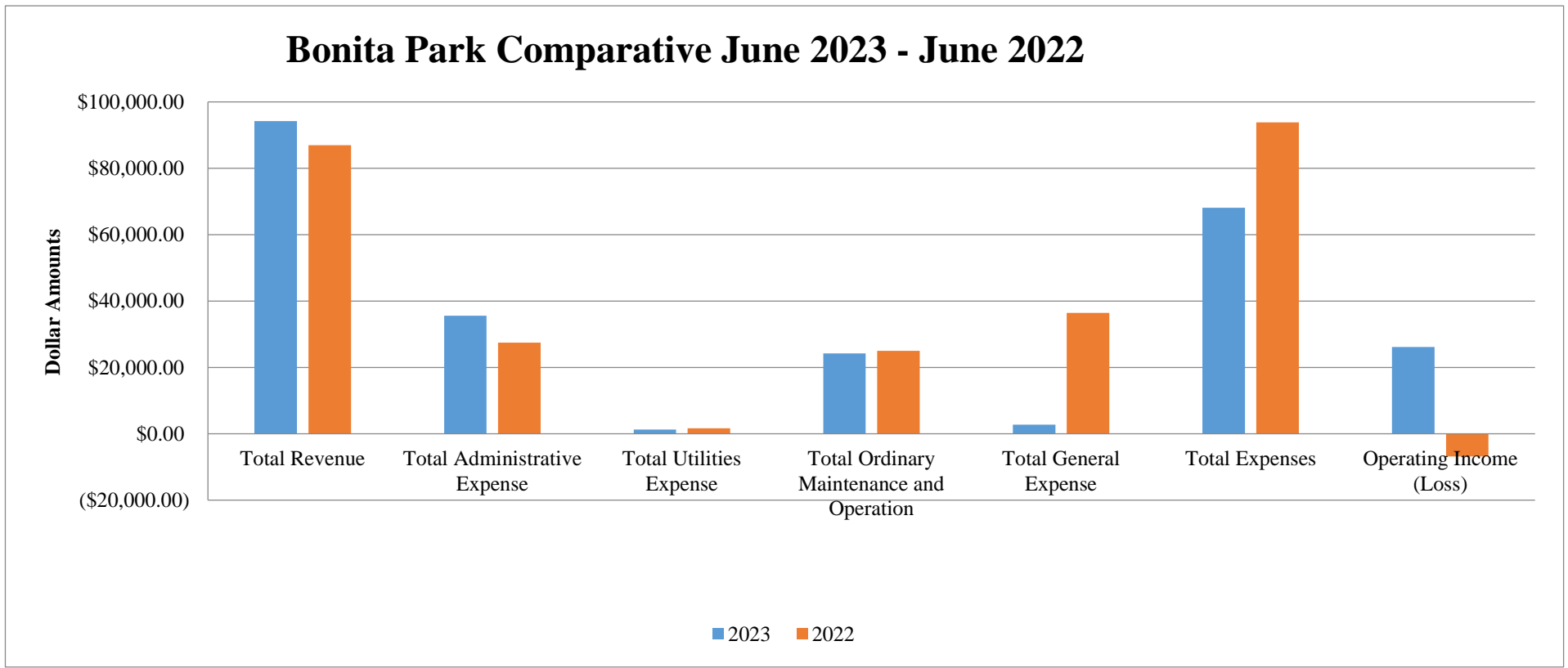
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	\$94,238.26	\$86,954.00
<b>Total Administrative Expense</b>	\$35,557.17	\$27,455.62
<b>Total Utilities Expense</b>	\$1,252.68	\$1,677.22
<b>Total Ordinary Maintenance and Operation</b>	\$24,185.86	\$24,972.37
<b>Total General Expense</b>	\$2,764.00	\$36,420.29
<b>Total Expenses</b>	\$68,080.09	\$93,819.23
<b>Operating Income (Loss)</b>	\$26,158.17	(\$6,865.23)





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

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	33,720.00	25,794.00	7,926.00	30.73 %
Nondwelling Rental	1	02	3190	5	700.00	700.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>34,420.00</b>	<b>26,494.00</b>	<b>7,926.00</b>	<b>29.92 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	585.50	(585.50)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,838.55	0.00	1,838.55	0.00 %
Other Income - Tenants	1	02	3690	5	3,453.00	4,161.00	(708.00)	-17.02 %
Other Income - Misc Other Reve	1	02	3690.1	5	27.71	0.00	27.71	0.00 %
<b>Total Other Income</b>					<b>5,319.26</b>	<b>4,746.50</b>	<b>572.76</b>	<b>12.07 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	54,499.00	55,713.50	(1,214.50)	-2.18 %
<b>Total Other Receipts</b>					<b>54,499.00</b>	<b>55,713.50</b>	<b>(1,214.50)</b>	<b>-2.18 %</b>
<b>Total Revenue</b>					<b>94,238.26</b>	<b>86,954.00</b>	<b>7,284.26</b>	<b>8.38 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	8,534.17	7,745.00	(789.17)	-10.19 %
Legal Expense	1	02	4130	5	243.75	222.30	(21.45)	-9.65 %
Employee Benefits Cont - Admin	1	02	4182	5	4,509.21	2,435.91	(2,073.30)	-85.11 %
Sundry	1	02	4190	5	20.00	0.00	(20.00)	0.00 %
Postage/FedEx/UPS	1	02	4190.03	5	104.64	0.00	(104.64)	0.00 %
Advertising and Marketing	1	02	4190.08	5	0.00	466.20	466.20	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	7.50	7.50	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	5,835.99	759.16	(5,076.83)	-668.74 %
Other Sundry Expense	1	02	4190.18	5	103.86	214.83	110.97	51.65 %
Administrative Contact Costs	1	02	4190.19	5	4,889.99	4,539.28	(350.71)	-7.73 %
Management Fee Expense - AMP	1	02	4190.21	5	8,474.56	8,209.44	(265.12)	-3.23 %
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	1,065.00	1,080.00	15.00	1.39 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>35,557.17</b>	<b>27,455.62</b>	<b>(8,101.55)</b>	<b>-29.51 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	688.50	1,450.04	761.54	52.52 %
Ten Services - Recreation, Pub	1	02	4220	5	405.89	0.00	(405.89)	0.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,183.77	1,183.77	100.00 %
<b>Total Tenant Services</b>					<b>1,094.39</b>	<b>2,633.81</b>	<b>1,539.42</b>	<b>58.45 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	125.34	168.99	43.65	25.83 %
Electricity	1	02	4320	5	1,077.07	1,060.43	(16.64)	-1.57 %
Gas	1	02	4330	5	0.00	383.07	383.07	100.00 %
Other Utility Expense - Sewer	1	02	4390	5	50.27	64.73	14.46	22.34 %
<b>Total Utilities Expense</b>					<b>1,252.68</b>	<b>1,677.22</b>	<b>424.54</b>	<b>25.31 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	4,161.64	3,235.96	(925.68)	-28.61 %
Materials	1	02	4420	5	1,948.55	831.31	(1,117.24)	-134.40 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,050.00	1,575.00	525.00	33.33 %
Contract Costs-Other Repairs	1	02	4430.03	5	120.00	5,160.00	5,040.00	97.67 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.72	7.75	(8.97)	-115.74 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	74.85	83.50	8.65	10.36 %
Contract Costs-Maintenance	1	02	4430.09	5	3,247.16	1,446.35	(1,800.81)	-124.51 %
Contract Costs-Other	1	02	4430.13	5	0.00	6,905.00	6,905.00	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	5,200.00	3,350.00	(1,850.00)	-55.22 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

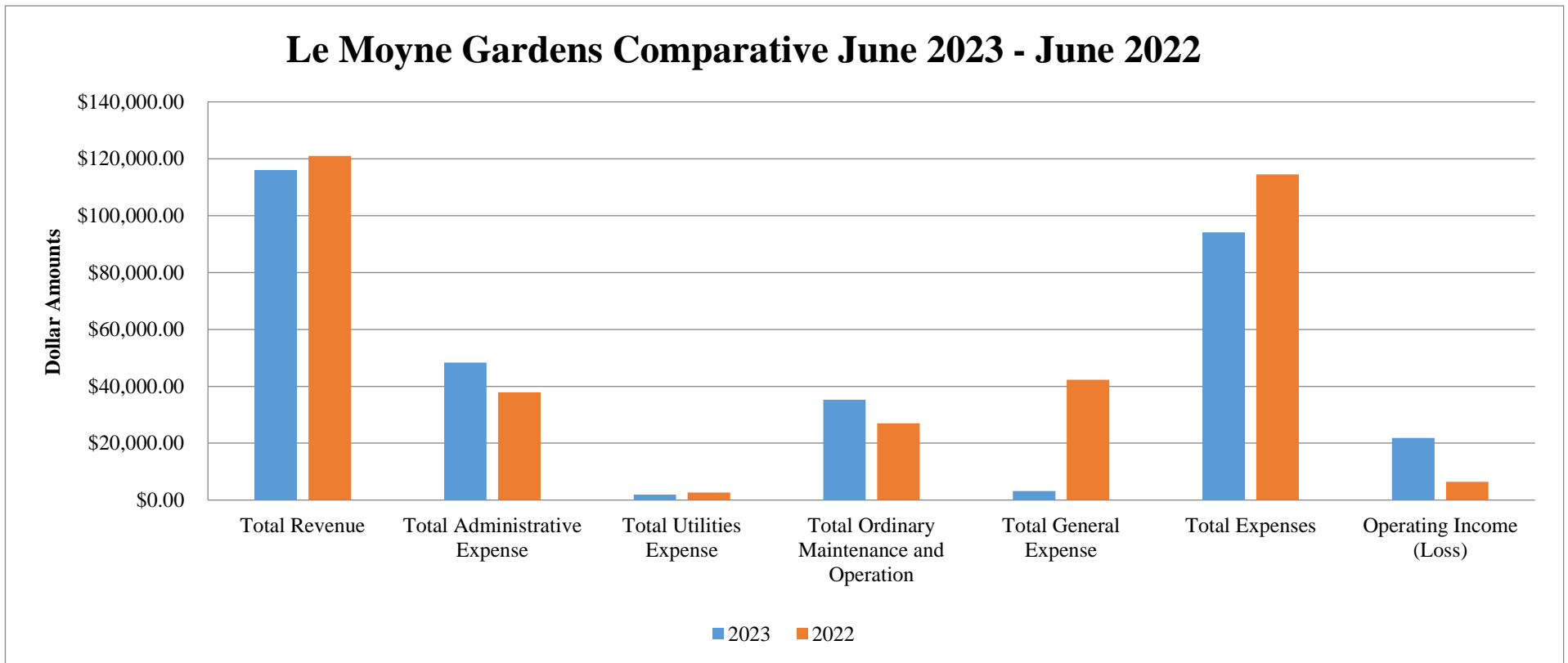
Custom 3: PHA

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

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
Contract Costs-Unit Turnaround	1	02	4430.20	5	3,990.00	0.00	(3,990.00)	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	420.00	125.00	(295.00)	-236.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	1,095.00	0.00	(1,095.00)	0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	90.00	90.00	0.00	0.00 %
Garbage and Trash Collection	1	02	4431	5	901.64	189.52	(712.12)	-375.75 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,870.30	1,972.98	102.68	5.20 %
<b>Total Ordinary Maintenance and Operation</b>					<b>24,185.86</b>	<b>24,972.37</b>	<b>786.51</b>	<b>3.15 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	3,225.99	659.92	(2,566.07)	-388.85 %
<b>Total Protective Services</b>					<b>3,225.99</b>	<b>659.92</b>	<b>(2,566.07)</b>	<b>-388.85 %</b>
<b>General Expense</b>								
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	29,851.20	27,351.20	91.63 %
Collection Losses	1	02	4570	5	264.00	0.00	(264.00)	0.00 %
Other General Expense	1	02	4590	5	0.00	992.50	992.50	100.00 %
<b>Total General Expense</b>					<b>2,764.00</b>	<b>36,420.29</b>	<b>33,656.29</b>	<b>92.41 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	0.00	25,000.00	25,000.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	0.00	(25,000.00)	(25,000.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(68,080.09)</b>	<b>(93,819.23)</b>	<b>25,739.14</b>	<b>-27.43 %</b>
<b>Net Income (Loss)</b>					<b>26,158.17</b>	<b>(6,865.23)</b>	<b>33,023.40</b>	<b>-845.18 %</b>

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

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	<b>\$116,020.06</b>	<b>\$120,983.14</b>
<b>Total Administrative Expense</b>	<b>\$48,355.88</b>	<b>\$37,899.65</b>
<b>Total Utilities Expense</b>	<b>\$1,898.82</b>	<b>\$2,644.29</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$35,316.89</b>	<b>\$27,022.85</b>
<b>Total General Expense</b>	<b>\$3,191.66</b>	<b>\$42,308.98</b>
<b>Total Expenses</b>	<b>\$94,137.42</b>	<b>\$114,549.00</b>
<b>Operating Income (Loss)</b>	<b>\$21,882.64</b>	<b>\$6,434.14</b>



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

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	27,547.00	28,451.99	(904.99)	-3.18 %
Nondwelling Rental	1	03	3190	5	700.00	0.00	700.00	0.00 %
<b>Total Rental Income</b>					<b>28,247.00</b>	<b>28,451.99</b>	<b>(204.99)</b>	<b>-0.72 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,003.33	1,142.15	1,861.18	162.95 %
Other Income-Tenants	1	03	3690	5	2,732.00	2,444.00	288.00	11.78 %
Other Income - Misc Other Reve	1	03	3690.1	5	1.73	0.00	1.73	0.00 %
<b>Total Other Income</b>					<b>5,737.06</b>	<b>3,586.15</b>	<b>2,150.91</b>	<b>59.98 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	82,036.00	88,945.00	(6,909.00)	-7.77 %
<b>Total Other Receipts</b>					<b>82,036.00</b>	<b>88,945.00</b>	<b>(6,909.00)</b>	<b>-7.77 %</b>
<b>Total Revenue</b>					<b>116,020.06</b>	<b>120,983.14</b>	<b>(4,963.08)</b>	<b>-4.10 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	13,600.29	12,193.28	(1,407.01)	-11.54 %
Legal Expense	1	03	4130	5	1,309.75	296.40	(1,013.35)	-341.89 %
Travel	1	03	4150	5	324.50	0.00	(324.50)	0.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	59.28	0.00	(59.28)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	3,968.94	3,355.93	(613.01)	-18.27 %
Sundry	1	03	4190	5	10.00	0.00	(10.00)	0.00 %
Postage/FedEx/UPS	1	03	4190.03	5	104.64	0.00	(104.64)	0.00 %
Advertising and Marketing	1	03	4190.08	5	0.00	630.00	630.00	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	10.00	10.00	100.00 %
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 %
Other Sundry Expense	1	03	4190.18	5	177.67	268.19	90.52	33.75 %
Administrative Contact Costs	1	03	4190.19	5	4,221.12	4,325.31	104.19	2.41 %
Management Fee Expense - AMP	1	03	4190.21	5	11,577.92	11,002.93	(574.99)	-5.23 %
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	1,447.50	(7.50)	-0.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>48,355.88</b>	<b>37,899.65</b>	<b>(10,456.23)</b>	<b>-27.59 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	801.95	2,084.13	1,282.18	61.52 %
Ten Services - Recreation, Pub	1	03	4220	5	541.18	912.37	371.19	40.68 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	869.45	869.45	100.00 %
<b>Total Tenant Services</b>					<b>1,343.13</b>	<b>3,865.95</b>	<b>2,522.82</b>	<b>65.26 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	279.08	590.46	311.38	52.74 %
Electricity	1	03	4320	5	1,567.97	1,795.12	227.15	12.65 %
Gas	1	03	4330	5	0.00	127.49	127.49	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	51.77	131.22	79.45	60.55 %
<b>Total Utilities Expense</b>					<b>1,898.82</b>	<b>2,644.29</b>	<b>745.47</b>	<b>28.19 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	8,616.32	8,367.73	(248.59)	-2.97 %
Materials	1	03	4420	5	3,500.94	10,805.80	7,304.86	67.60 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	649.00	649.00	0.00	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	2,990.00	2,990.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.30	10.34	(11.96)	-115.67 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Other	1	03	4430.13	5	1,100.00	0.00	(1,100.00)	0.00 %

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: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	0.00	(4,350.00)	0.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	11,970.00	0.00	(11,970.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	150.00	105.00	(45.00)	-42.86 %
Garbage and Trash Collection	1	03	4431	5	543.26	242.99	(300.27)	-123.57 %
Emp Benefit Cont - Maintenance	1	03	4433	5	4,340.22	3,777.14	(563.08)	-14.91 %
<b>Total Ordinary Maintenance and Operation</b>					<b>35,316.89</b>	<b>27,022.85</b>	<b>(8,294.04)</b>	<b>-30.69 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	4,031.04	807.28	(3,223.76)	-399.34 %
<b>Total Protective Services</b>					<b>4,031.04</b>	<b>807.28</b>	<b>(3,223.76)</b>	<b>-399.34 %</b>
<b>General Expense</b>								
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	33,995.72	31,079.06	91.42 %
Collection Losses	1	03	4570	5	275.00	0.00	(275.00)	0.00 %
<b>Total General Expense</b>					<b>3,191.66</b>	<b>42,308.98</b>	<b>39,117.32</b>	<b>92.46 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	29,500.00	28,500.00	(1,000.00)	-3.51 %
Operating Exp For Property - C	1	03	7590	5	(29,500.00)	(28,500.00)	1,000.00	-3.51 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(94,137.42)</b>	<b>(114,549.00)</b>	<b>20,411.58</b>	<b>-17.82 %</b>
<b>Net Income (Loss)</b>					<b>21,882.64</b>	<b>6,434.14</b>	<b>15,448.50</b>	<b>224.56 %</b>

Report Criteria PHA: 1 Project: '03'

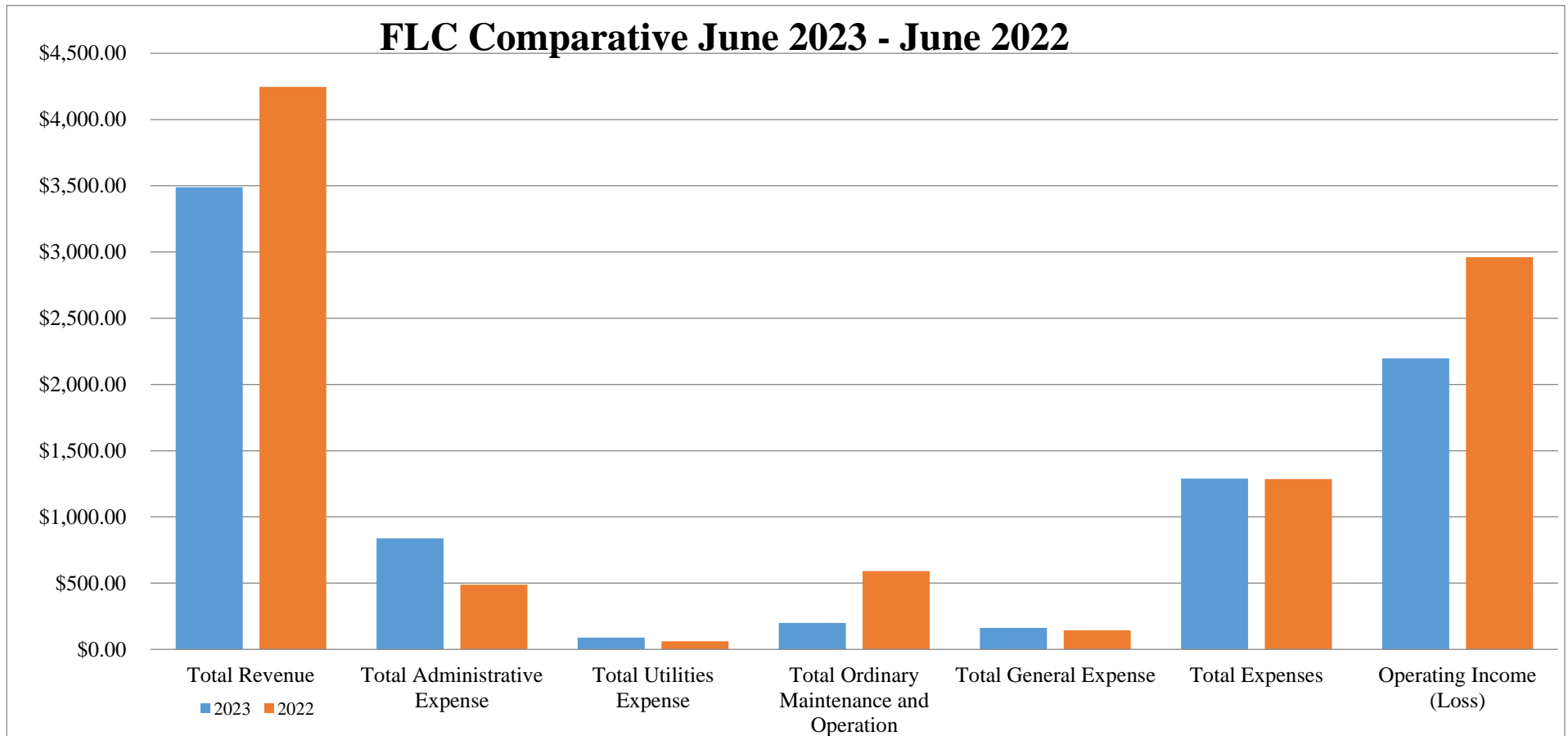
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	\$3,487.98	\$4,246.95
<b>Total Administrative Expense</b>	\$838.55	\$489.23
<b>Total Utilities Expense</b>	\$89.66	\$60.62
<b>Total Ordinary Maintenance and Operation</b>	\$199.51	\$590.94
<b>Total General Expense</b>	\$162.15	\$144.58
<b>Total Expenses</b>	\$1,289.87	\$1,285.37
<b>Operating Income (Loss)</b>	\$2,198.11	\$2,961.58

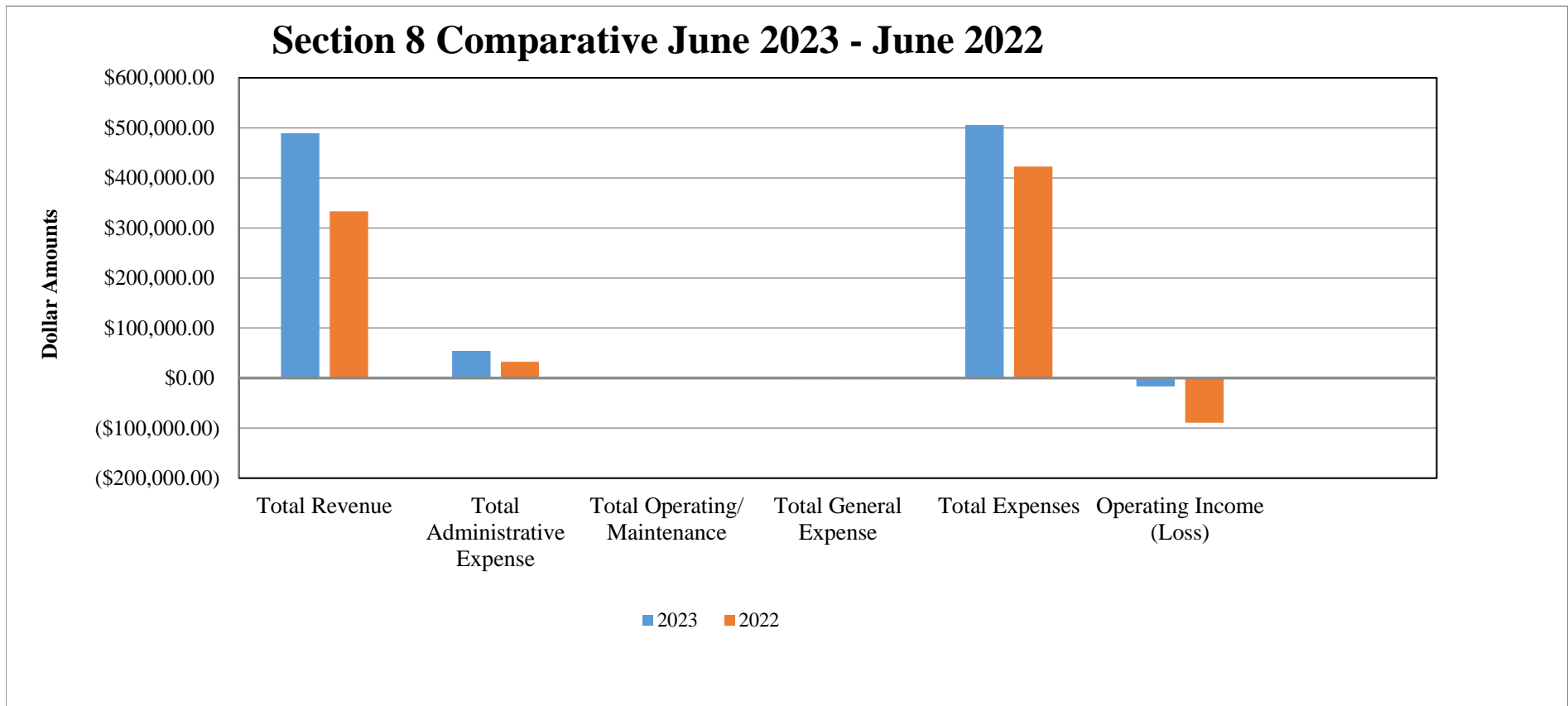


**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Family Living Center

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,200.00	4,000.00	200.00	5.00 %
<b>Total Rental Income</b>					<b>4,200.00</b>	<b>4,000.00</b>	<b>200.00</b>	<b>5.00 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	257.98	141.95	116.03	81.74 %
Other Income-Tenants	3	01	3690	5	(970.00)	105.00	(1,075.00)	-1023.81 %
<b>Total Other Income</b>					<b>(712.02)</b>	<b>246.95</b>	<b>(958.97)</b>	<b>-388.33 %</b>
<b>Total Revenue</b>					<b>3,487.98</b>	<b>4,246.95</b>	<b>(758.97)</b>	<b>-17.87 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	188.22	141.22	(47.00)	-33.28 %
Employee Benefits Cont - Admin	3	01	4182	5	13.90	72.55	58.65	80.84 %
Sundry	3	01	4190	5	312.00	0.00	(312.00)	0.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	37.80	37.80	100.00 %
Other Sundry Expense	3	01	4190.18	5	324.43	237.66	(86.77)	-36.51 %
<b>Total Administrative Expense</b>					<b>838.55</b>	<b>489.23</b>	<b>(349.32)</b>	<b>-71.40 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	31.96	22.90	(9.06)	-39.56 %
Other Utility Expense - Sewer	3	01	4390	5	57.70	37.72	(19.98)	-52.97 %
<b>Total Utilities Expense</b>					<b>89.66</b>	<b>60.62</b>	<b>(29.04)</b>	<b>-47.90 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	3	01	4410	5	54.50	0.00	(54.50)	0.00 %
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	450.00	450.00	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	4.07	0.00	(4.07)	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>199.51</b>	<b>590.94</b>	<b>391.43</b>	<b>66.24 %</b>
<b>General Expense</b>								
Insurance - Windstorm	3	01	4510.15	5	162.15	144.58	(17.57)	-12.15 %
<b>Total General Expense</b>					<b>162.15</b>	<b>144.58</b>	<b>(17.57)</b>	<b>-12.15 %</b>
<b>Total Expenses</b>					<b>(1,289.87)</b>	<b>(1,285.37)</b>	<b>(4.50)</b>	<b>0.35 %</b>
<b>Net Income (Loss)</b>					<b>2,198.11</b>	<b>2,961.58</b>	<b>(763.47)</b>	<b>-25.19 %</b>

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

	Start: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022
<b>Total Revenue</b>	<b>\$489,108.66</b>	<b>\$333,023.11</b>
<b>Total Administrative Expense</b>	<b>\$54,397.52</b>	<b>\$32,704.65</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,271.99</b>	<b>\$1,180.71</b>
<b>Total General Expense</b>	<b>\$2,096.74</b>	<b>\$1,987.68</b>
<b>Total Expenses</b>	<b>\$505,799.09</b>	<b>\$422,506.04</b>
<b>Operating Income (Loss)</b>	<b>(\$16,690.43)</b>	<b>(\$89,482.93)</b>





## Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 06/01/2023	Start: 06/01/2022		
					End: 06/30/2023	End: 06/30/2022	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	53,659.00	50,337.00	3,322.00	6.60 %
Interest Income HA Portion	7	01	3300	5	199.49	228.91	(29.42)	-12.85 %
Portable Admin Fees Earned	7	01	3300.P	5	259.17	393.20	(134.03)	-34.09 %
HAP Earned Income	7	01	4902	5	434,991.00	282,064.00	152,927.00	54.22 %
<b>Total Operating Income</b>					<b>489,108.66</b>	<b>333,023.11</b>	<b>156,085.55</b>	<b>46.87 %</b>
<b>Total Revenue</b>					<b>489,108.66</b>	<b>333,023.11</b>	<b>156,085.55</b>	<b>46.87 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	19,822.71	6,571.14	(13,251.57)	-201.66 %
Legal Expense	7	01	4130	5	0.00	741.00	741.00	100.00 %
Travel	7	01	4150	5	1,061.20	501.50	(559.70)	-111.61 %
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	168.42	168.42	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	8,887.32	2,813.48	(6,073.84)	-215.88 %
Sundry	7	01	4190	5	30.00	0.00	(30.00)	0.00 %
Postage/FedEx/UPS	7	01	4190.03	5	519.79	0.00	(519.79)	0.00 %
Advertising and Marketing	7	01	4190.08	5	0.00	1,052.10	1,052.10	100.00 %
Tenant Tracker	7	01	4190.10	5	0.00	232.50	232.50	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	823.39	465.45	(357.94)	-76.90 %
Other Sundry Expense	7	01	4190.18	5	52.00	116.57	64.57	55.39 %
Administrative Contact Costs	7	01	4190.19	5	6,338.11	2,886.99	(3,451.12)	-119.54 %
Asset Management Fee - AMP	7	01	4190.22	5	8,748.00	9,000.00	252.00	2.80 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,467.50	5,625.00	157.50	2.80 %
Asset Management Fee - AMP	7	03	4190.22	5	972.00	900.00	(72.00)	-8.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	607.50	562.50	(45.00)	-8.00 %
<b>Total Administrative Expense</b>					<b>54,397.52</b>	<b>32,704.65</b>	<b>(21,692.87)</b>	<b>-66.33 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 Materials	7	01	4420	5	91.28	0.00	(91.28)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
<b>Total Operating Expenses</b>					<b>1,271.99</b>	<b>1,180.71</b>	<b>(91.28)</b>	<b>-7.73 %</b>
<b>General Expense</b>								
Admin Fee - Paid for Portabili	7	01	4590.P	5	0.00	91.31	91.31	100.00 %
Portability - Port In Deposits	7	01	4590.PID	5	(5,292.87)	(4,583.00)	709.87	-15.49 %
Portability - Port In Expenses	7	01	4590.PIE	5	5,292.87	4,583.00	(709.87)	-15.49 %
Portable Admin Fees Paid	7	03	4590.P	5	2,096.74	1,896.37	(200.37)	-10.57 %
Portability - Port In Deposits	7	03	4590.PID	5	(6,625.14)	0.00	6,625.14	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	6,625.14	0.00	(6,625.14)	0.00 %
<b>Total General Expense</b>					<b>2,096.74</b>	<b>1,987.68</b>	<b>(109.06)</b>	<b>-5.49 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	401,293.96	346,235.00	(55,058.96)	-15.90 %
HAP Payments - Utilities	7	01	4715.4	5	9,450.00	5,422.00	(4,028.00)	-74.29 %
HAP Portability	7	01	4715.P	5	(2,477.00)	0.00	2,477.00	0.00 %
HAP Payments - Port Out	7	01	4715.PO	5	281.00	1,760.00	1,479.00	84.03 %
HAP Payments - Rents	7	02	4715.1	5	4,353.00	3,688.00	(665.00)	-18.03 %
HAP Payments - Rent - VASH	7	03	4715.1	5	16,571.88	10,762.00	(5,809.88)	-53.99 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	138.00	0.00	(138.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	16,519.00	15,431.00	(1,088.00)	-7.05 %
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	1,360.00	2,800.00	1,440.00	51.43 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	253.00	253.00	100.00 %
<b>Total Housing Assistance Payments</b>					<b>448,032.84</b>	<b>386,633.00</b>	<b>(61,399.84)</b>	<b>-15.88 %</b>

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: 06/01/2023 End: 06/30/2023	Start: 06/01/2022 End: 06/30/2022	Variance	Variance %
<b>Total Expenses</b>	<u>(505,799.09)</u>	<u>(422,506.04)</u>	<u>(83,293.05)</u>	<u>19.71 %</u>
<b>Net Income (Loss)</b>	<u><u>(16,690.43)</u></u>	<u><u>(89,482.93)</u></u>	<u><u>72,792.50</u></u>	<u><u>-81.07 %</u></u>

# City of Harlingen Housing Authority

July 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

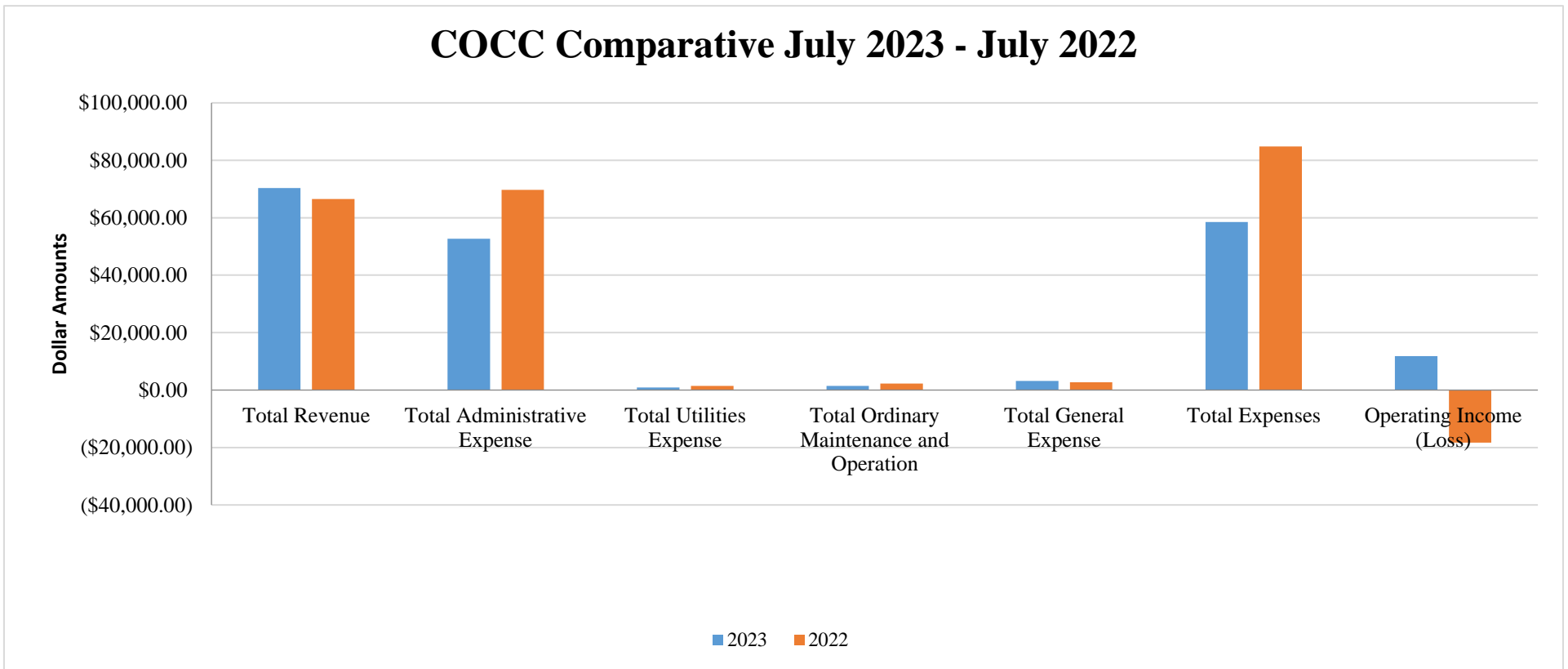


Bank Balances- Reserves as of 07/31/2023

	July 2023 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$58,531.96 COCC Investment Account		
\$505,141.89 COCC General Fund	\$58,523.61	9.63
<b>Low Rent Reserves:</b>		
\$1,725,321.76 Los Vecinos	\$74,965.52	23.01
\$1,133,043.25 Bonita Park	\$84,554.99	13.40
\$1,729,059.21 Le Moyne Gardens	\$111,948.04	15.45
<b>Family Living Center Reserves:</b>		
\$158,757.63 FLC bank cash account	\$3,111.53	51.02
<b>HCV/Section 8 Reserves:</b>		
\$33,905.23 Admin	\$47,673.71	0.71
\$2,446.63 HAP	\$414,741.00	0.01

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

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022
<b>Total Revenue</b>	\$70,341.22	\$66,523.07
<b>Total Administrative Expense</b>	\$52,714.52	\$69,665.33
<b>Total Utilities Expense</b>	\$889.15	\$1,446.40
<b>Total Ordinary Maintenance and Operation</b>	\$1,477.88	\$2,263.06
<b>Total General Expense</b>	\$3,195.78	\$2,724.38
<b>Total Expenses</b>	\$58,523.61	\$84,780.90
<b>Operating Income (Loss)</b>	\$11,817.61	(\$18,257.83)



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

					Start: 07/01/2023	Start: 07/01/2022		
					End: 07/31/2023	End: 07/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
CFP Admin 50121	1	06	3690.28	5	0.00	10,710.00	(10,710.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	13,260.00	0.00	13,260.00	0.00 %
<b>Total Operating Income</b>					<b>13,260.00</b>	<b>10,710.00</b>	<b>2,550.00</b>	<b>23.81 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	1,130.12	580.83	549.29	94.57 %
OTHER INCOME	1	06	3690	5	207.29	42.66	164.63	385.91 %
Other Income - Management Fee	1	06	3690.2	5	28,348.00	27,193.77	1,154.23	4.24 %
Other Income - Asset Managemen	1	06	3690.3	5	14,616.00	14,976.00	(360.00)	-2.40 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,585.00	9,825.00	(240.00)	-2.44 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>54,882.41</b>	<b>53,614.26</b>	<b>1,268.15</b>	<b>2.37 %</b>
<b>Total Revenue</b>					<b>70,341.22</b>	<b>66,523.07</b>	<b>3,818.15</b>	<b>5.74 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	29,786.91	37,667.30	7,880.39	20.92 %
LEGAL EXPENSE	1	06	4130	5	1,696.50	1,267.50	(429.00)	-33.85 %
STAFF TRAINING	1	06	4140	5	0.00	225.00	225.00	100.00 %
TRAVEL	1	06	4150	5	0.00	8,999.08	8,999.08	100.00 %
Travel-Mileage Reimbursement	1	06	4150.2	5	7.21	0.00	(7.21)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	10,462.51	9,483.14	(979.37)	-10.33 %
Postage/FedEx/UPS	1	06	4190.03	5	333.05	272.60	(60.45)	-22.18 %
PUBLICATIONS	1	06	4190.11	5	588.70	0.00	(588.70)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	1,901.88	1,537.29	(364.59)	-23.72 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	109.05	1,000.80	891.75	89.10 %
Other Sundry Expense	1	06	4190.18	5	964.50	527.04	(437.46)	-83.00 %
Administrative Contact Costs	1	06	4190.19	5	6,864.21	8,421.03	1,556.82	18.49 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	264.55	264.55	100.00 %
<b>Total Administrative Expense</b>					<b>52,714.52</b>	<b>69,665.33</b>	<b>16,950.81</b>	<b>24.33 %</b>
<b>Tenant Services</b>								
TEN SERVICES - RECREATION, PUB	1	06	4220	5	0.00	307.89	307.89	100.00 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>307.89</b>	<b>307.89</b>	<b>100.00 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	14.69	23.58	8.89	37.70 %
ELECTRICITY	1	06	4320	5	854.84	1,383.60	528.76	38.22 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.62	39.22	19.60	49.97 %
<b>Total Utilities Expense</b>					<b>889.15</b>	<b>1,446.40</b>	<b>557.25</b>	<b>38.53 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	773.34	947.31	173.97	18.36 %
MATERIALS	1	06	4420	5	60.00	735.48	675.48	91.84 %
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	64.40	49.90	(14.50)	-29.06 %
Contract Costs-Heating & Coolin	1	06	4430.17	5	380.00	0.00	(380.00)	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	54.35	483.58	429.23	88.76 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,477.88</b>	<b>2,263.06</b>	<b>785.18</b>	<b>34.70 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	246.28	8,373.84	8,127.56	97.06 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

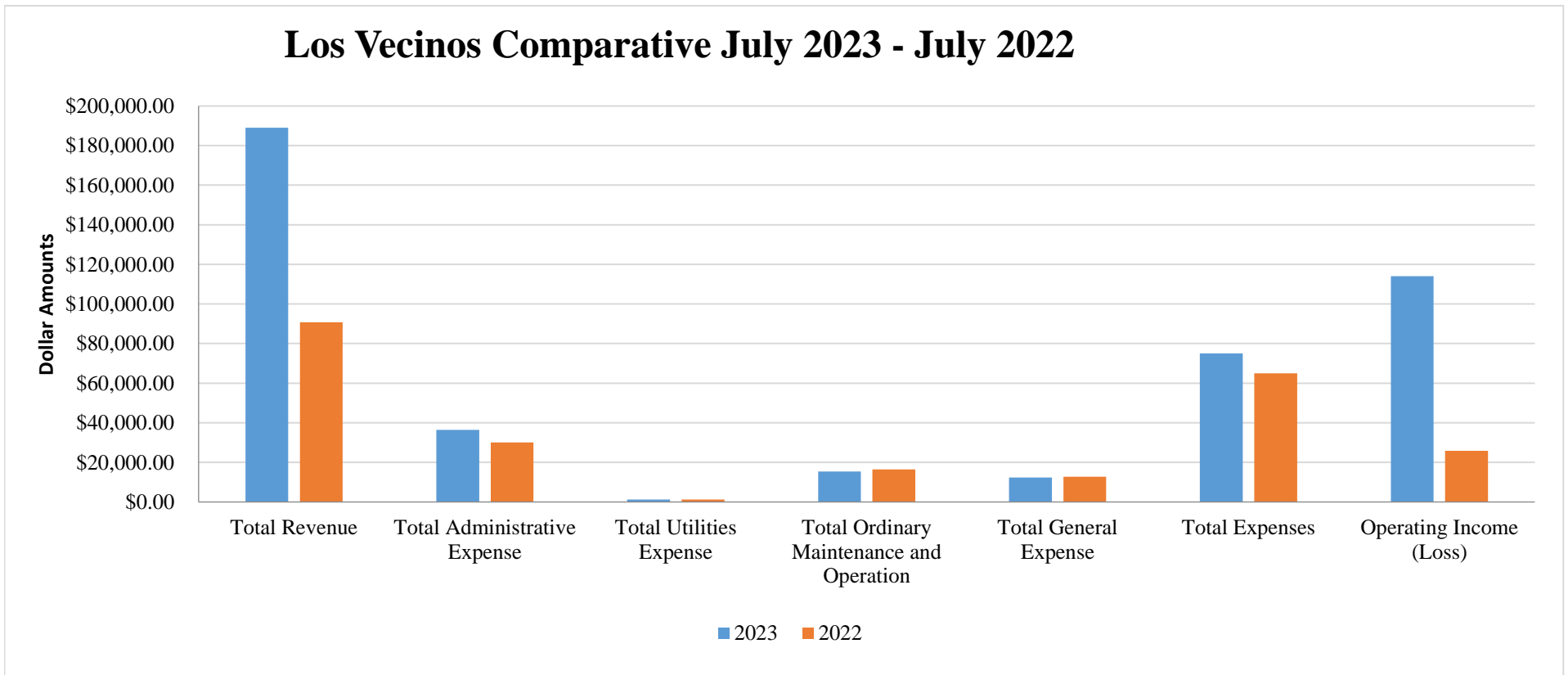
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 HHA Low Rent  
 ADMINISTRATION BUILDING

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022	Variance	Variance %
<b>Total Protective Services</b>	<b>246.28</b>	<b>8,373.84</b>	<b>8,127.56</b>	<b>97.06 %</b>
<b>General Expense</b>				
Insurance -Property (Fire & EC)      1 06 4510.01 5	659.32	478.10	(181.22)	-37.90 %
Insurance - General Liability      1 06 4510.02 5	129.05	129.06	0.01	0.01 %
Insurance - Automobile      1 06 4510.03 5	435.28	382.12	(53.16)	-13.91 %
Insurance - Workman's Comp      1 06 4510.04 5	1,120.50	1,119.41	(1.09)	-0.10 %
Insurance - Fidelity Bond      1 06 4510.09 5	243.92	243.91	(0.01)	0.00 %
Insurance - Windstorm      1 06 4510.15 5	607.71	371.78	(235.93)	-63.46 %
<b>Total General Expense</b>	<b>3,195.78</b>	<b>2,724.38</b>	<b>(471.40)</b>	<b>-17.30 %</b>
<b>Total Expenses</b>	<b>(58,523.61)</b>	<b>(84,780.90)</b>	<b>26,257.29</b>	<b>-30.97 %</b>
<b>Net Income (Loss)</b>	<b>11,817.61</b>	<b>(18,257.83)</b>	<b>30,075.44</b>	<b>-166.02 %</b>

## Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent  
LOS VECINOS

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022
<b>Total Revenue</b>	<b>\$188,960.99</b>	<b>\$90,785.53</b>
<b>Total Administrative Expense</b>	<b>\$36,440.29</b>	<b>\$30,116.87</b>
<b>Total Utilities Expense</b>	<b>\$1,247.81</b>	<b>\$1,286.57</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$15,337.08</b>	<b>\$16,393.19</b>
<b>Total General Expense</b>	<b>\$12,302.80</b>	<b>\$12,709.80</b>
<b>Total Expenses</b>	<b>\$74,965.52</b>	<b>\$64,992.03</b>
<b>Operating Income (Loss)</b>	<b>\$113,995.47</b>	<b>\$25,793.50</b>





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

					Start: 07/01/2023	Start: 07/01/2022	
					End: 07/31/2023	End: 07/31/2022	Variance
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rental	1	01	3110	5	26,407.00	27,717.00	(1,310.00)
<b>Total Rental Income</b>					<b>26,407.00</b>	<b>27,717.00</b>	<b>(1,310.00)</b>
<b>Other Income</b>							
Interest Earned on Gen Fund In	1	01	3610	5	9.02	1,624.79	(1,615.77)
Interest Income - Bank Stateme	1	01	3610.01	5	3,291.25	0.00	3,291.25
Other Income-Tenants	1	01	3690	5	1,649.00	2,057.00	(408.00)
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	96.52	(96.52)
Other Income - OP Trans In Fro	1	01	3690.99	5	97,401.72	0.00	97,401.72
<b>Total Other Income</b>					<b>102,350.99</b>	<b>3,778.31</b>	<b>98,572.68</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Ye	1	01	8020	0	60,203.00	59,290.22	912.78
<b>Total Other Receipts</b>					<b>60,203.00</b>	<b>59,290.22</b>	<b>912.78</b>
<b>Total Revenue</b>					<b>188,960.99</b>	<b>90,785.53</b>	<b>98,175.46</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	1	01	4110	5	6,007.18	6,718.92	711.74
Employee Benefits Cont - Admin	1	01	4182	5	1,202.39	3,729.34	2,526.95
Postage/FedEx/UPS	1	01	4190.03	5	94.51	93.93	(0.58)
Tenant Tracker	1	01	4190.10	5	0.00	7.50	7.50
Publications	1	01	4190.11	5	841.50	0.00	(841.50)
Telephone/Cell Phones/Internet	1	01	4190.13	5	5,874.24	560.47	(5,313.77)
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00
Forms & Office Supplies	1	01	4190.17	5	129.99	107.18	(22.81)
Other Sundry Expense	1	01	4190.18	5	189.90	292.80	102.90
Administrative Contact Costs	1	01	4190.19	5	9,628.30	6,395.25	(3,233.05)
Management Fee Expense - AMP	1	01	4190.21	5	8,713.28	8,437.48	(275.80)
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00
AMP Bookkeeping Fees	1	01	4190.23	5	1,095.00	1,110.00	15.00
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00
<b>Total Administrative Expense</b>					<b>36,440.29</b>	<b>30,116.87</b>	<b>(6,323.42)</b>
<b>Tenant Services</b>							
Tenant Services - Salaries	1	01	4210	5	980.00	1,433.53	453.53
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	630.19	630.19
<b>Total Tenant Services</b>					<b>980.00</b>	<b>2,063.72</b>	<b>1,083.72</b>
<b>Utilities Expense</b>							
Water	1	01	4310	5	53.80	71.41	17.61
Electricity	1	01	4320	5	994.26	1,049.93	55.67
Gas	1	01	4330	5	148.85	126.42	(22.43)
Other Utility Expense - Sewer	1	01	4390	5	50.90	38.81	(12.09)
<b>Total Utilities Expense</b>					<b>1,247.81</b>	<b>1,286.57</b>	<b>38.76</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	1	01	4410	5	5,234.79	8,167.05	2,932.26
Materials	1	01	4420	5	1,305.52	1,986.76	681.24
Contract Cots-Extermination/Pe	1	01	4430.01	5	575.00	575.00	0.00
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.72	7.75	(8.97)
Contract Costs-Auto/Truck Main	1	01	4430.08	5	92.35	128.42	36.07
Contract Costs-Maintenance	1	01	4430.09	5	2,427.30	0.00	(2,427.30)
Contract Costs-Other	1	01	4430.13	5	1,326.00	1,267.50	(58.50)
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,500.00	1,500.00	(1,000.00)
Connect/Disconnect Fees	1	01	4430.4	5	15.00	45.00	30.00
Garbage and Trash Collection	1	01	4431	5	193.84	179.04	(14.80)
Emp Benefit Cont - Maintenance	1	01	4433	5	1,650.56	2,536.67	886.11

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

	<b>Start: 07/01/2023</b>	<b>Start: 07/01/2022</b>	
	<b>End: 07/31/2023</b>	<b>End: 07/31/2022</b>	<b>Variance</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>15,337.08</b>	<b>16,393.19</b>	<b>1,056.11</b>
<b>Protective Services</b>			
Protective Services - Contract      1   01   4480   5	8,657.54	2,421.88	(6,235.66)
<b>Total Protective Services</b>	<b>8,657.54</b>	<b>2,421.88</b>	<b>(6,235.66)</b>
<b>General Expense</b>			
Insurance -Property (Fire & EC      1   01   4510.01   5	4,615.31	3,148.49	(1,466.82)
Insurance - General Liability      1   01   4510.02   5	113.58	113.58	0.00
Insurance - Automobile      1   01   4510.03   5	625.72	549.30	(76.42)
Insurance - Workman's Comp      1   01   4510.04   5	828.20	827.39	(0.81)
Insurance - Fidelity Bond      1   01   4510.09   5	180.29	180.29	0.00
Insurance - Windstorm      1   01   4510.15   5	3,439.70	5,390.75	1,951.05
Payments in Lieu of Taxes      1   01   4520   5	2,500.00	2,500.00	0.00
<b>Total General Expense</b>	<b>12,302.80</b>	<b>12,709.80</b>	<b>407.00</b>
<b>Total Expenses</b>	<b>(74,965.52)</b>	<b>(64,992.03)</b>	<b>(9,973.49)</b>
<b>Net Income (Loss)</b>	<b>113,995.47</b>	<b>25,793.50</b>	<b>88,201.97</b>

Report Criteria PHA: 1 Project: '01'

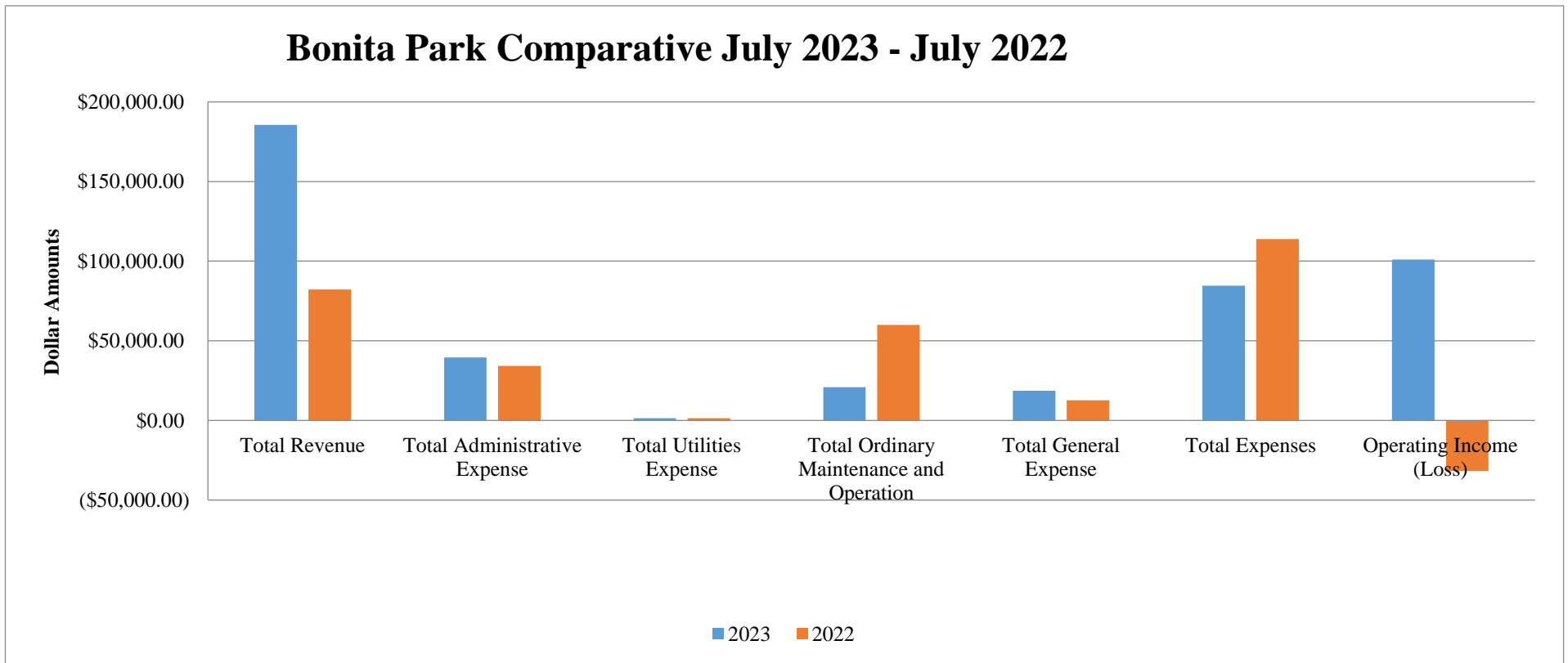
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022
<b>Total Revenue</b>	\$185,537.27	\$82,185.56
<b>Total Administrative Expense</b>	\$39,505.14	\$34,228.98
<b>Total Utilities Expense</b>	\$1,478.98	\$1,377.52
<b>Total Ordinary Maintenance and Operation</b>	\$20,890.54	\$59,990.03
<b>Total General Expense</b>	\$18,587.69	\$12,625.81
<b>Total Expenses</b>	\$84,554.99	\$113,977.84
<b>Operating Income (Loss)</b>	\$100,982.28	(\$31,792.28)



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

					Start: 07/01/2023	Start: 07/01/2022	
					End: 07/31/2023	End: 07/31/2022	Variance
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rental	1	02	3110	5	28,568.00	25,277.00	3,291.00
<b>Total Rental Income</b>					<b>28,568.00</b>	<b>25,277.00</b>	<b>3,291.00</b>
<b>Other Income</b>							
Interest Earned on Gen Fund In	1	02	3610	5	0.00	923.60	(923.60)
Interest Earned - Bank Stmt	1	02	3610.01	5	2,003.55	0.00	2,003.55
Other Income - Tenants	1	02	3690	5	3,065.00	2,376.00	689.00
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	158.40	(158.40)
Other Income - OP Tran In From	1	02	3690.99	5	97,401.72	0.00	97,401.72
<b>Total Other Income</b>					<b>102,470.27</b>	<b>3,458.00</b>	<b>99,012.27</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Ye	1	02	8020	0	54,499.00	53,450.56	1,048.44
<b>Total Other Receipts</b>					<b>54,499.00</b>	<b>53,450.56</b>	<b>1,048.44</b>
<b>Total Revenue</b>					<b>185,537.27</b>	<b>82,185.56</b>	<b>103,351.71</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	1	02	4110	5	6,298.51	10,915.11	4,616.60
Legal Expense	1	02	4130	5	341.25	243.75	(97.50)
Employee Benefits Cont - Admin	1	02	4182	5	1,243.16	2,650.05	1,406.89
Postage/FedEx/UPS	1	02	4190.03	5	94.51	93.93	(0.58)
Tenant Tracker	1	02	4190.10	5	0.00	7.50	7.50
Publications	1	02	4190.11	5	834.40	0.00	(834.40)
Telephone/Cell Phone/Internet	1	02	4190.13	5	5,936.03	759.16	(5,176.87)
Forms & Office Supplies	1	02	4190.17	5	1,068.17	482.14	(586.03)
Other Sundry Expense	1	02	4190.18	5	105.53	238.65	133.12
Administrative Contact Costs	1	02	4190.19	5	12,335.20	7,837.76	(4,497.44)
Management Fee Expense - AMP	1	02	4190.21	5	8,414.88	8,152.43	(262.45)
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00
AMP Bookkeeping Fees	1	02	4190.23	5	1,057.50	1,072.50	15.00
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00
<b>Total Administrative Expense</b>					<b>39,505.14</b>	<b>34,228.98</b>	<b>(5,276.16)</b>
<b>Tenant Services</b>							
Tenant Services - Salaries	1	02	4210	5	840.00	2,149.27	1,309.27
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	1,016.39	1,016.39
<b>Total Tenant Services</b>					<b>840.00</b>	<b>3,165.66</b>	<b>2,325.66</b>
<b>Utilities Expense</b>							
Water	1	02	4310	5	129.50	170.32	40.82
Electricity	1	02	4320	5	981.11	1,047.35	66.24
Gas	1	02	4330	5	313.69	120.47	(193.22)
Other Utility Expense - Sewer	1	02	4390	5	54.68	39.38	(15.30)
<b>Total Utilities Expense</b>					<b>1,478.98</b>	<b>1,377.52</b>	<b>(101.46)</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	1	02	4410	5	2,969.08	4,845.65	1,876.57
Materials	1	02	4420	5	2,339.87	8,581.53	6,241.66
Contract Costs	1	02	4430	5	0.00	16,370.00	16,370.00
Contract Cots-Extermination/Pe	1	02	4430.01	5	525.00	1,722.00	1,197.00
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	12,575.00	12,575.00
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.72	7.75	(8.97)
Contract Costs-Auto/Truck Main	1	02	4430.08	5	237.80	74.85	(162.95)
Contract Costs-Maintenance	1	02	4430.09	5	3,741.99	317.76	(3,424.23)
Contract Costs-Other	1	02	4430.13	5	1,326.00	2,675.50	1,349.50
Contract Costs-Landscape & Gro	1	02	4430.19	5	4,305.00	7,950.00	3,645.00
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	0.00	(1,995.00)

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

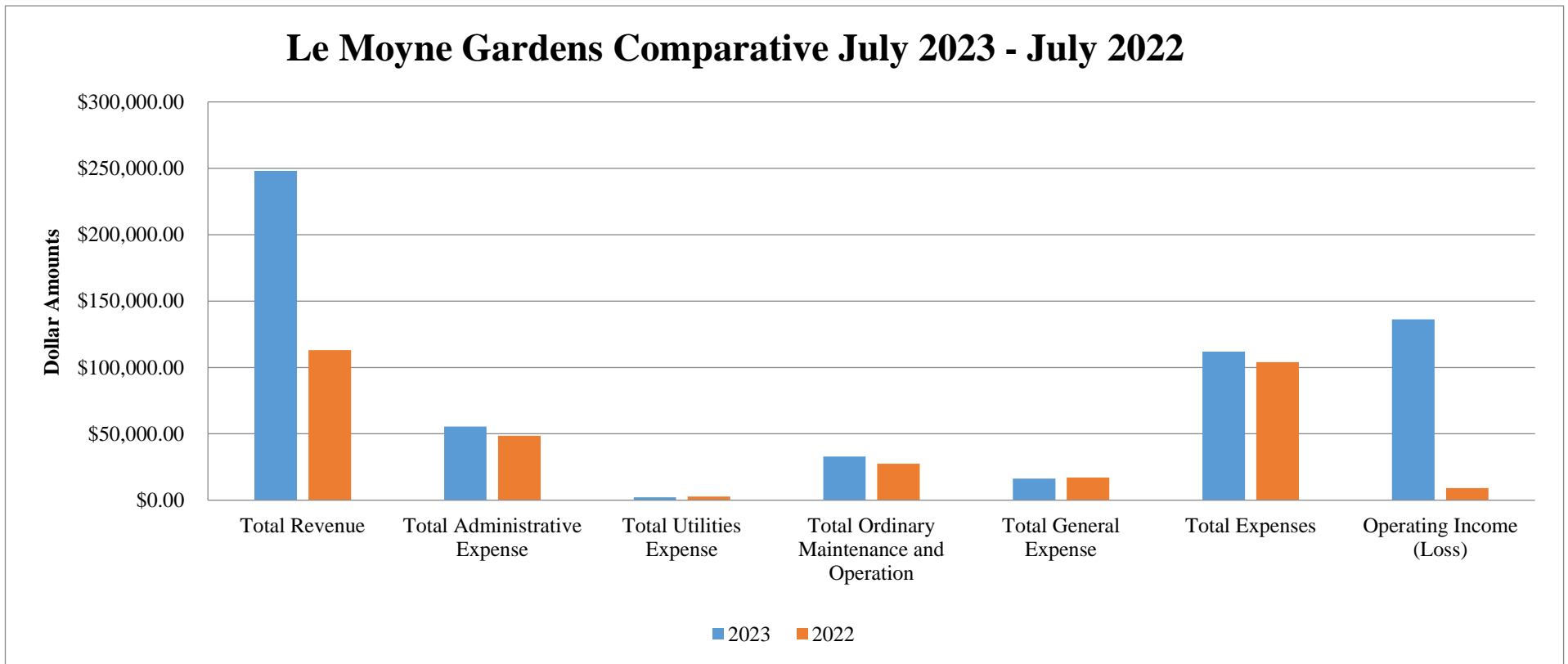
Custom 3: PHA

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

					Start: 07/01/2023	Start: 07/01/2022	
					End: 07/31/2023	End: 07/31/2022	Variance
Contact Costs-Electrical Contr	1	02	4430.21	5	285.00	2,940.00	2,655.00
Contact Costs-Plumbing Contrac	1	02	4430.22	5	1,950.00	450.00	(1,500.00)
Connect/Disconnect Fees	1	02	4430.4	5	90.00	0.00	(90.00)
Garbage and Trash Collection	1	02	4431	5	259.92	125.58	(134.34)
Emp Benefit Cont - Maintenance	1	02	4433	5	849.16	1,354.41	505.25
<b>Total Ordinary Maintenance and Operation</b>					<b>20,890.54</b>	<b>59,990.03</b>	<b>39,099.49</b>
<b>Protective Services</b>							
Protective Services - Contract	1	02	4480	5	3,252.64	2,589.84	(662.80)
<b>Total Protective Services</b>					<b>3,252.64</b>	<b>2,589.84</b>	<b>(662.80)</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC	1	02	4510.01	5	4,615.31	3,505.89	(1,109.42)
Insurance - General Liability	1	02	4510.02	5	103.25	103.25	0.00
Insurance - Automobile	1	02	4510.03	5	625.72	549.30	(76.42)
Insurance - Workman's Comp	1	02	4510.04	5	779.48	778.72	(0.76)
Insurance - Fidelity Bond	1	02	4510.09	5	169.68	169.68	0.00
Insurance - Windstorm	1	02	4510.15	5	1,271.25	5,018.97	3,747.72
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00
Collection Losses	1	02	4570	5	8,523.00	0.00	(8,523.00)
<b>Total General Expense</b>					<b>18,587.69</b>	<b>12,625.81</b>	<b>(5,961.88)</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract	1	02	7540.4	5	0.00	5,950.00	5,950.00
Operating Exp For Property - C	1	02	7590	5	0.00	(5,950.00)	(5,950.00)
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>					<b>(84,554.99)</b>	<b>(113,977.84)</b>	<b>29,422.85</b>
<b>Net Income (Loss)</b>					<b>100,982.28</b>	<b>(31,792.28)</b>	<b>132,774.56</b>

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

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022
<b>Total Revenue</b>	<b>\$248,166.95</b>	<b>\$113,137.50</b>
<b>Total Administrative Expense</b>	<b>\$55,434.99</b>	<b>\$48,508.03</b>
<b>Total Utilities Expense</b>	<b>\$2,253.86</b>	<b>\$2,839.97</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$32,936.49</b>	<b>\$27,455.11</b>
<b>Total General Expense</b>	<b>\$16,308.98</b>	<b>\$16,997.75</b>
<b>Total Expenses</b>	<b>\$111,948.04</b>	<b>\$103,942.08</b>
<b>Operating Income (Loss)</b>	<b>\$136,218.91</b>	<b>\$9,195.42</b>



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

					Start: 07/01/2023	Start: 07/01/2022	
					End: 07/31/2023	End: 07/31/2022	Variance
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rental	1	03	3110	5	27,392.00	28,730.00	(1,338.00)
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)
<b>Total Rental Income</b>					<b>27,392.00</b>	<b>29,430.00</b>	<b>(2,038.00)</b>
<b>Other Income</b>							
Interest Earned on Gen Fund In	1	03	3610	5	3,106.99	1,780.28	1,326.71
Other Income-Tenants	1	03	3690	5	5,763.00	2,215.00	3,548.00
Other Income - OP Trans In Fro	1	03	3690.99	5	129,868.96	0.00	129,868.96
<b>Total Other Income</b>					<b>138,738.95</b>	<b>3,995.28</b>	<b>134,743.67</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Ye	1	03	8020	0	82,036.00	79,712.22	2,323.78
<b>Total Other Receipts</b>					<b>82,036.00</b>	<b>79,712.22</b>	<b>2,323.78</b>
<b>Total Revenue</b>					<b>248,166.95</b>	<b>113,137.50</b>	<b>135,029.45</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	1	03	4110	5	9,294.85	18,483.28	9,188.43
Legal Expense	1	03	4130	5	682.50	0.00	(682.50)
Travel	1	03	4150	5	78.00	0.00	(78.00)
Employee Benefits Cont - Admin	1	03	4182	5	1,717.42	3,370.59	1,653.17
Postage/FedEx/UPS	1	03	4190.03	5	94.51	93.93	(0.58)
Tenant Tracker	1	03	4190.10	5	0.00	10.00	10.00
Publications	1	03	4190.11	5	1,329.00	0.00	(1,329.00)
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,458.14	1,281.48	(7,176.66)
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00
Forms & Office Supplies	1	03	4190.17	5	355.07	69.20	(285.87)
Other Sundry Expense	1	03	4190.18	5	147.16	291.14	143.98
Administrative Contact Costs	1	03	4190.19	5	17,384.50	9,645.55	(7,738.95)
Management Fee Expense - AMP	1	03	4190.21	5	11,219.84	10,603.86	(615.98)
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00
AMP Bookkeeping Fees	1	03	4190.23	5	1,410.00	1,395.00	(15.00)
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00
<b>Total Administrative Expense</b>					<b>55,434.99</b>	<b>48,508.03</b>	<b>(6,926.96)</b>
<b>Tenant Services</b>							
Tenant Services - Salaries	1	03	4210	5	980.00	3,611.75	2,631.75
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	1,300.35	1,300.35
<b>Total Tenant Services</b>					<b>980.00</b>	<b>4,912.10</b>	<b>3,932.10</b>
<b>Utilities Expense</b>							
Water	1	03	4310	5	314.90	595.67	280.77
Electricity	1	03	4320	5	1,738.14	1,971.37	233.23
Gas	1	03	4330	5	147.38	126.42	(20.96)
Other Utility Expense - Sewer	1	03	4390	5	53.44	146.51	93.07
<b>Total Utilities Expense</b>					<b>2,253.86</b>	<b>2,839.97</b>	<b>586.11</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	1	03	4410	5	5,601.47	14,323.37	8,721.90
Materials	1	03	4420	5	1,738.45	1,481.29	(257.16)
Contract Cots-Extermination/Pe	1	03	4430.01	5	899.00	0.00	(899.00)
Contract Costs-Other Repairs	1	03	4430.03	5	2,370.00	0.00	(2,370.00)
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.30	10.34	(11.96)
Contract Costs-Auto/Truck Main	1	03	4430.08	5	1,715.60	610.73	(1,104.87)
Contract Costs-Maintenance	1	03	4430.09	5	2,802.82	0.00	(2,802.82)
Contract Costs-Other	1	03	4430.13	5	7,422.50	1,885.00	(5,537.50)
Contract Costs-Heating & Coolin	1	03	4430.17	5	1,090.09	0.00	(1,090.09)
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,600.00	4,350.00	(250.00)

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: 07/01/2023	Start: 07/01/2022	
					End: 07/31/2023	End: 07/31/2022	Variance
Contact Costs-Electrical Contr	1	03	4430.21	5	2,645.00	0.00	(2,645.00)
Connect/Disconnect Fees	1	03	4430.4	5	30.00	15.00	(15.00)
Garbage and Trash Collection	1	03	4431	5	190.06	370.77	180.71
Emp Benefit Cont - Maintenance	1	03	4433	5	1,809.20	4,408.61	2,599.41
<b>Total Ordinary Maintenance and Operation</b>					<b>32,936.49</b>	<b>27,455.11</b>	<b>(5,481.38)</b>
<b>Protective Services</b>							
Protective Services - Contract	1	03	4480	5	4,033.72	3,229.12	(804.60)
<b>Total Protective Services</b>					<b>4,033.72</b>	<b>3,229.12</b>	<b>(804.60)</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC	1	03	4510.01	5	5,604.31	4,103.55	(1,500.76)
Insurance - General Liability	1	03	4510.02	5	154.88	154.88	0.00
Insurance - Automobile	1	03	4510.03	5	843.36	740.36	(103.00)
Insurance - Workman's Comp	1	03	4510.04	5	1,315.37	1,314.09	(1.28)
Insurance - Fidelity Bond	1	03	4510.09	5	286.34	286.34	0.00
Insurance - Windstorm	1	03	4510.15	5	2,073.06	7,481.87	5,408.81
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00
Collection Losses	1	03	4570	5	3,115.00	0.00	(3,115.00)
<b>Total General Expense</b>					<b>16,308.98</b>	<b>16,997.75</b>	<b>688.77</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract	1	03	7540.4	5	65,000.00	114,000.00	49,000.00
Operating Exp For Property - C	1	03	7590	5	(65,000.00)	(114,000.00)	(49,000.00)
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>					<b>(111,948.04)</b>	<b>(103,942.08)</b>	<b>(8,005.96)</b>
<b>Net Income (Loss)</b>					<b>136,218.91</b>	<b>9,195.42</b>	<b>127,023.49</b>

Report Criteria PHA: 1 Project: '03'

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

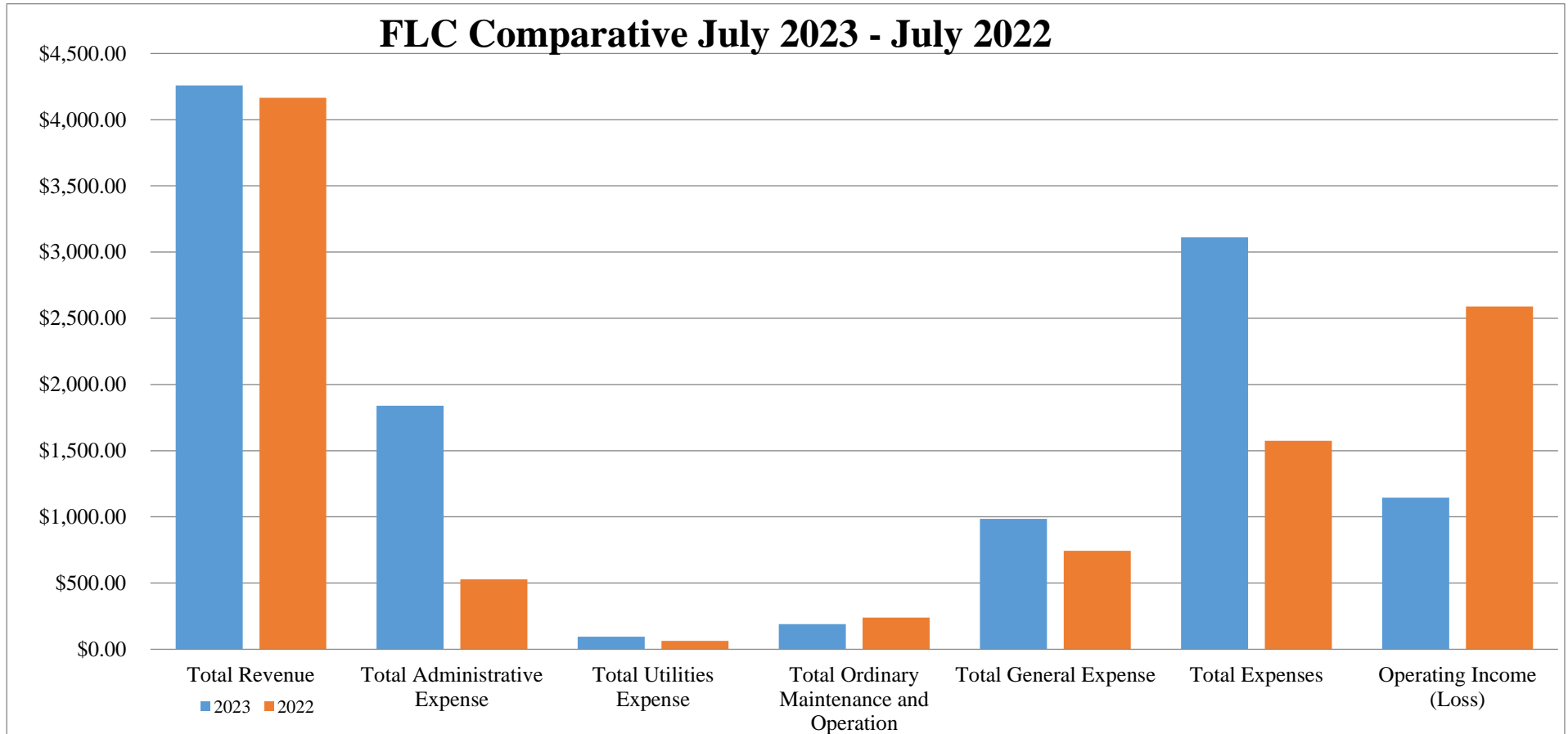
Custom 2: AMP3

Custom 3: PHA



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

	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022
<b>Total Revenue</b>	<b>\$4,257.51</b>	<b>\$4,164.53</b>
<b>Total Administrative Expense</b>	<b>\$1,840.48</b>	<b>\$528.98</b>
<b>Total Utilities Expense</b>	<b>\$95.68</b>	<b>\$63.91</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$189.83</b>	<b>\$239.12</b>
<b>Total General Expense</b>	<b>\$985.54</b>	<b>\$743.25</b>
<b>Total Expenses</b>	<b>\$3,111.53</b>	<b>\$1,575.26</b>
<b>Operating Income (Loss)</b>	<b>\$1,145.98</b>	<b>\$2,589.27</b>



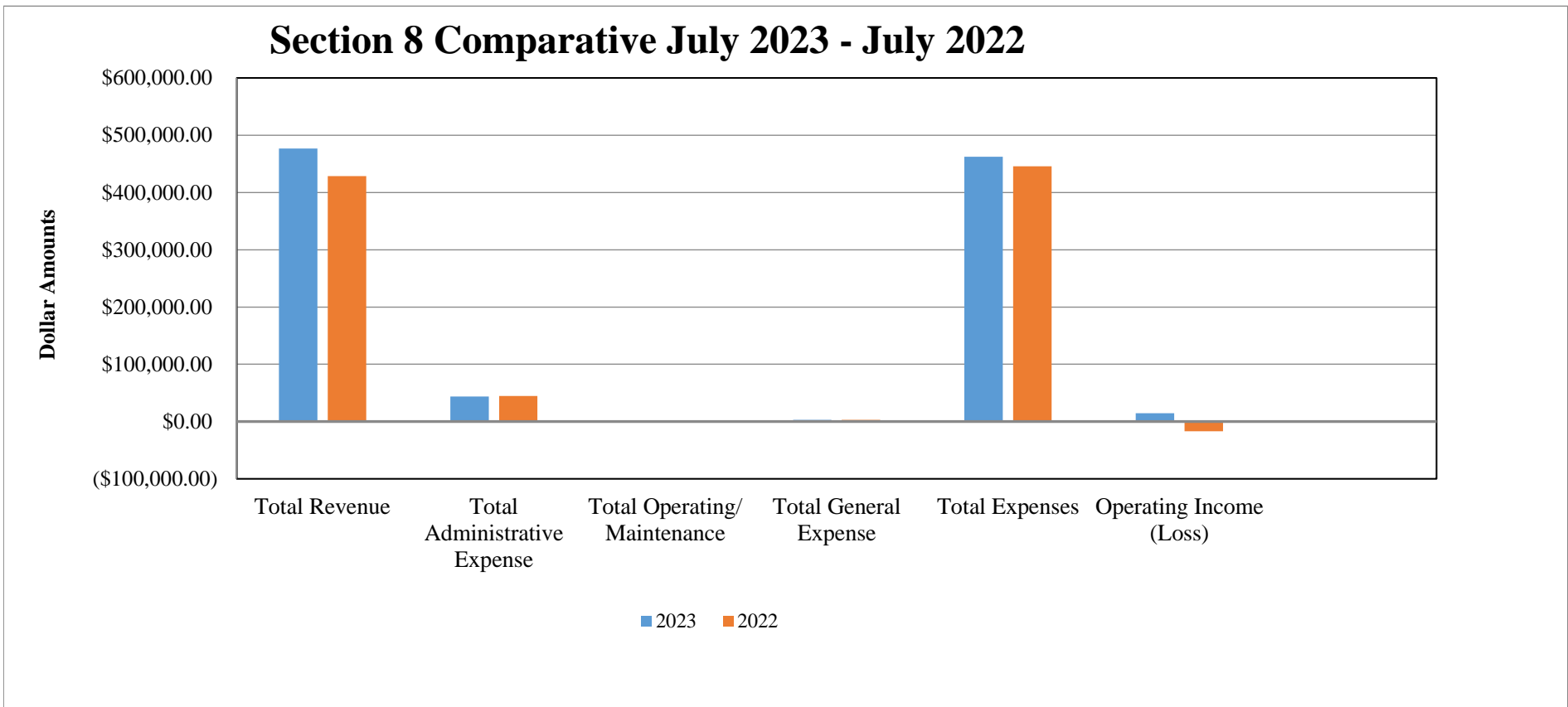
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Family Living Center

					Start: 07/01/2023	Start: 07/01/2022		
					End: 07/31/2023	End: 07/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	3,832.00	3,905.00	(73.00)	-1.87 %
<b>Total Rental Income</b>					<b>3,832.00</b>	<b>3,905.00</b>	<b>(73.00)</b>	<b>-1.87 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	270.51	214.53	55.98	26.09 %
Other Income-Tenants	3	01	3690	5	155.00	45.00	110.00	244.44 %
<b>Total Other Income</b>					<b>425.51</b>	<b>259.53</b>	<b>165.98</b>	<b>63.95 %</b>
<b>Total Revenue</b>					<b>4,257.51</b>	<b>4,164.53</b>	<b>92.98</b>	<b>2.23 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	144.70	248.32	103.62	41.73 %
Employee Benefits Cont - Admin	3	01	4182	5	10.51	86.70	76.19	87.88 %
Publications	3	01	4190.11	5	84.60	0.00	(84.60)	0.00 %
Other Sundry Expense	3	01	4190.18	5	1,600.67	193.96	(1,406.71)	-725.26 %
<b>Total Administrative Expense</b>					<b>1,840.48</b>	<b>528.98</b>	<b>(1,311.50)</b>	<b>-247.93 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	33.84	23.93	(9.91)	-41.41 %
Other Utility Expense - Sewer	3	01	4390	5	61.84	39.98	(21.86)	-54.68 %
<b>Total Utilities Expense</b>					<b>95.68</b>	<b>63.91</b>	<b>(31.77)</b>	<b>-49.71 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	3	01	4410	5	45.72	133.27	87.55	65.69 %
Contract Cots-Extermination	3	01	4430.01	5	45.00	0.00	(45.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	3.17	9.91	6.74	68.01 %
<b>Total Ordinary Maintenance and Operation</b>					<b>189.83</b>	<b>239.12</b>	<b>49.29</b>	<b>20.61 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	3	01	4510.01	5	824.16	597.66	(226.50)	-37.90 %
Insurance - General Liability	3	01	4510.02	5	15.46	15.49	0.03	0.19 %
Insurance - Windstorm	3	01	4510.15	5	145.92	130.10	(15.82)	-12.16 %
<b>Total General Expense</b>					<b>985.54</b>	<b>743.25</b>	<b>(242.29)</b>	<b>-32.60 %</b>
<b>Total Expenses</b>					<b>(3,111.53)</b>	<b>(1,575.26)</b>	<b>(1,536.27)</b>	<b>97.52 %</b>
<b>Net Income (Loss)</b>					<b>1,145.98</b>	<b>2,589.27</b>	<b>(1,443.29)</b>	<b>-55.13 %</b>

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

Start: 07/01/2023    Start: 07/01/2022  
End: 07/31/2023    End: 07/31/2022

<b>Total Revenue</b>	<b>\$476,892.82</b>	<b>\$428,796.13</b>
<b>Total Administrative Expense</b>	<b>\$43,761.49</b>	<b>\$44,604.22</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,180.71</b>	<b>\$1,180.71</b>
<b>Total General Expense</b>	<b>\$2,731.51</b>	<b>\$3,162.54</b>
<b>Total Expenses</b>	<b>\$462,414.71</b>	<b>\$445,940.47</b>
<b>Operating Income (Loss)</b>	<b>\$14,478.11</b>	<b>(\$17,144.34)</b>



## Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 07/01/2023	Start: 07/01/2022		
					End: 07/31/2023	End: 07/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	52,900.00	50,337.00	2,563.00	5.09 %
Interest Income HA Portion	7	01	3300	5	138.53	338.27	(199.74)	-59.05 %
Other Income - VO Op Reserve	7	01	3300.1	5	25.00	0.00	25.00	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	1,024.29	344.86	679.43	197.02 %
HAP Earned Income	7	01	4902	5	422,805.00	377,776.00	45,029.00	11.92 %
<b>Total Operating Income</b>					<b>476,892.82</b>	<b>428,796.13</b>	<b>48,096.69</b>	<b>11.22 %</b>
<b>Total Revenue</b>					<b>476,892.82</b>	<b>428,796.13</b>	<b>48,096.69</b>	<b>11.22 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	13,113.57	11,081.98	(2,031.59)	-18.33 %
Legal Expense	7	01	4130	5	0.00	5,001.75	5,001.75	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	2,650.49	3,317.21	666.72	20.10 %
Postage/FedEx/UPS	7	01	4190.03	5	469.45	466.60	(2.85)	-0.61 %
Tenant Tracker	7	01	4190.10	5	0.00	82.50	82.50	100.00 %
Publications	7	01	4190.11	5	1,227.70	0.00	(1,227.70)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	964.46	640.82	(323.64)	-50.50 %
Forms & Office Supplies	7	01	4190.17	5	0.00	33.20	33.20	100.00 %
Other Sundry Expense	7	01	4190.18	5	131.92	58.38	(73.54)	-125.97 %
Administrative Contact Costs	7	01	4190.19	5	8,477.40	6,610.28	(1,867.12)	-28.25 %
Asset Management Fee - AMP	7	01	4190.22	5	8,676.00	9,072.00	396.00	4.37 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,422.50	5,670.00	247.50	4.37 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	924.00	(36.00)	-3.90 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	577.50	(22.50)	-3.90 %
<b>Total Administrative Expense</b>					<b>43,761.49</b>	<b>44,604.22</b>	<b>842.73</b>	<b>1.89 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
<b>Total Operating Expenses</b>					<b>1,180.71</b>	<b>1,180.71</b>	<b>0.00</b>	<b>0.00 %</b>
<b>General Expense</b>								
Insurance - Automobile	7	01	4510.03	5	190.44	167.18	(23.26)	-13.91 %
Insurance - Workman's Comp	7	01	4510.04	5	828.20	827.39	(0.81)	-0.10 %
Insurance - Fidelity Bond	7	01	4510.09	5	180.29	180.29	0.00	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	(3.22)	91.31	94.53	103.53 %
Portability - Port In Deposits	7	01	4590.PID	5	(3,431.00)	(5,689.00)	(2,258.00)	39.69 %
Portability - Port In Expenses	7	01	4590.PIE	5	3,431.00	5,689.00	2,258.00	39.69 %
Portable Admin Fees Paid	7	03	4590.P	5	1,535.80	1,896.37	360.57	19.01 %
Portability - Port In Deposits	7	03	4590.PID	5	(428.00)	0.00	428.00	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	428.00	0.00	(428.00)	0.00 %
<b>Total General Expense</b>					<b>2,731.51</b>	<b>3,162.54</b>	<b>431.03</b>	<b>13.63 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	374,276.00	355,590.00	(18,686.00)	-5.25 %
HAP Payments - Utilities	7	01	4715.4	5	10,338.00	5,672.00	(4,666.00)	-82.26 %
Fraud Recovery HUD	7	01	4715.8	5	(25.00)	0.00	25.00	0.00 %
HAP Portability	7	01	4715.P	5	(2,533.00)	0.00	2,533.00	0.00 %
HAP Payments - Port Out	7	01	4715.PO	5	36.00	1,760.00	1,724.00	97.95 %
HAP Payments - Rents	7	02	4715.1	5	4,299.00	3,939.00	(360.00)	-9.14 %
HAP Payments - Rent - VASH	7	03	4715.1	5	14,697.00	12,838.00	(1,859.00)	-14.48 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	138.00	0.00	(138.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	11,580.00	15,431.00	3,851.00	24.96 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	543.00	912.00	369.00	40.46 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,310.00	750.00	(560.00)	-74.67 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	82.00	101.00	19.00	18.81 %
<b>Total Housing Assistance Payments</b>					<b>414,741.00</b>	<b>396,993.00</b>	<b>(17,748.00)</b>	<b>-4.47 %</b>

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

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

Custom 2: VOUCHER

Custom 3:

### Housing Authority of the City of Harlingen Comparative Income Statement Voucher

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	Start: 07/01/2023 End: 07/31/2023	Start: 07/01/2022 End: 07/31/2022	Variance	Variance %
<b>Total Expenses</b>	<u>(462,414.71)</u>	<u>(445,940.47)</u>	<u>(16,474.24)</u>	<u>3.69 %</u>
<b>Net Income (Loss)</b>	<u>14,478.11</u>	<u>(17,144.34)</u>	<u>31,622.45</u>	<u>-184.34 %</u>

Chief Financial Officer Report  
for September 27, 2023  
Highlights of Activities for August 2023

**Ongoing Activities:**

- Meetings for the month:
  - Staff meetings
  - Administrative meeting
  - HUD Training meeting
  - Maintenance meetings
  - Staff monthly meeting
  - Open Enrollment City meeting
  - Los Vecinos Construction meetings
  - Motivational staff meetings
  - Spectrum Fiber Discovery meeting
  - HUD Two-Year tool
  - Meetings with GMS Architects
- Prepared Weekly/Monthly Board and Goals Reports
- Assisted Mary with Low Rent 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
- Assisted interviewing temp. position candidates
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Completed IT interview sheet for the auditor
- Assisted and gathered information for the auditor and scheduled Fraud interviews
- Held PIC and Housing training for staff
- 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 August 11<sup>th</sup> & from home August 28<sup>th</sup> (8:00 a.m.-12:00 p.m.)

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

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

HR/Accounting Coordinator Report  
September 27, 2023  
Highlights of Activities for August 2023

- Prepared Weekly/Monthly Board, Admin Agenda, and Goals Reports
- Attended meetings for the month:
  - Staff meetings on Mondays
  - HUD San Antonio meeting
  - Maintenance meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday
  - Motivational staff meetings on Fridays
  - Open Enrollment City meeting
  - 2-Year Tool meeting
  - Admin meeting
  - Spectrum meeting
  - Aprio Audit meeting
- Reviewed and responded to emails and phone calls
- Entered benefit invoices and processed them for payment
- Interviewed candidates for Maintenance temp. and Clerk temp. positions
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances for the end of July
- Reviewed timesheets and processed August payrolls
- Prepared Maintenance presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for July
- Reviewed all July vehicle inspections completed and saved
- Processed and submitted the HART Retirement for July
- Printed out bank information for online rent payments
- Continued training Accounting Clerk
- Sent out employee evaluations
- Updated the Admin Agenda for Accounting
- Worked on additional audit information requested
- Submitted the count for the copiers to Archer
- Working with the managers on a job description for a clerk position
- Reviewed the TML insurance for October renewal

Please let me know if you have any questions.

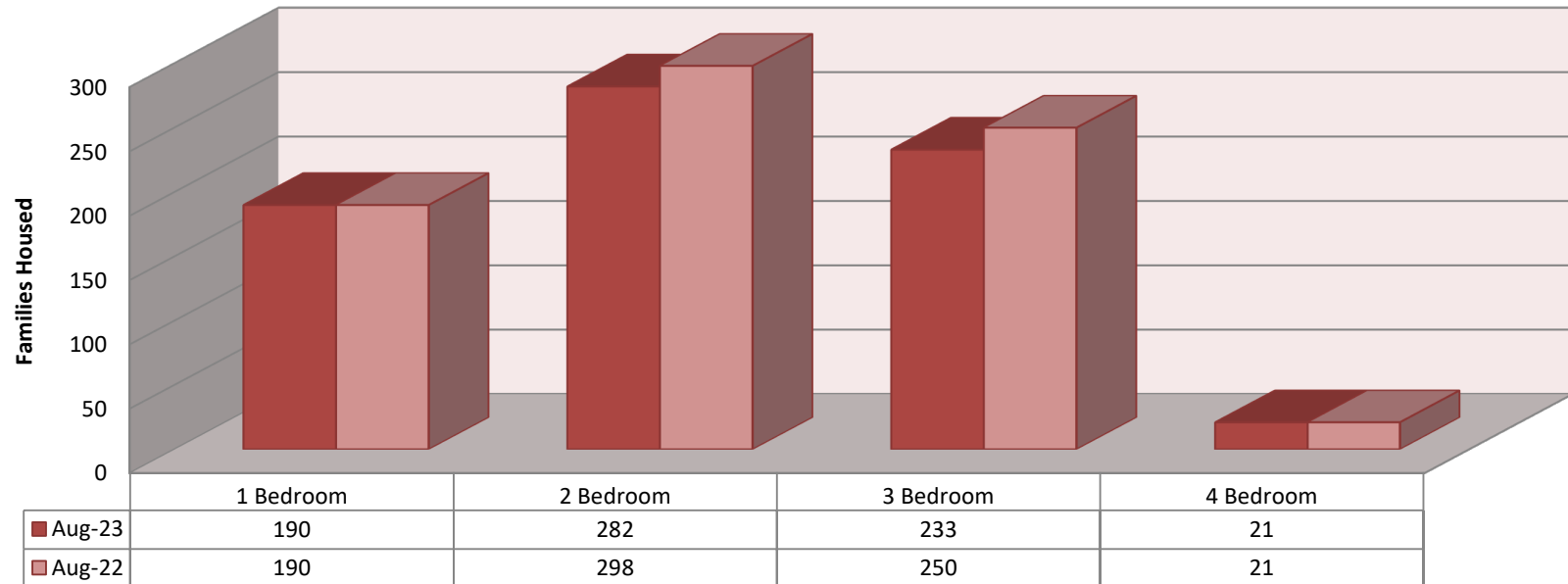
Thank you,

Melissa Guajardo  
HR/Accounting Coordinator

## Board Meeting Report September 27, 2023

**Total Alloted Vouchers: 743**  
**Vouchers Leased: 726**  
**Pending Vouchers: 17**  
**Vouchers Seaching: 78**

### HCV/Section 8 Program Comparison of Leased Vouchers August 2023/2022

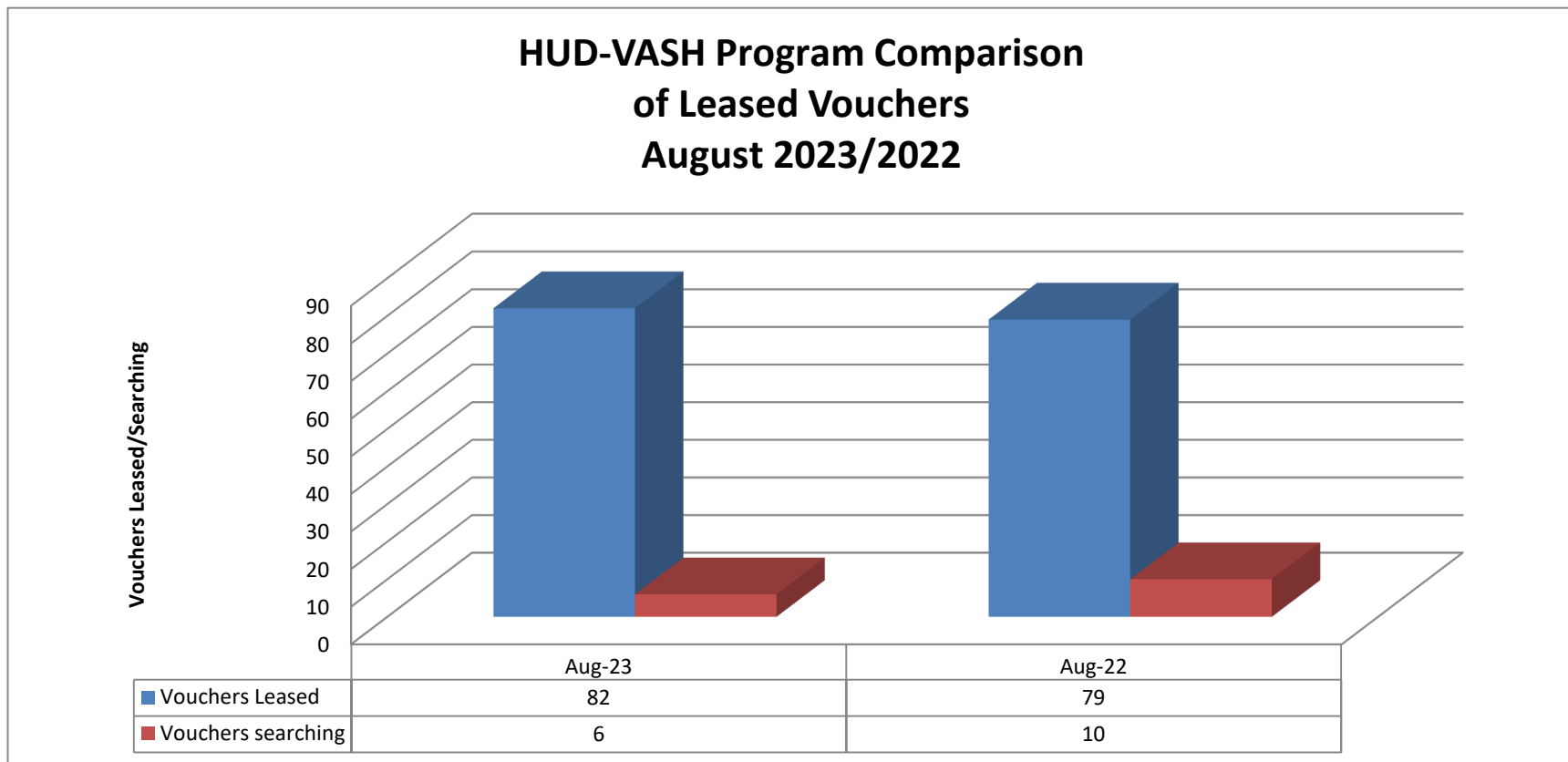


<b>Total Families on Waiting List</b>	<b>622</b>
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**Board Meeting Report  
September 27, 2023**

**Total Alloted Vouchers: 87  
VASH Vouchers Leased: 82  
Port-outs: 50  
Housed in Harlingen: 32**



# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

## Board Meeting Report September 27, 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  
July 2023 Score is  
98.31%

### Quality Control

File audit was held on August 25, 2023 at Le Moyne Gardens  
4 files were audited

### Activities for the month of August 2023:

- Assist staff with case files & inspections as needed
- Section 8 Applications were on August 10<sup>th</sup> (20 were received)
- Issued HAP Checks for September 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 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 August 2023	261	223	185	82	573	573	104	9	11	57
January through August 2022	238	191	190	34	537	537	168	26	73	63
<b>Increase</b>	<b>23</b>	<b>32</b>	<b>0</b>	<b>48</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Decrease</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>17</b>	<b>62</b>	<b>6</b>

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
Jul-23	30	30	21	19	72	72	24	1	1	1
Aug-23	42	33	14	6	79	79	32	4	0	0
YTD	261	223	185	82	573	573	104	9	11	57

**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	0	12	3
Jul-22	31	9	23	8	58	58	16	1	11	9
Aug-22	29	32	20	5	75	75	5	15	1	5
YTD	258	191	190	34	537	537	168	26	73	63

**Housing Authority of the City of Harlingen, Texas**

**August 31, 2023**

**Low Rent Monthly Occupancy Report**

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	<b>HHH Totals</b>
Units Leased →	147	112	18	3	4	193	<b>477</b>
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	<b>9</b>

***Vacancies***

Market Conditions →	0	0	0	0	0	0	<b>0</b>
CFP →	0	0	0	0	0	0	<b>0</b>
Bedroom Size 1 bed	0	0	0	0	0	0	<b>0</b>
2 bed	1	3	0	1	0	3	<b>8</b>
3 bed	1	2	1	0	0	0	<b>4</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	2	5	1	1	0	3	<b>12</b>
Total Vacancies →	<b>2</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>12</b>

Total Units per Development →	<b>150</b>	<b>120</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>200</b>	<b>498</b>
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Notation: Data based on Manager's Monthly Reports Submitted 8/31/2023

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:**                      98.67%              95.83%              95.00%              75.00%              100.00%              98.50%              **97.59%**

\* **VACANCY RATE:**                        1.33%                4.17%                5.00%                25.00%                0.00%                1.50%                **2.41%**

\* does not include CFP units

<b>Total Points per AMP</b>	16	8	8	0	16	16	
					<b>GRAND TOTAL POINTS</b>		<b>12</b>

*Per unit Fee count*              148              115              19              3              4              197              486

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 September 27, 2023

Activities for the month of August

WAITING LIST AS OF 08-31-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	49
2 Bedroom	07
3 Bedroom	12
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 71

Unit offers mailed: 68

Security Deposits received: 8

Applications ready for review as of 8-31-2023: 17

Applications pending: 59

## LOW RENT PROGRAM

### Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled <i>(after two unit offers)</i>	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through August 2023	621	584	130	218	59	270	59	51	19%
January through August 2022	582	554	72	213	52	180	44	30	17%
<b>Increase</b>	<b>39</b>	<b>30</b>	<b>58</b>	<b>5</b>	<b>7</b>	<b>90</b>	<b>15</b>	<b>21</b>	<b>2%</b>
<b>Decrease</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

**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	11%
Jun-23	99	94	13	18	15	50	15	9	8%
Jul-23	84	81	24	72	5	35	4	11	31%
Aug-23	95	91	17	42	20	68	9	9	13%
YTD Total:	621	584	130	218	59	270	59	51	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%
Jul-22	79	83	11	2	4	15	6	5	33%
Aug-22	103	95	0	16	0	35	5	2	6%
YTD Total:	582	554	72	213	52	180	44	30	17%

Report By: Nancy Garza -Admissions Coordinator



**Date: September 1, 2023**

**To: Harlingen Housing Authority Board of Commissioners**

**From: Mary Prieto, Senior Property Manager**

**Subject: September 27, 2023, Public Housing Board Report-July and August 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.

**June and July 2023 Score is 100%**

**Monthly HUD reports:**

Monitored 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:**

Monitored 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 HCV/S8 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 continues, 82% of the Public Housing residents are connected to high-speed internet wi-fi with Spectrum.

Trained 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.

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

**Resident and Youth Activities Board Report**  
**September 27, 2023**  
**July and August Activities**

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

- Los Vecinos – July 12<sup>th</sup>; July 26<sup>th</sup>; August 9<sup>th</sup>; and August 23<sup>rd</sup> 2023 at 2:00 p.m.
  - Topics discussed street repairs at Los Vecinos, Back to School Event and the upcoming scholarship fundraisers - 5 residents attended
- Bonita Park – July 11<sup>th</sup>; July 25<sup>th</sup>; August 8<sup>th</sup>; and August 22<sup>nd</sup> 2023 at 2:00 p.m.
  - Topics discussed Back to School Event and the upcoming scholarship fundraisers– 18 residents attended
- Sunset Terrace – July 12<sup>th</sup>; July 26<sup>th</sup>; August 9<sup>th</sup>; and August 23<sup>rd</sup> 2023 at 10:00 a.m.
  - Topics discussed Association recruitment, Back to School Event and the upcoming scholarship fundraisers – 0 residents attended
- Le Moyne Gardens – July 13<sup>th</sup>; July 27<sup>th</sup>; August 10<sup>th</sup>; and August 24<sup>th</sup> 2023 at 1:00 p.m.
  - Topics discussed Back to School Event and the upcoming scholarship fundraisers – 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. We harvested chili peppers and tomatoes.
- Los Vecinos closed due to street construction

**Recycling Program:**

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

**Little Free Libraries:**

- The Little Free Libraries are refilled and sanitized weekly. Managers refill an average of 20 books at each site

**Book Rich Environment (BRE) Initiative/BRE Story time on Facebook:**

- The peer-to-peer call meeting was on July 27, 2023, no updates given
- BRE Story time was presented in:
  - July 2023 by Le Moyne Gardens - Officer Orlando Gonzales, Courtesy Officer at Le Moyne Gardens read “Good Night Sweetie” by Joyce Wan
  - August 2023 by Bonita Park - Officer Oscar Freitag, Courtesy Officer at Sunset Terrace read "The Wheels on the Bus” by Laura Zarrin

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

- July 11, 2023 – Demystifying the Science of Reading: Myth-Busting Recent State Legislation
- July 17, 2023- Building on Common Ground: A Governors’ Conversation
- July 18, 2023- Locked Out of Literacy: Causes, Consequences, and Costs
- July 19, 2023- AI-Enhanced Efficacy: Assisting the Adults Helping Children
- July 20, 2023- Global Perspectives on Post-Pandemic Academic Recovery
- August 1, 2023 - Reading for Life: The Impact of Child Literacy on Health Outcomes
- August 8, 2023 - Following the Science: Bilingualism as an Asset Supporting Early Brain Development
- August 15, 2023 - Play + Relationships + Academics: Teaching in the Ways Kindergartners Learn Best
- August 22, 2023 - Preventing Burnout and #Resignation: Investing in Teacher Coaching and Support

**Resident and Youth Activities Board Report**  
**September 27, 2023**  
**July and August Activities**

- August 29, 2023 - Closing the Gap: Improving Attendance for Our Youngest Learners with Attendance Works

**2023 NAHRO Awards of Merit: The Award of Merit Applications were submitted March 16, 2023.**

- Annual Back to School Event at Market Days and Covid-19 Vaccines in Public Housing
- Update:
  - On July 27, 2023 we received the Merit award for the Annual Back to School Event at Market Days and COVID-19 Vaccines in Public Housing
  - We were nominated for the Award of Excellence for the Annual Back to School Event at Market Days

**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 was distributed.

**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:**

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- Family Learning Centers closed for the summer, tentative start date is September 11, 2023
- The HAHC scholarship recipients were recognized at the July 19, 2023 Board meeting and featured in the Valley Morning Star newspaper on July 23, 2023

**Events:**

- August 1, 2023 - HPD National Night Out from 6:00 p.m.-9:00 p.m. Mary Prieto, Cynthia De La Fuente, Evelyn Castillo, and Eneida Alonso attended
  - 200 books were distributed as a part of the BRE initiative along with program flyers
- August 5, 2023 - Back to School Event at Market Days from 9:00 a.m. to 3:00 p.m. the Low Rent Team and the HCV/S8 Team attended
  - 264 books were distributed as a part of the BRE initiative along with program flyers, and school supplies. (Pencils, pens, sharpeners, rulers, erasers, etc.)
- August 8, 2023- Behavioral Health Solutions, Su Clinica, Family Crisis Center held a health and safety awareness presentation at Le Moyne Gardens 7 families attended, and children played games
- August 11, 2023 - HCISD Texas Parent Day from 9:00 a.m.-12:00 p.m. Evelyn Castillo and Mary Prieto attended
  - 200 books were distributed as a part of the BRE initiative along with program flyers and school supplies. (Pencils, pens, sharpeners, rulers, erasers, etc.)

**Resident and Youth Activities Board Report**  
**September 27, 2023**  
**July and August Activities**

<b>Family Learning Center</b>	<b>Number of Mentors</b>	<b>Number of students attending</b>	<b>Number of apartments utilizing center</b>
<b>Los Vecinos</b> <b>Master Teacher: Ms. Cano</b>	0	0	0
<b>Bonita Park</b> <b>Master Teacher: Mrs. Cavazos</b>	0	0	0
<b>Sunset Terrace</b> <b>Master Teacher: Mrs. Aguirre</b>	0	0	0
<b>Le Moyne Gardens:</b> <b>Master Teacher: Mr. Leal</b>	0	0	0

<b>Tentative 2024 Scholarships Due Date:</b>				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/2024	0	0	0
TX NAHRO	2/2024	0	0	0
HAHC	4/2024	0	0	0
HAVE-STR	5/2024	0	0	0
Los Vecinos Tenant Association	4/2024	0	0	0
Sunset Tenant Association	4/2024	0	0	0
Bonita Park Tenant Association	4/2024	0	0	0
Le Moyne Gardens Tenant Association	4/2024	0	0	0
NELROD	5/2024	0	0	0

# Resident and Youth Activities Board Report September 27, 2023 July and August Activities

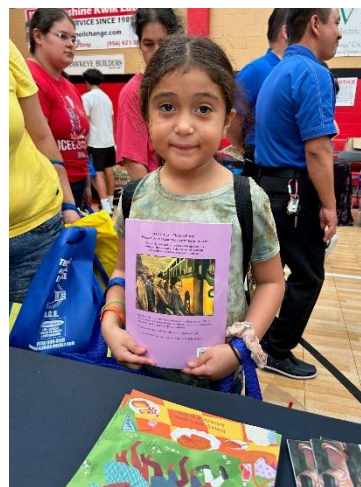
## HPD National Night Out



## Back to School Event



## Texas Parents Day





**HARLINGEN****Housing Authority**

September 27, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

July and August

**Units ready to rent for the Months of July and August 2023**

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	250	9	0	0	2
Bonita Park	0	104	0	0	1
Le Moyne Gardens	2	109	38;54;115;89	0	6
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>9</b>

**Work orders completed for the Months of July and August 2023**

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
07/01/2023 - 07/31/2023	135	78	196	34	443
08/01/2023 – 08/31/2023	121	82	214	24	441

**Work orders completed for the Months of July and August 2022 (Comparison)**

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
07/01/2022 – 07/31/2022	108	64	71	29	272
08/01/2022 – 08/31/2022	119	68	105	12	304

**Date: September 1, 2023**

**To: Harlingen Housing Authority Board of Commissioners**

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

**Subject: September 27, 2023, Board Report-July/August Activities**

**Report on Contracts:**

**Los Vecinos AMP #010:**

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

Clore Construction is working on the street and parking repairs on Pierce Street. This job is 20% complete.

Rudy De La Cruz installed windows at apartment #305. This job is 100% complete.

Rudy De La Cruz installed new floor at Learning Center. This job is 100% complete.

Southern Construction repaired mailboxes. 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.

Southern Construction completed urgent plumbing repairs at Bonita Park Office. This job is 100% complete.

Rudy De La Cruz prepared apartment #50 for rent. This job is 100% complete.

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

**Aragon Duplexes / Arroyo Vista Court AMP #020:**

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

**Sunset Terrace AMP #020:**

Rudy De La Cruz remodeled apartment #03. This job is 100% complete.

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 #89 for rent. This job is 100% complete.

Rudy De La Cruz remodeled bathroom apartment #02 . This job is 100% complete.

Rudy De La Cruz remodeled apartment #109. This job is 100% complete.

Rudy De La Cruz installed double pane windows at apartment #04. This job is 100% complete.

Serv Pro completed biohazard clean up at apartment #02. This job is 100% complete.

Rio Sprinkler completed back flo testing at community gardens. 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 ½ Jackson St.**

Tejas Fire Systems repaired the fire suppression system at the Boys and Girls Club at Le Moyne Gardens. This job is 100% complete.

Big Fellas A/C LLC repaired the A/C system at apartment #208 at the Family Living Center. This job is 100% complete.



## Accounting Assistant /MIS Coordinator Board Report

September 27, 2023

August 2023 Activities

- Attended weekly Staff meetings
- Attended the Administrative meeting
- Attended the HUD Field office meeting
- Attended the HCV/S8 2-year tool meeting
- Attended temporary staff interviews
- Attended the Spectrum Fiber meetings via phone and person
- Attended the Spectrum Fiber site visits
- Went with Ms. Ariana to Post office as needed
- Attended the Los Vecinos construction meetings as needed
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board Meeting
- Gathered and submitted information to the Auditors
- 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 Le Moyne Gardens in the morning on 8-11-23 due to disinfecting of the COCC
- Worked from home in the morning on 8-28-23 due to disinfecting of the COCC
- CNG updates: Lobby computers have been installed and are working well
- Verified hard drives were removed from computers going to auction

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: September 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the September 27, 2023, Annual 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:**

September 01, 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:**

**September 2023: Schedule may change at any time**

- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 01: H. Benavides Annual Leave
- 01: Update & Finalize all Board Reports by 12 (noon) for Annual Board Mtg.
- 01: Friday Staff Mtg at 3:00 p.m. (Quotes on Grandparent's Day)
- 01: Cameron County Sheriff's Night Out at Bass Pro Shop 7-9pm
- 02: Market Days Downtown! BRE Reading of Books to Community
- 04: Holiday (Labor Day)
- 05: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LV, LMG, BP)
- 05: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 05: (Tuesday) Monday Staff Mtg at 10:00 a.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.
- 07: HCISD Counselors Mtg at 11:30 a.m. with Managers at Main Office
- 07: Family Learning Center registration at sites from 4:00 – 7:00 p.m.
- 07: C. Lucio Accounting Evaluation review at 2:30 p.m. (3) employees
- 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: Aprio Auditor Interview by phone call with H. Benavides at 9:30 a.m.
- 11: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 11: Aprio Auditor Interview by phone call with Chair Perez at 10:30 a.m.
- 11: Family Learning Centers open at sites from 4:00 – 7:00 p.m.
- 12: Pest Control at Los Vecinos
- 12: LMG NINOS Head Start Renovations Mtg at 10:00 a.m.
- 12: Harlingen Convention Center Appt at 3:30 p.m. Ariana, Nancy & Patty

- 13: Pest Control at Bonita Park
- 13: Annual Board Mtg Practice at COCC Training Rm at 10:00 a.m.
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV 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: Disinfect & Sanitize Offices BP at 9am & ST at 11am (offices closed)
- 14: Thursday Maintenance Mtg at 3:00 p.m. (Annual Board Mtg Attire)
- 15: Disinfect & Sanitize Main Office at 9am (Office closed)
- 15: Annual Board Mtg Practice at LMG at 10:00 a.m. (Learning Center)
- 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 & HCV/S8 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: Annual Board Mtg Practice at LMG at 10:00 a.m.
- 20: Annual Board Mtg Practice at BP at 10:00 a.m.
- 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: Annual Board Mtg Practice at ST at 10:30 a.m.
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 22: Annual Board Mtg Practice at LV at 10:00 a.m.
- 22: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.
- 22: Friday Staff Mtg at 3:00 p.m. (Quotes on 1<sup>st</sup> Day of Fall)
- 25: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV, 12pm COCC & 1pm ST (Offices Open at 1:00 p.m. Except ST)
- 25: Security Mtg at 9:00 a.m. Webex
- 25: Annual Board Mtg Practice Webex at 10:00 a.m.
- 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: Annual Board Mtg Practice at Harlingen Convention Center 3:00 p.m.
- 27: All Offices Closed Due to Annual Board Mtg 8:00 a.m. – 2:00 p.m.
- 27: Annual Board Mtg Practice at Harlingen Convention Center 9:00 a.m.
- 27: All Offices Open at 2:00 p.m. – 5:00 p.m.
- 27: Annual Board Mtg at 11:30 a.m. Invocation by Mary Prieto
- 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 and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 02: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LV, LMG, BP)
- 02: Security Mtg Monday at 9:00 a.m. Webex
- 02: Monday Staff Mtg at 10:00 a.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 10:00 a.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: Pest Control at Bonita Park
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 12: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 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 (EIV)
- 13: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 13: Board Mtg Practice at 10 a.m. at LV
- 13: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 10/24/2023
- 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 & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 16: Agendas due for HCV/S8 & LR by 12 noon for Mtgs on 10/25/2023
- 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 Cynthia Lucio  
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 10:00 a.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 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. (Alt. date)
- 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 BP, 11am LV, 12pm COCC & 1pm ST (**Offices Open at 1:00 p.m. Except ST**)
- 30: Security Mtg at 9:00 a.m. Webex
- 30: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 31: Happy Halloween!
- 31: Financial Workshop at 10:00 a.m. (Alt. Date)
- November 2023: Schedule may change at any time**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 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: HCV/S8 Annual Landlord Conference at Le Moyne Gardens from 9:00 a.m. 11:00 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
- 04: Financial Workshop 9:00 a.m. (Alt. Date)
- 05: Time Change (Fall Back)**
- 06: BRE Read a Book to children on HHA Facebook (1<sup>st</sup> Monday of month LV, LMG, **BP**)
- 06: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 07: Election Day!
- 07: Board Mtg Practice at 9:00 a.m. at LMG
- 07: Financial Workshop at 10:00 a.m.
- 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 Open at 1:00 p.m.)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 09: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 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 Open at 1:00 p.m.)
- 10: Board Mtg Practice at 10:00 a.m. at LV or Webex
- 10: Friday Staff Mtg at 3:00 p.m. (Quotes on Veteran's Day)
- 11: Veterans Day!
- 11: Financial Workshop at 9:00 a.m.
- 13: Security Mtg Monday at 9:00 a.m. Webex at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 13: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 14-15: Board Mtg Practice at 9:00 a.m. at Los Vecinos
- 15: Regular Board Meeting 12:00 p.m. (Noon) at LV Invocation by Melissa Guajardo
- 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 Mtg 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 & HCV/S8 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 BP, 11am LV, 12pm COCC & 1pm ST (Offices Open at 1:00 p.m. Except ST)
- 27: HAP&UA Checks for December 2023
- 27: Security Mtg Monday at 9:00 a.m. Webex
- 27: Monday Staff Mtg at 10:00 a.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: Update Community letters with office hours and staff
- 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 (1<sup>st</sup> Monday of month LV, LMG, BP)
- 04: Security Mtg at 9:00 a.m. Webex



- 04: **Monday Staff Mtg at 10:00 a.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 10:00 a.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 Open at 1:00 p.m.)**
- 13: Board Mtg Practice at 9:00 a.m. at BP
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am **(Offices Open at 1:00 p.m.)**
- 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 **(Offices Open at 1:00 p.m.)**
- 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 & HCV/S8 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.
- 20-21: Pest Control at Le Moyne Gardens
- 21: Los Vecinos Construction Mtg at 9:00 a.m.
- 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 BP, 11am LV, 12pm COCC & 1pm ST **(Office Open at 1:00 p.m. Except ST)**
- 26: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 26: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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: Update Community letters with office hours and staff
- 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 1<sup>st</sup>Monday of month by LV, LMG, BP
- 02: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 02: (Tuesday) Monday Staff Mtg at 10:00 a.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 Mtg 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 10:00 a.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 Open at 1:00 p.m.)
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 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 (Offices Open at 1:00 p.m.)
- 12: Board Mtg Practice at 10:00 a.m. at LV
- 12: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 01/23/2024
- 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: Agendas due for HCV/S8 & LR by 12 noon for Mtgs on 01/24/2024
- 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.
- 17-18: Pest Control at Le Moyne Gardens
- 18: Financial Workshop at 10:00 a.m.??
- 19: Calendars due (AMPs will add Resident services and FLC activities)
- 19: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 20: Financial Workshop at 9:00 a.m.??
- 22: Security Mtg at 9:00 a.m. Webex
- 22: Monday Staff Mtg at 10:00 a.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 1:00 p.m.  
Tentative Agenda for Mtg due by Accounting Team, Friday, 01/12/24 at 12 p.m.



- 23: 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: Financial Workshop at 10:00 a.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)
- 27: Financial Workshop at 9:00 a.m.??
- 29: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV,  
12pm COCC & 1pm ST (**Office Open 1:00 p.m. Except ST**)
- 29: Security Mtg at 9:00 a.m. Webex
- 29: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 31: Review Board Packet by Administration at 10:00 a.m. & 2:00 p.m.
- February 2024: Schedule may change at any time**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 02: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_ Day)
- 03: Market Days Downtown! BRE Reading of Books to Community
- 05: BRE Read a Book to children on HHA Facebook 1<sup>st</sup>Monday of month by LV, LMG, **BP**
- 05: Security Mtg at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 07: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (**Offices Open at 1:00 p.m.**)
- 07: City of Harlingen Mtg at 5:30 p.m.
- 08: Disinfect & Sanitize Offices BP at 9am & ST at 11am (**Offices Open at 1:00 p.m.**)
- 08: HCV/S8 Applications (20)
- 08: Los Vecinos Construction Mtg at 9:00 a.m.
- 08: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 08: Thursday Maintenance Mtg at 3:00 p.m. Webex
- 09: Disinfect & Sanitize Main Office at 9am (**Offices Open at 1:00 p.m.**)
- 09: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_ Day)
- 12: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 12: Security Mtg at 9:00 a.m. Webex
- 12: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 13: Pest Control at Los Vecinos
- 13: Board Mtg Practice at 9:00 a.m. at LMG
- 14: Board Mtg Practice at 9:00 a.m. at BP
- 14: Pest Control at Bonita Park
- 15: Board Mtg Practice at 9:00 a.m. at LV
- 16: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 19: Security Mtg at 9:00 a.m. Webex
- 19: Board Mtg Practice at 9:30 a.m. ST
- 19: Low Rent Monthly Reports at 11:00 a.m. (**PIC Reports LR & S8**)

- 19: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 20-21: Board Mtg Practice at 9:00 a.m. at COCC
- 21: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Mary Prieto
- 21: Overview of Board Mtg at 2:00 p.m.
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21-22: Pest Control at Le Moyne Gardens
- 22: Thursday Maintenance Mtg at 3:00 p.m. at
- 23: Audit & Review files by PH & S8 at 8:30 a.m.at
- 23: Board Reports are Due at 12:00 p.m. (noon)
- 23: Tentative Board Agendas due for March, April & May 2024
- 23: March 20, Board Agenda & Minutes for February 21, Board Mtg due 12(noon)
- 23: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 26: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV, 12pm COCC & 1pm ST (**Offices Open at 1:00 p.m. Except ST**)
- 26: Security Mtg at 9:00 a.m. Webex
- 26: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- March 2024: Schedule may change at any time**
- 01: Update Community letters with office hours and staff
- 01: **Flyers for Scholarship for High School Graduating Seniors 2024!!**
- 01: Update & Finalize all Board Reports by 12 (noon) for Annual Board Mtg.
- 01: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 02: Market Days Downtown! BRE Reading of Books to Community
- 05: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month **LV**, LMG, BP
- 05: Security Mtg at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 10:00 a.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 Mtg at 9:00 a.m.
- 07: HCISD Counselors Mtg at 11:30 a.m. with Managers at Main Office???
- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 10: Time Change (Spring Forward)
- 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 10:00 a.m. Maintenance on Call 956-893-2360
- 12: Pest Control at Los Vecinos
- 12: Board Mtg Practice at LMG at 9:00 a.m.
- 13: Pest Control at Bonita Park
- 13: Board Mtg Practice at BP at 9:00 a.m.
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (**Offices Open at 1:00 p.m.**)
- 14: HCV/S8 Applications (20)
- 14: Los Vecinos Construction Mtg at 9:00 a.m.
- 14: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am (**Offices Open at 1:00 p.m.**)
- 14: Thursday Maintenance Mtg at 3:00 p.m.
- 15: Disinfect & Sanitize Main Office at 9am (**Offices Open at 1:00 p.m.**)
- 15: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_ Day)
- 18: Security Mtg at 9:00 a.m. Webex

- 18: Board Mtg Practice at ST at 9:30/10am
- 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 COCC at 9:00 a.m.
- 20: Regular Board Mtg at 12:00 p.m. (Noon) Invocation by Mary Prieto
- 20: Board Mtg Overview at 2:00 p.m. Webex
- 20: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21: Los Vecinos Construction Mtg at 9:00 a.m.
- 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 \_\_\_\_\_ day)
- 25: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV, 12pm COCC & 1pm ST (Offices Open at 1:00 p.m. Except ST)
- 25: Security Mtg at 9:00 a.m. Webex
- 25: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 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
- 29: Vehicle Inspection at COCC at 10/11 a.m.
- 29: April 17, Board Agenda & Minutes for March 20, Board Mtgs due 12(noon)
- 29: Board Reports are Due 12:00 p.m. (noon)
- 29: Tentative Board Agendas due for April, May & June 2024
- 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 \_\_\_\_\_ day)

#### **Summary of Ongoing Activities:**

**TRAINING / CONFERENCES:** I attended the Texas Housing Association (THA) Conference, August 21-24, 2023, in Houston, Texas. The focus of the Conference was on changes to HUD from server base to cloud base reporting and the National Standard Physical Inspections Real Estate (NSPIRE) Inspections. The 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 2<sup>nd</sup> 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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month at 3:00 p.m. The 2<sup>nd</sup> Thursday maintenance meetings are through Webex and the 4<sup>th</sup> 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 continues and we are meeting every Thursday at 9:00 a.m. at the Los Vecinos site. The Administrative Staff reviewed the Minutes for the July 19, 2023, Regular Board Meeting and the agenda for the September 27, 2023, Annual Board Meeting. We also reviewed the Minutes for the July 19, 2023, HAHC Board of Directors Meeting and the agenda for the September 27, 2023, HAHC Annual Board of Directors Meeting.

\*2023 Schedule of Board Meetings is attached, and some board meetings will be held at the main office and at the AMPs/sites. Next Board Meeting is the Board Meeting and is scheduled on Wednesday, October 18, 2023, at 12:00 p.m. at 219 E. Jackson Street, Harlingen, Texas. 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.
<b>August 2023 No Board Meeting Scheduled</b>			
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 <sup>th</sup> Harlingen, TX 78550	12:00 P.M.



# **Hilda Benavides** **Chief Executive Officer** **15 Years of Service**

*[click here for agenda](#)*



# Harlingen Housing Authority Annual Report 2023

*[click for next slide](#)*



# HOUSING AUTHORITY OF THE CITY OF HARLINGEN

Annual Report 2023

**The Harlingen Housing Authority's Mission** is to provide and develop affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization. Our Vision is to serve others with the highest level of professionalism, integrity, honesty, fairness, and equality. Our goal is to motivate and empower families to improve their quality of life and achieve self-sufficiency.

The Harlingen Housing Authority administers two (2) primary programs that assist over 1,321 families within our Harlingen Community. These programs are the Public Housing/Low Rent Program and Housing Choice Voucher/Section 8 Program. These programs are federally funded by the U.S. Department of Housing and Urban Development (HUD).

**Partnerships & Collaborative** efforts are a must for our Agency.

We take this opportunity to thank everyone who joined us today. I want to express my appreciation to Mayor Norma Sepulveda, City Manager Gabriel Gonzalez, and the City Commissioners for their continued interest and support. I enjoy working with our community and look forward to restoring and expanding affordable housing.

Sincerely,

Hilda Benavides,

Chief Executive Officer

Thank You!

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# THE LOS VECINOS APARTMENTS



[Click for next slide](#)



# THE BONITA PARK APARTMENTS



[Click for next slide](#)



# THE SUNSET TERRACE APARTMENTS



[Click for next slide](#)



# THE ARROYO VISTA COURT & ARAGON APARTMENTS



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# 2023 SCHOLARSHIP RECIPIENTS



**Santiago Jonguitud**  
Harlingen High School



**Samuel Pedraza**  
Harlingen High School



**Melany Leandro**  
Harlingen High School

**Board of Directors:**  
Carlos "Charlie" Perez, President  
Irma Sánchez Peña, Vice-President  
Carlos Muñoz  
Bettina Elliott  
Maria Ines Borjas

**Counselor:**  
Law Office of  
Alan T. Ozuna

**Chief Executive Officer:**  
Hilda Benavides

## Congratulations to our 2023 Harlingen Affordable Housing Corporation Scholarship Recipients for a job well done!

A special thank you to our  
Scholarship Contributors

Griffis Living Trust – Executor John S. Daly

Mr. & Mrs. Bobby (Robin) Farris

Mr. & Mrs. Heriberto (Liz) Medrano

Mr. & Mrs. Brendan (Anne) Hall

Mr. & Mrs. Blas (Melinda) Cantu, Jr.

Mr. & Mrs. James Denison

Mr. Frank Boggus

Mr. Matt Gorges

Mr. Dean Hall

Ms. Hilda Benavides

Ms. Cindy Lucio

Ms. Norma Menchaca

Ms. Mary Prieto

Ms. Ariana Valle

Quality Lawncare & Landscaping

Southern Construction Services

GS Electric & Remodeling Service

G-Force Security

Edwards Pest Management

De La Cruz Drywall



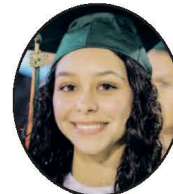
**Kevin Moreno**  
Harlingen School of  
Health Professions



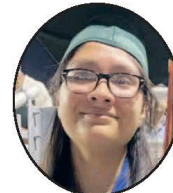
**Yulissa Vega**  
Harlingen High School



**Abigail Roman Villaseñor**  
Harlingen High School South



**Vivian Salazar**  
Harlingen High School South



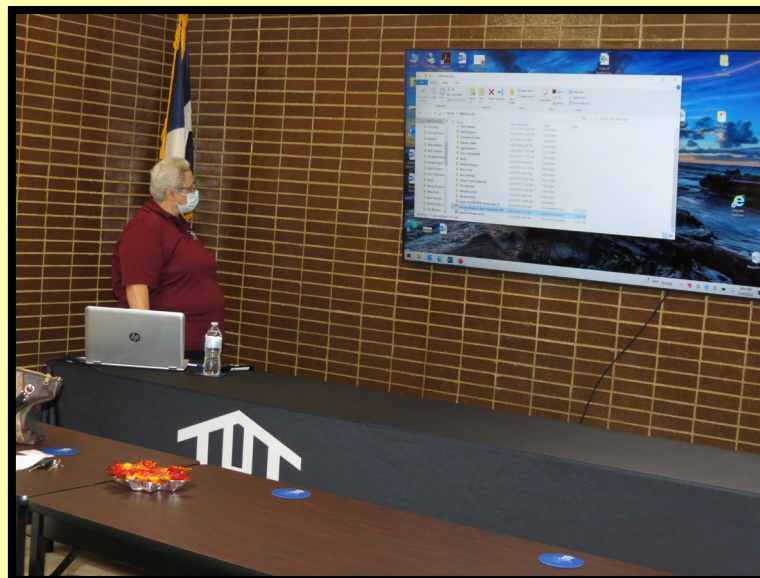
**Delisa Frias**  
Harlingen High School South



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# THE HOUSING CHOICE VOUCHER/SECTION 8 & VASH PROGRAM



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# THE LE MOYNE GARDENS APARTMENTS



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# THE MARKET DAYS ON JACKSON STREET



HARLINGEN  
Housing Authority

## Back to School

### SUPPLY GIVEAWAY

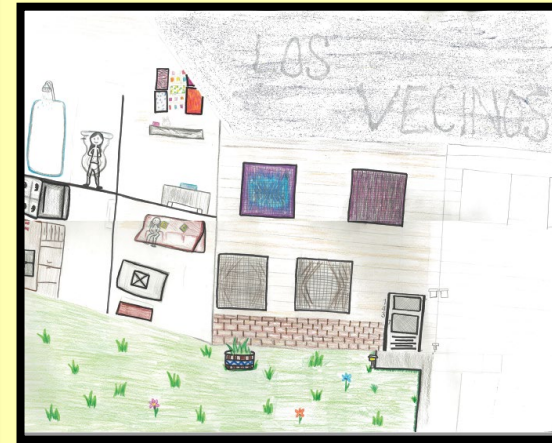
The Harlingen Housing Authority Presents  
the Back-to-School Supply Giveaway  
Saturday, August 5, 2023  
Market Days  
219 E. Jackson Street  
Parking Lot  
9:00 a.m. to 3:00 p.m.  
While Supplies Last!



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# WHAT HOME MEANS TO ME IN HARLINGEN, TX



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# ANNUAL RESOURCE FAIR

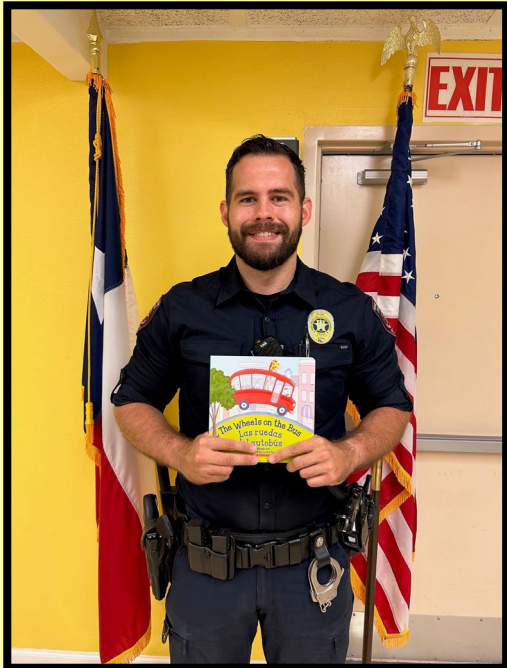
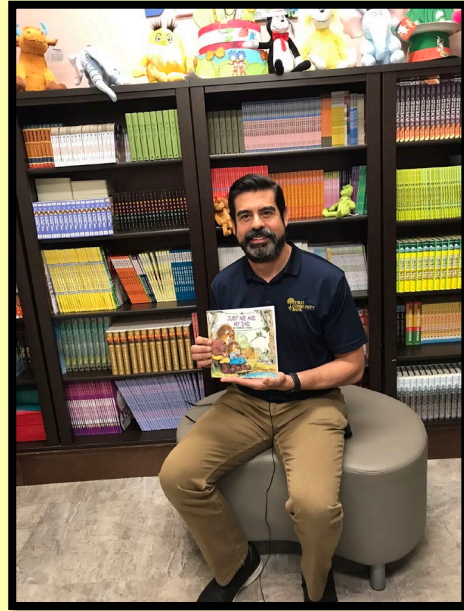
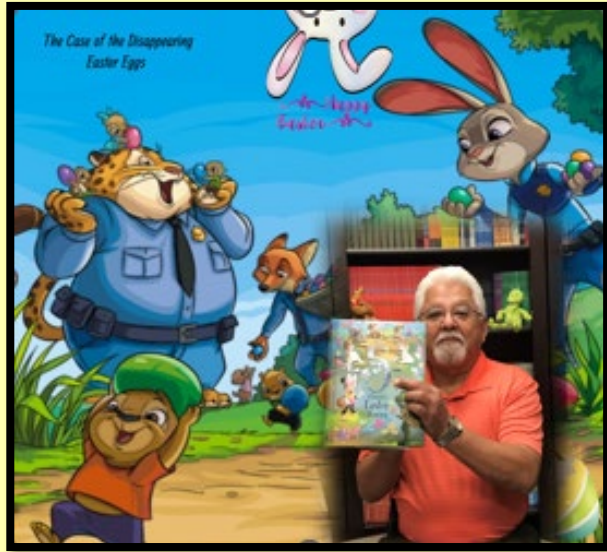
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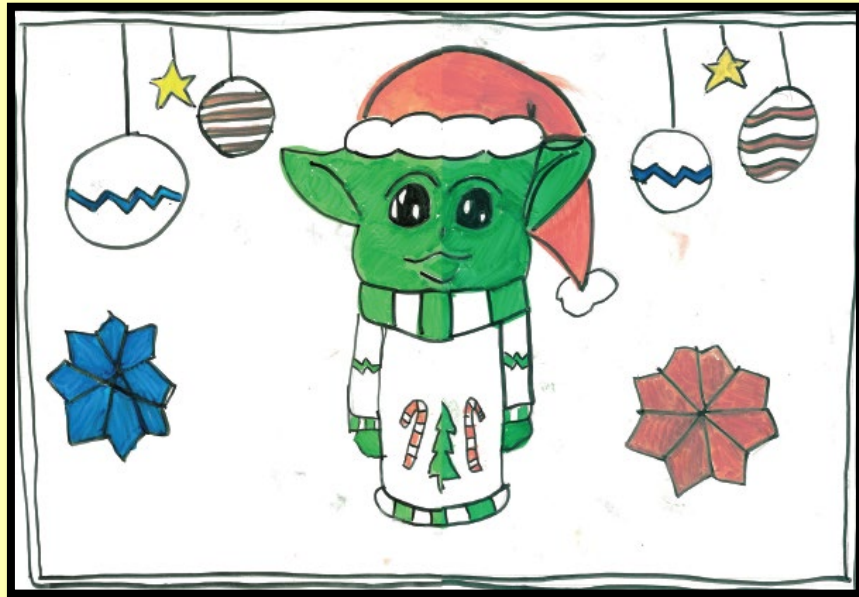
# THE BOOK RICH ENVIRONMENT BRE INITIATIVE

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# CHRISTMAS CARD ACTIVITY IN HARLINGEN, TX



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***Congratulations!***

# *Ariana Valle*

## *Harlingen Housing Authority*

### *Employee of the Year 2022-2023*

The Harlingen Housing Authority recognizes Ariana Valle as the “Employee of the Year” for 2022-2023.

Miss Valle began her employment in January of 2017 as an Admissions Specialist for the HCV/S8 Program and when the opportunity arose Miss Valle applied and was hired as the CEO’s Administrative Assistant. Miss Valle demonstrates a great deal of initiative by embracing her daily tasks and duties of this position. Miss Valle’s communication, presentation, and leadership skills have improved greatly. Miss Valle is always willing to help others. She plans and prepare in advance for monthly board meetings and makes sure that staff and community leaders are informed of our daily operations. It is a pleasure working with Miss Valle and seeing her grow with our agency. Miss Valle also attends Housing Authority trainings and conferences annually. She enjoys spending time with her family and her dog Buddy. Her hobbies include shopping and traveling. She also enjoys serving the Harlingen community.

She has been recognized as employee of the Quarter several times and most recently for April, May, and June 2022.

The Harlingen Housing Authority Board of Commissioners, Chief Executive Officer and Staff would like to recognize and thank Ariana Valle for her hard work, dedication, loyalty and for a job well done.

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# Fiscal Year End Financials for March 31, 2023,

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Submission Type: Unaudited/Single Audit		Entity Wide Revenue and Expense Summary				
		Fiscal Year End: 03/31/2023				
	Project Total	Component Unit - Blended	1 Business Activities	Housing Choice Vouchers	COCC	
		HAHC	FLC			
Net Tenant Rental Revenue	\$972,851.00	\$78,597.00	\$47,496.00			
Tenant Revenue - Other	\$96,310.00		\$610.00			
HUD PHA Operating Grants	\$2,855,127.00			\$5,271,158.00	\$148,905.00	
Capital Grants	\$506,243.00					
Management Fee					\$38,588.00	
Asset Management Fee					\$175,556.00	
Book Keeping Fee					\$118,354.00	
Other Fees					\$11,952.00	
Investment Income - Unrestricted	\$69,324.00		\$2,530.00	\$4,658.00	\$9,225.00	
Fraud Recovery				\$8,290.00		
Other Revenue	\$15,941.00	\$31,614.00	\$353.00	\$94,205.00	\$38,396.00	
Gain or Loss on Sale of Capital Assets	\$3,128.00				\$667.00	
Total Revenue	\$4,528,924.00	\$110,211.00	\$50,989.00	\$5,378,351.00	\$845,643.00	
Expenses						
Administrative Salaries	\$283,843.00	\$20,419.00	\$2,020.00	\$122,191.00	\$375,782.00	
Auditing Fees	\$26,423.00	\$1,161.00	\$1,018.00	\$795.00	\$2,991.00	
Management Fee	\$338,588.00					
Book-keeping Fee	\$43,501.00			\$74,853.00		
Advertising and Marketing	\$5,337.00	\$2,820.00	\$80.00	\$2,238.00	\$2,892.00	
Employee Benefit contributions - Administrative	\$100,644.00	\$4,437.00	\$503.00	\$63,325.00	\$125,967.00	
Office Expenses	\$114,051.00	\$4,560.00	\$263.00	\$39,385.00	\$42,293.00	
Legal Expense	\$5,471.00	\$1,502.00		\$5,918.00	\$8,015.00	
Travel	\$18.00			\$1,587.00	\$15,943.00	
Other	\$423,739.00	\$19,414.00	\$8,171.00	\$92,033.00	\$129,244.00	
Asset Management Fee	\$59,760.00			\$119,796.00		
Tenant Services - Salaries & Benefits	\$67,164.00				\$308.00	
Tenant Services - Other	\$8,431.00	\$922.00			\$13,337.00	
Water, Electricity, Gas, and Sewer	\$65,614.00	\$1,854.00	\$1,041.00		\$14,714.00	
Ordinary Maintenance and Operations - Labor & Benefits	\$297,795.00	\$1,183.00	\$293.00		\$4,454.00	
Ordinary Maintenance and Operations - Materials and Other	\$170,063.00	\$45.00	\$20.00	\$14,441.00	\$12,608.00	
Ordinary Maintenance and Operations Contracts	\$390,684.00	\$31,855.00	\$9,233.00		\$12,034.00	
Protective Services - Other Contract Costs	\$110,067.00	\$1,126.00			\$15,995.00	
Property, Liability, Workman's Comp. and other Insurance	\$421,806.00	\$5,886.00	\$4,783.00	\$5,302.00	\$23,271.00	
Other General Expenses	\$993.00	\$4,100.00	\$4,193.00		\$356.00	
Payments in Lieu of Taxes	\$87,309.00					
Bad debt - Tenant Rents	\$20,265.00					
Total Operating Expenses	\$3,033,766.00	\$103,292.00	\$31,620.00	\$565,137.00	\$776,073.00	
Excess of Operating Revenue over Operating Expenses	\$1,487,158.00	\$6,919.00	\$19,369.00	\$4,813,214.00	\$69,570.00	
Extraordinary Maintenance	\$61,950.00					
Housing Assistance Payments				\$4,912,870.00		
HAP Portability in				\$70,993.00		
Depreciation Expense	\$692,546.00	\$11,513.00	\$6,967.00	\$12,893.00	\$16,558.00	
Total Expenses	\$3,787,362.00	\$114,805.00	\$38,587.00	\$5,561,893.00	\$792,631.00	
Total Revenue Over (Under) Total Expenses	\$733,562.00	-\$4,594.00	\$12,402.00	-\$183,542.00	\$53,012.00	

# Entity Wide Revenue and Expense Summary for Fiscal Year End 3/31/2023

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Vouchers	COCC
\$733,562.00	-\$4,594.00	\$12,402.00	-\$183,542.00	\$53,012.00

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# Entity Wide Revenue and Expense Summary for Fiscal Year End 3/31/2023

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Vouchers	COCC
\$733,562.00	\$-4,594.00	\$12,402.00	-\$183,542.00	\$53,012.00

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Entity Wide Balance Sheet Summary							
Submission Type: Unaudited/Single Audit		Fiscal Year End: 03/31/2023					
	Project Total	Component Unit - Blended HAHC	Business Activities	FLC	Housing Choice Vouchers	COCC	
Cash - Unrestricted	\$4,744,382.00	\$93,598.00	\$152,433.00		\$60,842.00	\$621,536.00	
Cash - Other Restricted							
Cash - Tenant Security Deposits	\$73,401.00		\$1,550.00				
Accounts Receivable - PHA Projects							
Accounts Receivable - HUD Other Projects	\$60,825.00				\$23,068.00		
Accounts Receivable - Other Government					\$29,742.00	\$329.00	
Accounts Receivable - Miscellaneous							
Accounts Receivable - Tenants	\$19,273.00		\$941.00				
Allowance for Doubtful Accounts - Tenants	-\$5,685.00		-\$900.00				
Fraud Recovery	\$2,906.00				\$116,443.00		
Allowance for Doubtful Accounts - Fraud	-\$2,906.00				-\$51,668.00		
Investments - Unrestricted							\$58,200
Prepaid Expenses and Other Assets		\$1,449.00	\$632.00				\$1,807.00
Inventories	\$224,416.00						\$3,142.00
Allowance for Obsolete Inventories	-\$10,668.00						\$166.00
Total Current Assets	\$5,105,944.00	\$95,047.00	\$154,656.00		\$178,427.00	\$684,848.00	\$793,902.00
Land	\$836,470.00		\$28,000.00				\$793,902.00
Buildings	\$32,363,576.00	\$332,180.00	\$719,448.00		\$5,320.00	\$409,120.00	
Furniture, Equipment & Machinery - Administration	\$810,529.00				\$98,015.00		\$372,871.00
Leasehold Improvements	\$1,593,145.00						
Accumulated Depreciation	-\$28,525,857.00	-\$75,021.00	-\$583,940		-\$58,594.00	-\$674,498.00	
Construction in Progress	\$1,777,668.00						
Total Capital Assets, Net of Accumulated Depreciation	\$8,855,531.00	\$257,159.00	\$163,508		\$44,741.00	\$901,395.00	
Total Assets and Deferred Outflow of Resources	\$13,961,475.00	\$352,206.00	\$318,164.00		\$223,168.00	\$1,586,243.00	
312 Accounts Payable -- 90 Days	\$158,367.00	\$175.00	\$284.00		\$1,373.00	\$4,526.00	
321 Accrued Wages/Payroll Taxes Payable	\$30,497.00	\$825.00	\$75.00		\$6,603.00	\$20,893.00	
322 Accrued Compensated Absences - Current Portion	\$3,890.00				\$1,460	\$5,035.00	
333 Accounts Payable - Other Government	\$87,441.00				\$21,345.00		
341 Tenant Security Deposits	\$73,401.00	\$3,575.00	\$1,550.00				
342 Unearned Revenue	\$105,788.00		\$60.00				
345 Other Current Liabilities	\$2,027.00		\$105.00		\$10,523.00	\$102.00	
310 Total Current Liabilities	\$451,111.00	\$4,575.00	\$2,074.00		\$41,304.00	\$30,556.00	
354 Accrued Compensated Absences - Non Current	\$35,015.00				\$13,136.00	\$45,318.00	
300 Total Liabilities	\$486,126.00	\$4,575.00	\$2,074.00		\$54,440.00	\$75,874.00	
Net Investment in Capital Assets	\$8,855,531.00	\$257,159.00	\$163,508.00		\$44,741.00	\$901,395.00	
Restricted Net Position	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
Unrestricted Net Position	\$4,619,818.00	\$90,472	\$152,582		\$123,987	\$608,974	
Total Equity - Net Assets / Position	\$13,475,349.00	\$347,631.00	\$316,090.00		\$188,738.00	\$1,510,569.00	
Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$13,961,475.00	\$352,206.00	\$318,164.00		\$223,168.00	\$1,586,243.00	

## Entity Wide Balance Sheet Summary for Fiscal Year End 3/31/23

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Voucher	COCC
\$13,961,475.00	\$352,206.00	\$318,164.00	\$223,168.00	\$1,586,243.00

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# Entity Wide Balance Sheet Summary for Fiscal Year End 3/31/23

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