

**HARLINGEN**

Housing Authority

**REGULAR BOARD MEETING**

Wednesday, October 18, 2023 @ 12:00 p.m. (Noon)  
 At the Administrative Building  
 219 E. Jackson Street, Harlingen, Texas 78550

**AGENDA**

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, October 18, 2023 @ 12:00 p.m. (Noon) at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [hha.my.webex.com](https://hha.my.webex.com), Meeting #2551 450 7861, Password: hha18 or join the video conference by phone at 408-418-9388, Password: 44218.

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. 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 – **Judge or Attorney**  
 Maria I. Borjas and Carlos Muñiz
4. Roll call/determination of a quorum – Carlos Perez
5. Invocation – Cynthia Lucio
6. Pledge of Allegiance – Cynthia Lucio
7. Introduction of visitors and staff – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Annual Board Meeting of September 27, 2023. (pg.4-7)
10. Presentation of “Employee of the Quarter” Award for the months of October, November, and December 2023. (pg.8)

**II. NEW BUSINESS**

1. Presentation of the Unaudited Financial Statement for all accounts for the month of August 2023, and to take action to approve the Unaudited Financial Statement as presented. Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of September 2023. Presenter: Mary Prieto (pg.27-30)
3. Consider and take action to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2023. Presenters: Cynthia Lucio and Brandon Wilkerson, Aprio, LLP Partner (pg.31-68)

- 4. Consider and take action to approve Resolution 1500 adopting the Housing Choice Voucher/Section 8 (HCV/S8) Program fair market rents at a payment standard of 110% effective January 1, 2024.  
Presenter: Diana Perez (pg.69-78)

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

- 1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.79-98)
  - 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 report for January-September 2023-2022)*
  - d) Low Rent Occupancy Report by Nancy Garza; (pg.105-108)  
*(Comparative summary report for January-September 2023-2022)*
  - e) Senior Property Manager with Resident Activities Report by Mary Prieto; (pg.109)
  - f) Maintenance Report by Mary Prieto; (pg.110)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.111-112)
  - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.113)
  
- 2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 6+ months.  
Presenter: Hilda Benavides (pg.114-126)

**IV. ADJOURNMENT**

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Street, at the Los Vecinos Apartments, 702 South “M” Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, October 13, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 13<sup>th</sup> day of October 2023

  
\_\_\_\_\_  
Ariana Valle, Administrative Assistant



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

I, Maria I. Borjas and Carlos Muñiz 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.

Minutes of the Annual Board Meeting  
 Wednesday, September 27, 2023, at 11:30 a.m.  
 at the Harlingen Convention Center  
 701 Harlingen Heights Dr., Harlingen, Texas 78552

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Annual Board Meeting Wednesday, September 27, 2023, at 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

**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.

**ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONERS**

Alan Ozuna, Attorney reappointed and administered the oath of office to Commissioners, Carlos “Charlie” Perez, Irma Sánchez Peña, and Bettina Elliott. Not present Maria I. Borjas. Carlos Muñoz arrived a few minutes late.

**ROLL CALL/DETERMINATION OF A QUORUM**

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

**INVOCATION**

Senior Property Manager, Mary Prieto gave the invocation.

**PLEDGE OF ALLEGIANCE**

Senior Property Manager, Mary Prieto led the Pledge of Allegiance.

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

Chief Executive Officer Benavides introduced herself and welcomed visitors, guests and staff starting with the Board of Commissioners, Carlos “Charlie” Perez, Bettina Elliott, Irma Sánchez Peña, Carlos Muñoz, Alan Ozuna, Attorney, Norma Sepulveda, Mayor, and Cynthia Lucio, Chief Financial Officer. Chief Financial Officer Lucio continued with the introduction of Ariana Valle, Administrative Assistant, Diana Perez, HCV/S8 & Admissions Administrator, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Property Manager, Jose Zepeda, Maintenance Aide A, Diana Cheramie, Assistant Manager, Jose Montoya, Maintenance Aide A, Carlos Lopez, Maintenance Aide B, Sarah Perrill, Accounting Clerk, Eneida Alonso, Assistant Manager, Yvette Cortez, HCV/S8 Intake Coordinator/Inspector, Anita Navarro, HCV/S8 Intake Coordinator/Inspector, Elva Mares, Admissions Specialist/HCV/S8 Intake Coordinator/Inspector, Evelyn Castillo, Assistant Manager, Yvonne Latour, Temp. Clerk, Natalie Arcos, Temp. Clerk., Jesus Zambrano, Maintenance Aide B, Stephanie Garcia, Temp. Clerk, Christian Galdamez, Temp. Maintenance, Adrian Azua, Temp. Maintenance, Maria Mejia, Temp. Clerk, David Galvan, Temp. Maintenance, Guests/Visitors, Josh Ramirez, Assistant City Manager-Internal Services, Oscar Garcia, Assistant City Manager-External Services, Robert Rodriguez, Finance Director, Kareem Abdullah, Deputy Finance Director, Ford Kinsley, City Commissioner District 1, Luis Omar Hernandez-Duque, Veteran Affairs, Sandra Cantu, Veterans Affairs, Jennifer Garcia, Veteran Affairs, Benito De Luna, Veteran Affairs, Brenda Rangel, District 34, Monica Garza, G-Force Security, Cesar Garcia, G-Force Security, Raul Cruz, CNG Computer Network Group, John Alvarado, CNG Computer Network Group, Tim Elliott, Guest, Sem Vargas, Photographer, Michael Galvan, E&F Audio Visual Services.

**PUBLIC COMMENTS**

No public comments were presented at the Annual Board Meeting at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, TX 78552.

**ELECTION OF CHAIR FOR THE INCOMING YEAR**

Vice-Chair Sánchez Peña made a motion to nominate Carlos Perez for Chairperson. Motion was seconded by Commissioner Elliott and passed unanimously, with Chair Perez abstaining.

**ELECTION OF VICE-CHAIR FOR THE INCOMING YEAR**

Commissioner Elliott made a motion to nominate Irma Sánchez Peña for Vice-Chair. Motion was seconded by Chair Perez and passed unanimously, with Vice-Chair Sanchez Peña abstaining.

**CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 19, 2023.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of July 19, 2023. Commissioner Elliott made the motion to approve the Minutes of the Regular Board Meeting of July 19, 2023. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**SERVICE AWARD TO THE FOLLOWING TENURED EMPLOYEE:**

Chief Financial Officer Lucio introduced the following tenured employee and their service award, respectively. Service Award of 15 years to Hilda Benavides, Chief Executive Officer. A plaque was presented to the tenured employee; Chair Perez and Mayor Sepulveda congratulated the tenured employee for their service to the Harlingen Housing Authority and the community.

**PRESENTATION OF ANNUAL REPORT AND FINANCIAL STATEMENT**

Chief Financial Officer Lucio and the Harlingen Housing Authority staff presented the Annual Report and Financial Statement for FYE March 31, 2023. No action taken.

**II. NEW BUSINESS**

**1. PRESENTATION OF THE 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.**

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statements for all accounts for the months of June and July 2023 were included in their agenda packets. She reported as follows:

<b>Harlingen Housing Authority</b>							
<b>Summary of Revenues &amp; Expenditures</b>							
<b>For the Month Ended June 2023</b>							
	<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	\$376,278.29	\$70,662.53	\$91,869.46	\$94,238.26	\$116,020.06	\$3,487.98	\$489,108.66
Total Expenditures	\$327,395.11	\$89,128.09	\$74,759.64	\$68,080.09	\$94,137.42	\$1,289.87	\$505,799.09
Revenues Over (Under) Expenditures	\$48,883.18	(\$18,465.56)	\$17,109.82	\$26,158.17	\$21,882.64	\$2,198.11	(\$16,690.43)
Cash reserves or funds transferred in	\$0.00	\$18,465.56	\$0.00	\$0.00	\$0.00	\$0.00	\$16,690.43
				<b>Note: COCC</b>			
				Extra pay period in June 2023 /Copiers replaced			
				HCV/Section 8 Program			
				Payment Standards & Landlord Rent increases			

<b>Harlingen Housing Authority</b>							
<b>Summary of Revenues &amp; Expenditures</b>							
<b>For the Month Ended July 2023</b>							
	<b>COCCLow-Rent/FLC Combined</b>	<b>COCCL</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	\$697,263.94	\$70,341.22	\$188,960.99	\$185,537.27	\$248,166.95	\$4,257.51	\$476,892.82
Total Expenditures	\$333,103.69	\$58,523.61	\$74,965.52	\$84,554.99	\$111,948.04	\$3,111.53	\$462,414.71
Revenues Over (Under) Expenditures	\$364,160.25	\$11,817.61	\$113,995.47	\$100,982.28	\$136,218.91	\$1,145.98	\$14,478.11
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

**2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JULY AND AUGUST 2023**

Senior Property Manager Prieto noted that the agenda packets contained a listing of unpaid balances due for vacated unit accounts for the months of July and August 2023 in the total amount of \$999.00 for July and \$0.00 for August. The total amount consists of:

<b>For the month of July &amp; August 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>	\$ -	\$ 35.00	\$ 964.00	\$ -	\$ -	\$ -

**Grand Total \$ 999.00**

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2023 in the total amount of \$999.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2023 in the total amount of \$999.00. Motion was seconded by Commissioner Elliott and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO APPROVE THE AGREEMENTS FOR THE FAMILY LEARNING CENTER COUNSELORS**

Senior Property Manager Prieto told the Board that the packet contains the agreements for the Family Learning Center Counselors. Chair Perez asked who is the director? Senior Property Manager Prieto stated Sylvia Gonzalez. Chair Perez asked how many counselors are hired? Senior Property Manager Prieto stated 2 counselors. Chair Perez entertained a motion to approve the agreements for the Family Learning Center Counselors. Commissioner Elliott made the motion to approve the agreements for Family Learning Center Counselors. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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

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

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

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets, and she asked if they had any questions. No questions were asked. No action taken.

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. Chief Executive Officer Benavides informed the Board our next Regular Board Meeting will be October 18, 2023, at 12:00 p.m. at 219 East Jackson St. No questions were asked and no action taken.

**IV. ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 12:23 p.m.

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

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

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

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

**Commissioners:**

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

October 2, 2023

Counselor:  
Law Office of  
Alan T. Ozuna

Cynthia De La Fuente, Procurement Specialist/Property Manager  
Harlingen Housing Authority  
219 E. Jackson Street  
Harlingen, TX 78550

Chief Executive Officer:  
Hilda Benavides

Dear Mrs. De La Fuente:



Congratulations on being selected as the “Employee of the Quarter”, for the months of October, November, & December 2023.

Your employment with us began October 12, 2015, as an Assistant Property Manager. You were promoted to Property Manager at the Los Vecinos Apartments in May of 2017 and currently you are the Procurement Specialist/Property Manager for Bonita Park, Sunset Terrace, Arroyo Vista Court, and the Aragon Duplexes. Your organizational skills are excellent, and you train other team members on organizing files and office areas. You take great pride in your work and currently you have taken the lead in purchasing and ordering materials for other team members.

Your hard work and dedication show in your daily tasks. It is a pleasure working with you and seeing you grow with the Agency. Your positive attitude and willingness to assist where and when needed is a great asset to our agency.

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

Sincerely,



*Hilda Benavides*

Hilda Benavides,  
CEO

Carlos Perez,  
Chair

Irma Sánchez Peña,  
Vice-Chair

Carlos Muñiz,  
Commissioner

Maria I. Borjas,  
Commissioner

Bettina Elliott,  
Commissioner





# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**August 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 August 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>\$378,606.78</u>	<u>\$70,910.38</u>	<u>\$92,203.22</u>	<u>\$88,498.23</u>	<u>\$122,420.50</u>	<u>\$4,574.45</u>	<u>\$500,166.60</u>
Total Expenditures	<u>\$313,041.55</u>	<u>\$55,006.26</u>	<u>\$93,971.93</u>	<u>\$69,761.43</u>	<u>\$91,731.15</u>	<u>\$2,570.78</u>	<u>\$483,412.96</u>
Revenues Over (Under) Expenditures	<u>\$65,565.23</u>	<u>\$15,904.12</u>	<u>(\$1,768.71)</u>	<u>\$18,736.80</u>	<u>\$30,689.35</u>	<u>\$2,003.67</u>	<u>\$16,753.64</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,768.71</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Note: Contract Costs/Windstorm insurance renewal increase individual sheds are included for Los Vecinos

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended August 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>\$2,251,790.80</u>	<u>\$354,637.04</u>	<u>\$573,013.47</u>	<u>\$557,899.73</u>	<u>\$743,854.79</u>	<u>\$22,385.77</u>	<u>\$2,344,255.90</u>
Total Expenditures	<u>\$1,456,821.72</u>	<u>\$305,561.73</u>	<u>\$360,685.38</u>	<u>\$345,174.40</u>	<u>\$436,285.84</u>	<u>\$9,114.37</u>	<u>\$2,413,520.61</u>
Revenues Over (Under) Expenditures	<u>\$794,969.08</u>	<u>\$49,075.31</u>	<u>\$212,328.09</u>	<u>\$212,725.33</u>	<u>\$307,568.95</u>	<u>\$13,271.40</u>	<u>(\$69,264.71)</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>\$69,264.71</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 August 31, 2023	5 Month(s) Ended August 31, 2023	Budget	Variance	
<b>Revenue</b>								
<b>Operating Income</b>								
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	5,000.00	(5,000.00)
CFP Admin 50121	1	06	3690.28	5	0.00	0.00	20,833.30	(20,833.30)
Other Income - CFP 22	1	06	3690.29	5	0.00	53,040.00	53,333.30	(293.30)
Other Income - CFP23	1	06	3690.30	5	13,528.00	13,528.00	0.00	13,528.00
<b>Total Operating Income</b>					<b>13,528.00</b>	<b>66,568.00</b>	<b>79,166.60</b>	<b>(12,598.60)</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	9,863.24	11,181.65	(1,318.41)
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>9,863.24</b>	<b>11,181.65</b>	<b>(1,318.41)</b>
<b>Other Income</b>								
Investment Income - Unrestricted	1	06	3610	5	980.47	5,266.57	3,333.30	1,933.27
OTHER INCOME	1	06	3690	5	42.66	1,573.67	6,690.00	(5,116.33)
Other Income - Management Fee - CC	1	06	3690.2	5	38,509.44	163,650.56	164,390.00	(739.44)
Other Income - Asset Management Fe	1	06	3690.3	5	4,980.00	54,180.00	74,300.00	(20,120.00)
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,675.00	48,555.00	48,050.00	(495.00)
IT Fees	1	06	3690.5	5	996.00	4,980.00	4,900.00	80.00
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	208.30	(208.30)
<b>Total Other Income</b>					<b>55,183.57</b>	<b>278,205.80</b>	<b>302,871.60</b>	<b>(24,665.80)</b>
<b>Total Revenue</b>					<b>70,910.38</b>	<b>354,637.04</b>	<b>393,219.85</b>	<b>(38,582.81)</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	29,040.00	150,620.24	178,854.15	28,233.91
LEGAL EXPENSE	1	06	4130	5	0.00	5,609.50	3,833.30	(1,776.20)
STAFF TRAINING	1	06	4140	5	844.50	2,244.50	7,083.30	4,838.80
TRAVEL	1	06	4150	5	2,989.70	9,716.90	10,416.65	699.75
Travel-Mileage Reimbursement	1	06	4150.2	5	480.83	842.80	833.30	(9.50)
Accounting Fees	1	06	4170	5	0.00	0.00	15,416.65	15,416.65
Audit Fees	1	06	4171	5	0.00	0.00	2,083.30	2,083.30
Employee Benefits Cont - Admin	1	06	4182	5	10,599.84	62,597.01	54,708.30	(7,888.71)
SUNDRY	1	06	4190	5	218.73	641.83	990.80	348.97
Postage/FedEx/UPS	1	06	4190.03	5	0.00	1,535.94	1,666.65	130.71
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	2,083.30	2,083.30
PUBLICATIONS	1	06	4190.11	5	42.00	1,177.40	2,500.00	1,322.60
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	0.00	1,458.30	1,458.30
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,154.00	10,593.02	10,000.00	(593.02)
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,468.93	10,318.02	6,666.65	(3,651.37)
Other Sundry Expense	1	06	4190.18	5	562.06	4,066.83	2,916.65	(1,150.18)
Administrative Contact Costs	1	06	4190.19	5	1,780.18	19,416.43	42,915.00	23,498.57
BOARD MEETING EXPENSE	1	06	4190.9	5	101.74	742.19	5,833.30	5,091.11
<b>Total Administrative Expense</b>					<b>50,282.51</b>	<b>280,122.61</b>	<b>350,259.60</b>	<b>70,136.99</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	13.83	56.88	166.65	109.77
ELECTRICITY	1	06	4320	5	979.39	3,395.64	6,250.00	2,854.36
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	17.73	74.33	416.65	342.32
<b>Total Utilities Expense</b>					<b>1,010.95</b>	<b>3,526.85</b>	<b>6,833.30</b>	<b>3,306.45</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	947.72	4,396.30	6,250.00	1,853.70
MATERIALS	1	06	4420	5	272.88	2,296.04	2,500.00	203.96
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	198.00	495.00	500.00	5.00
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	2,916.65	2,916.65
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	0.00	214.10	2,083.30	1,869.20
VEHICLE-MAINTENANCE	1	06	4430.1	5	49.90	49.90	0.00	(49.90)
Contract Costs-Other	1	06	4430.13	5	0.00	2,350.00	0.00	(2,350.00)
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	380.00	3,333.30	2,953.30
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	2,083.30	2,083.30
Garbage and Trash Removal	1	06	4431	5	46.79	187.16	500.00	312.84

Report Criteria PHA: 1 Project: '06'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False  
 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	5 Month(s) Ended	Budget	Variance
					August 31, 2023	August 31, 2023			
Emp Benefit Cont - Maintenance	1	06	4433	5	67.26	246.53	0.00	(246.53)	
<b>Total Ordinary Maintenance and Operation</b>					<b>1,582.55</b>	<b>10,615.03</b>	<b>20,166.55</b>	<b>9,551.52</b>	
<b>Protective Services</b>									
Protective Services - Contract Costs	1	06	4480	5	222.82	2,216.10	8,333.30	6,117.20	
<b>Total Protective Services</b>					<b>222.82</b>	<b>2,216.10</b>	<b>8,333.30</b>	<b>6,117.20</b>	
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	1,318.65	1,250.00	(68.65)	
Insurance - General Liability	1	06	4510.02	5	0.00	258.11	416.65	158.54	
Insurance - Automobile	1	06	4510.03	5	0.00	870.56	750.00	(120.56)	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,241.00	2,083.30	(157.70)	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	487.84	416.65	(71.19)	
Insurance - Windstorm	1	06	4510.15	5	1,907.43	3,904.98	2,500.00	(1,404.98)	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	0.00	208.30	208.30	
<b>Total General Expense</b>					<b>1,907.43</b>	<b>9,081.14</b>	<b>7,624.90</b>	<b>(1,456.24)</b>	
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	20,833.30	20,833.30	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(20,833.30)	(20,833.30)	
<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>(55,006.26)</b>	<b>(305,561.73)</b>	<b>(393,217.65)</b>	<b>87,655.92</b>	
<b>Total Net Income (Loss)</b>					<b>15,904.12</b>	<b>49,075.31</b>	<b>2.20</b>	<b>49,073.11</b>	

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	24,418.00	162.79	129,048.00	172.06	121,352.15	7,695.85	6.34 %
<b>Total Rental Income</b>			<b>24,418.00</b>	<b>162.79</b>	<b>129,048.00</b>	<b>172.06</b>	<b>121,352.15</b>	<b>7,695.85</b>	<b>6.34 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	7.08	0.05	46.05	0.06	6,250.00	(6,203.95)	-99.26 %
Interest Income - Bank Statement	1 01 3610.01	5	3,039.14	20.26	15,781.70	21.04	0.00	15,781.70	100.00 %
Other Income-Tenants	1 01 3690	5	2,081.00	13.87	11,803.00	15.74	11,666.65	136.35	1.17 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	104.15	(104.15)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	125.00	(125.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	250.00	(250.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	97,401.72	129.87	37,500.00	59,901.72	159.74 %
<b>Total Other Income</b>			<b>5,127.22</b>	<b>34.18</b>	<b>125,032.47</b>	<b>166.71</b>	<b>55,895.80</b>	<b>69,136.67</b>	<b>123.69 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	62,658.00	417.72	318,933.00	425.24	302,912.50	16,020.50	5.29 %
<b>Total Other Receipts</b>			<b>62,658.00</b>	<b>417.72</b>	<b>318,933.00</b>	<b>425.24</b>	<b>302,912.50</b>	<b>16,020.50</b>	<b>5.29 %</b>
<b>Total Revenue</b>			<b>92,203.22</b>	<b>614.69</b>	<b>573,013.47</b>	<b>764.02</b>	<b>480,160.45</b>	<b>92,853.02</b>	<b>19.34 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	6,110.09	40.73	32,321.34	43.10	44,583.30	12,261.96	27.50 %
Legal Expense	1 01 4130	5	0.00	0.00	409.50	0.55	1,250.00	840.50	67.24 %
Staff Training	1 01 4140	5	0.00	0.00	97.38	0.13	1,458.30	1,360.92	93.32 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	1,458.30	1,458.30	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	3,146.15	3,146.15	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	2,949.32	19.66	14,283.94	19.05	17,500.00	3,216.06	18.38 %
Sundry	1 01 4190	5	0.00	0.00	10.00	0.01	416.65	406.65	97.60 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	387.01	0.52	416.65	29.64	7.11 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	1,041.65	1,041.65	100.00 %
Publications	1 01 4190.11	5	309.00	2.06	1,683.00	2.24	833.30	(849.70)	-101.97 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	733.20	0.98	833.30	100.10	12.01 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	5,867.27	39.12	23,986.80	31.98	3,750.00	(20,236.80)	-539.65 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	4,320.00	5.76	4,320.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	733.70	4.89	2,849.03	3.80	4,166.65	1,317.62	31.62 %
Other Sundry Expense	1 01 4190.18	5	232.73	1.55	903.16	1.20	3,194.30	2,291.14	71.73 %
Administrative Contact Costs	1 01 4190.19	5	2,847.94	18.99	22,147.36	29.53	31,250.00	9,102.64	29.13 %

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: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21 5	8,832.64	58.88	44,103.52	58.80	45,000.00	896.48	1.99 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	7,500.00	10.00	7,500.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,110.00	7.40	5,542.50	7.39	5,833.30	290.80	4.99 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,500.00	2.00	1,500.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>31,656.69</b>	<b>211.04</b>	<b>162,777.74</b>	<b>217.04</b>	<b>179,951.85</b>	<b>17,174.11</b>	<b>9.54 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 01	4210 5	786.76	5.25	4,165.22	5.55	7,500.00	3,334.78	44.46 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	843.41	5.62	1,469.30	1.96	3,333.30	1,864.00	55.92 %	
<b>Total Tenant Services</b>			<b>1,630.17</b>	<b>10.87</b>	<b>5,634.52</b>	<b>7.51</b>	<b>10,833.30</b>	<b>5,198.78</b>	<b>47.99 %</b>	
<b>Utilities Expense</b>										
Water	1 01	4310 5	118.95	0.79	216.82	0.29	1,458.30	1,241.48	85.13 %	
Electricity	1 01	4320 5	1,119.63	7.46	4,087.91	5.45	6,250.00	2,162.09	34.59 %	
Gas	1 01	4330 5	145.98	0.97	441.40	0.59	833.30	391.90	47.03 %	
Other Utility Expense - Sewer	1 01	4390 5	114.97	0.77	127.51	0.17	625.00	497.49	79.60 %	
<b>Total Utilities Expense</b>			<b>1,499.53</b>	<b>10.00</b>	<b>4,873.64</b>	<b>6.50</b>	<b>9,166.60</b>	<b>4,292.96</b>	<b>46.83 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 01	4410 5	5,309.26	35.40	26,285.73	35.05	34,166.65	7,880.92	23.07 %	
Materials	1 01	4420 5	3,429.79	22.87	10,909.31	14.55	20,833.30	9,923.99	47.64 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	10,416.65	10,416.65	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,150.00	7.67	3,250.00	4.33	4,583.30	1,333.30	29.09 %	
Contract Costs-Other Repairs	1 01	4430.03 5	9,895.00	65.97	12,295.00	16.39	12,500.00	205.00	1.64 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.52	0.11	83.43	0.11	416.65	333.22	79.98 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	74.85	0.50	572.63	0.76	2,583.30	2,010.67	77.83 %	
Contract Costs-Maintenance	1 01	4430.09 5	2,009.70	13.40	9,970.70	13.29	8,333.30	(1,637.40)	-19.65 %	
Contract Costs-Other	1 01	4430.13 5	1,100.00	7.33	5,864.00	7.82	10,416.65	4,552.65	43.71 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	570.00	0.76	6,250.00	5,680.00	90.88 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,500.00	10.00	10,750.00	14.33	23,750.00	13,000.00	54.74 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	1,995.00	2.66	12,500.00	10,505.00	84.04 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	765.00	5.10	3,615.00	4.82	8,333.30	4,718.30	56.62 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	375.00	0.50	18,750.00	18,375.00	98.00 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	416.65	416.65	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	120.00	0.80	195.00	0.26	833.30	638.30	76.60 %	
Garbage and Trash Collection	1 01	4431 5	497.50	3.32	2,313.69	3.08	1,458.30	(855.39)	-58.66 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,788.98	18.59	14,003.10	18.67	13,333.30	(669.80)	-5.02 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>28,656.60</b>	<b>191.04</b>	<b>103,047.59</b>	<b>137.40</b>	<b>189,874.65</b>	<b>86,827.06</b>	<b>45.73 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480 5	6,925.63	46.17	34,582.69	46.11	25,000.00	(9,582.69)	-38.33 %	

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: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>6,925.63</b>	<b>46.17</b>	<b>34,582.69</b>	<b>46.11</b>	<b>25,000.00</b>	<b>(9,582.69)</b>	<b>-38.33 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 01	4510.01 5	0.00	0.00	9,230.62	12.31	7,500.00	(1,730.62)	-23.07 %
Insurance - General Liability	1 01	4510.02 5	0.00	0.00	227.16	0.30	250.00	22.84	9.14 %
Insurance - Automobile	1 01	4510.03 5	0.00	0.00	1,251.43	1.67	1,250.00	(1.43)	-0.11 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	1,656.40	2.21	1,666.65	10.25	0.62 %
Insurance - Fidelity Bond	1 01	4510.09 5	0.00	0.00	360.58	0.48	458.30	97.72	21.32 %
Insurance - Windstorm	1 01	4510.15 5	21,103.31	140.69	24,543.01	32.72	37,500.00	12,956.99	34.55 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	12,500.00	16.67	14,583.30	2,083.30	14.29 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	41.65	41.65	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	2,083.30	2,083.30	100.00 %
<b>Total General Expense</b>			<b>23,603.31</b>	<b>157.36</b>	<b>49,769.20</b>	<b>66.36</b>	<b>65,333.20</b>	<b>15,564.00</b>	<b>23.82 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	53,000.00	70.67	229,166.65	176,166.65	76.87 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	(53,000.00)	(70.67)	(229,166.65)	(176,166.65)	-76.87 %
<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>(93,971.93)</b>	<b>(626.48)</b>	<b>(360,685.38)</b>	<b>(480.91)</b>	<b>(480,159.60)</b>	<b>119,474.22</b>	<b>24.88 %</b>
<b>Net Income (Loss)</b>			<b>(1,768.71)</b>	<b>(11.80)</b>	<b>212,328.09</b>	<b>283.10</b>	<b>0.85</b>	<b>212,327.24</b>	<b>45705163.53 %</b>



**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 740 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	26,396.00	178.35	144,413.00	195.15	124,166.65	20,246.35	16.31 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	1,400.00	1.89	1,750.00	(350.00)	-20.00 %
<b>Total Rental Income</b>			<b>26,396.00</b>	<b>178.35</b>	<b>145,813.00</b>	<b>197.04</b>	<b>125,916.65</b>	<b>19,896.35</b>	<b>15.80 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	3,642.90	(3,642.90)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	1,991.23	13.45	9,506.55	12.85	0.00	9,506.55	100.00 %
Other Income - Tenants	1 02 3690	5	3,389.00	22.90	17,079.00	23.08	14,000.00	3,079.00	21.99 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	27.71	0.04	0.00	27.71	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	130.80	(130.80)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	208.30	(208.30)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	97,401.72	131.62	37,500.00	59,901.72	159.74 %
<b>Total Other Income</b>			<b>5,380.23</b>	<b>36.35</b>	<b>124,014.98</b>	<b>167.59</b>	<b>55,482.00</b>	<b>68,532.98</b>	<b>123.52 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	56,722.00	383.26	288,071.75	389.29	271,560.00	16,511.75	6.08 %
<b>Total Other Receipts</b>			<b>56,722.00</b>	<b>383.26</b>	<b>288,071.75</b>	<b>389.29</b>	<b>271,560.00</b>	<b>16,511.75</b>	<b>6.08 %</b>
<b>Total Revenue</b>			<b>88,498.23</b>	<b>597.96</b>	<b>557,899.73</b>	<b>753.92</b>	<b>452,958.65</b>	<b>104,941.08</b>	<b>23.17 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	6,747.92	45.59	32,334.59	43.70	63,750.00	31,415.41	49.28 %
Legal Expense	1 02 4130	5	0.00	0.00	877.50	1.19	1,041.65	164.15	15.76 %
Staff Training	1 02 4140	5	0.00	0.00	97.38	0.13	1,458.30	1,360.92	93.32 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	1,458.30	1,458.30	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	333.30	333.30	100.00 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	2,728.30	2,728.30	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	2,325.56	15.71	12,532.89	16.94	23,958.30	11,425.41	47.69 %
Sundry	1 02 4190	5	0.00	0.00	20.00	0.03	208.30	188.30	90.40 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	387.01	0.52	416.65	29.64	7.11 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	1,388.30	1,388.30	100.00 %
Publications	1 02 4190.11	5	309.00	2.09	1,668.80	2.26	833.30	(835.50)	-100.26 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	733.20	0.99	416.65	(316.55)	-75.98 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	5,926.23	40.04	24,182.64	32.68	6,354.15	(17,828.49)	-280.58 %
Forms & Office Supplies	1 02 4190.17	5	1,145.00	7.74	3,933.73	5.32	2,916.65	(1,017.08)	-34.87 %
Other Sundry Expense	1 02 4190.18	5	180.36	1.22	592.71	0.80	726.90	134.19	18.46 %
Administrative Contact Costs	1 02 4190.19	5	3,338.57	22.56	36,236.05	48.97	31,250.00	(4,986.05)	-15.96 %

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: 740 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	8,653.60	58.47	42,850.24	57.91	44,166.65	1,316.41	2.98 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	7,400.00	10.00	7,000.00	(400.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,087.50	7.35	5,385.00	7.28	5,625.00	240.00	4.27 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,480.00	2.00	1,500.00	20.00	1.33 %	
<b>Total Administrative Expense</b>			<b>31,489.74</b>	<b>212.77</b>	<b>170,711.74</b>	<b>230.69</b>	<b>197,530.70</b>	<b>26,818.96</b>	<b>13.58 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210 5	674.06	4.55	3,568.41	4.82	5,833.30	2,264.89	38.83 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	791.46	5.35	1,242.34	1.68	2,916.65	1,674.31	57.41 %	
<b>Total Tenant Services</b>			<b>1,465.52</b>	<b>9.90</b>	<b>4,810.75</b>	<b>6.50</b>	<b>8,749.95</b>	<b>3,939.20</b>	<b>45.02 %</b>	
<b>Utilities Expense</b>										
Water	1 02	4310 5	245.78	1.66	976.96	1.32	1,166.65	189.69	16.26 %	
Electricity	1 02	4320 5	1,082.36	7.31	4,454.23	6.02	5,833.30	1,379.07	23.64 %	
Gas	1 02	4330 5	402.17	2.72	1,026.32	1.39	1,375.00	348.68	25.36 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	416.65	416.65	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	37.99	0.26	173.56	0.23	416.65	243.09	58.34 %	
<b>Total Utilities Expense</b>			<b>1,768.30</b>	<b>11.95</b>	<b>6,631.07</b>	<b>8.96</b>	<b>9,208.25</b>	<b>2,577.18</b>	<b>27.99 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410 5	3,080.43	20.81	14,860.46	20.08	30,000.00	15,139.54	50.47 %	
Materials	1 02	4420 5	2,716.59	18.36	10,826.21	14.63	21,511.80	10,685.59	49.67 %	
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	8,333.30	8,333.30	100.00 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,050.00	7.09	3,225.00	4.36	5,000.00	1,775.00	35.50 %	
Contract Costs-Other Repairs	1 02	4430.03 5	5,200.00	35.14	4,255.00	5.75	20,080.40	15,825.40	78.81 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.52	0.11	83.43	0.11	166.65	83.22	49.94 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	1,218.87	8.24	1,606.37	2.17	1,250.00	(356.37)	-28.51 %	
Contract Costs-Maintenance	1 02	4430.09 5	2,202.72	14.88	15,585.47	21.06	10,416.65	(5,168.82)	-49.62 %	
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	1,449.00	1.96	6,250.00	4,801.00	76.82 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	305.00	2.06	1,745.00	2.36	5,000.00	3,255.00	65.10 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,162.00	21.36	21,292.00	28.77	20,833.30	(458.70)	-2.20 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	2,083.30	2,083.30	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	11,970.00	16.18	6,250.00	(5,720.00)	-91.52 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,100.00	7.43	1,805.00	2.44	0.00	(1,805.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	9,095.00	12.29	6,250.00	(2,845.00)	-45.52 %	
Connect/Disconnect Fees	1 02	4430.4 5	60.00	0.41	300.00	0.41	625.00	325.00	52.00 %	
Garbage and Trash Collection	1 02	4431 5	242.43	1.64	1,859.74	2.51	1,458.30	(401.44)	-27.53 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	1,223.34	8.27	6,101.29	8.24	15,416.65	9,315.36	60.42 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>21,577.90</b>	<b>145.80</b>	<b>106,058.97</b>	<b>143.32</b>	<b>160,925.35</b>	<b>54,866.38</b>	<b>34.09 %</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: 740 - U/M Year: 1776

<b>Fiscal Year End Date:</b>	<b>3/31/2024</b>	<b>ACCOUNT</b>	<b>1 Month(s) Ended August 31, 2023</b>	<b>PUM</b>	<b>5 Month(s) Ended August 31, 2023</b>	<b>PUM</b>	<b>Budget</b>	<b>Variance</b>	<b>Variance %</b>
Protective Services - Contract Costs	1 02 4480	5	2,479.21	16.75	12,770.49	17.26	18,750.00	5,979.51	31.89 %
<b>Total Protective Services</b>			<b>2,479.21</b>	<b>16.75</b>	<b>12,770.49</b>	<b>17.26</b>	<b>18,750.00</b>	<b>5,979.51</b>	<b>31.89 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	9,230.62	12.47	6,666.65	(2,563.97)	-38.46 %
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	206.50	0.28	208.30	1.80	0.86 %
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	1,251.43	1.69	1,166.65	(84.78)	-7.27 %
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	1,558.96	2.11	1,375.00	(183.96)	-13.38 %
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	339.36	0.46	431.25	91.89	21.31 %
Insurance - Windstorm	1 02 4510.15	5	8,480.76	57.30	9,752.01	13.18	33,333.30	23,581.29	70.74 %
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	12,500.00	16.89	12,500.00	0.00	0.00 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	0.00	0.00	31.25	31.25	100.00 %
Collection Losses	1 02 4570	5	0.00	0.00	9,352.50	12.64	2,083.30	(7,269.20)	-348.93 %
<b>Total General Expense</b>			<b>10,980.76</b>	<b>74.19</b>	<b>44,191.38</b>	<b>59.72</b>	<b>57,795.70</b>	<b>13,604.32</b>	<b>23.54 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	0.00	0.00	89,166.65	89,166.65	100.00 %
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	0.00	0.00	(89,166.65)	(89,166.65)	-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>(69,761.43)</b>	<b>(471.36)</b>	<b>(345,174.40)</b>	<b>(466.45)</b>	<b>(452,959.95)</b>	<b>107,785.55</b>	<b>23.80 %</b>
<b>Net Income (Loss)</b>			<b>18,736.80</b>	<b>126.60</b>	<b>212,725.33</b>	<b>287.47</b>	<b>(1.30)</b>	<b>212,726.63</b>	<b>23222560.00 %</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: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 03 3110	5	25,356.00	126.78	136,342.00	136.34	146,870.70	(10,528.70)	-7.17 %
Nondwelling Rental	1 03 3190	5	700.00	3.50	2,100.00	2.10	1,750.00	350.00	20.00 %
<b>Total Rental Income</b>			<b>26,056.00</b>	<b>130.28</b>	<b>138,442.00</b>	<b>138.44</b>	<b>148,620.70</b>	<b>(10,178.70)</b>	<b>-6.85 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,026.78	15.13	15,231.13	15.23	8,333.30	6,897.83	82.77 %
Other Income-Tenants	1 03 3690	5	4,157.00	20.79	19,785.00	19.79	12,820.55	6,964.45	54.32 %
Other Income - Misc Other Revenue	1 03 3690.1	5	3,799.72	19.00	3,851.45	3.85	541.65	3,309.80	611.06 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	0.00	0.00	229.15	(229.15)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	129,868.96	129.87	41,250.00	88,618.96	214.83 %
<b>Total Other Income</b>			<b>10,983.50</b>	<b>54.92</b>	<b>168,736.54</b>	<b>168.74</b>	<b>63,174.65</b>	<b>105,561.89</b>	<b>167.10 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 03 8020	0	85,381.00	426.91	436,676.25	436.68	409,825.00	26,851.25	6.55 %
<b>Total Other Receipts</b>			<b>85,381.00</b>	<b>426.90</b>	<b>436,676.25</b>	<b>436.68</b>	<b>409,825.00</b>	<b>26,851.25</b>	<b>6.55 %</b>
<b>Total Revenue</b>			<b>122,420.50</b>	<b>612.10</b>	<b>743,854.79</b>	<b>743.85</b>	<b>621,620.35</b>	<b>122,234.44</b>	<b>19.66 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 03 4110	5	8,389.66	41.95	44,933.52	44.93	78,791.65	33,858.13	42.97 %
Legal Expense	1 03 4130	5	0.00	0.00	1,992.25	1.99	1,666.65	(325.60)	-19.54 %
Staff Training	1 03 4140	5	0.00	0.00	129.84	0.13	1,666.65	1,536.81	92.21 %
Travel	1 03 4150	5	0.00	0.00	402.50	0.40	1,666.65	1,264.15	75.85 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	59.28	0.06	833.30	774.02	92.89 %
Audit Fees	1 03 4171	5	0.00	0.00	0.00	0.00	4,166.65	4,166.65	100.00 %
Employee Benefits Cont - Admin	1 03 4182	5	1,886.11	9.43	11,279.68	11.28	32,916.65	21,636.97	65.73 %
Sundry	1 03 4190	5	0.00	0.00	10.00	0.01	1,666.65	1,656.65	99.40 %
Postage/FedEx/UPS	1 03 4190.03	5	0.00	0.00	386.91	0.39	833.30	446.39	53.57 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Publications	1 03 4190.11	5	619.00	3.10	2,658.00	2.66	2,083.30	(574.70)	-27.59 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	977.60	0.98	833.30	(144.30)	-17.32 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	8,224.95	41.12	33,868.65	33.87	8,333.30	(25,535.35)	-306.43 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	4,320.00	4.32	4,320.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	756.42	3.78	2,957.58	2.96	6,250.00	3,292.42	52.68 %
Other Sundry Expense	1 03 4190.18	5	243.05	1.22	1,157.75	1.16	2,083.30	925.55	44.43 %
Administrative Contact Costs	1 03 4190.19	5	6,054.51	30.27	44,185.37	44.19	33,333.30	(10,852.07)	-32.56 %
Management Fee Expense - AMP	1 03 4190.21	5	11,339.20	56.70	57,292.80	57.29	60,416.65	3,123.85	5.17 %

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: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1	03 4190.22	5 2,000.00	10.00	10,000.00	10.00	10,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1	03 4190.23	5 1,425.00	7.13	7,200.00	7.20	7,500.00	300.00	4.00 %	
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	2,000.00	2.00	2,000.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>42,201.90</b>	<b>211.01</b>	<b>225,811.73</b>	<b>225.81</b>	<b>262,611.30</b>	<b>36,799.57</b>	<b>14.01 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1	03 4210	5 786.06	3.93	4,161.07	4.16	7,500.00	3,338.93	44.52 %	
Ten Services - Recreation, Pubs, Other	1	03 4220	5 1,090.96	5.45	2,124.50	2.12	3,333.30	1,208.80	36.26 %	
<b>Total Tenant Services</b>			<b>1,877.02</b>	<b>9.39</b>	<b>6,285.57</b>	<b>6.29</b>	<b>10,833.30</b>	<b>4,547.73</b>	<b>41.98 %</b>	
<b>Utilities Expense</b>										
Water	1	03 4310	5 612.79	3.06	1,524.83	1.52	3,333.30	1,808.47	54.25 %	
Electricity	1	03 4320	5 1,793.36	8.97	6,709.90	6.71	8,750.00	2,040.10	23.32 %	
Gas	1	03 4330	5 145.98	0.73	437.88	0.44	833.30	395.42	47.45 %	
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	208.30	208.30	100.00 %	
Other Utility Expense - Sewer	1	03 4390	5 137.48	0.69	298.96	0.30	833.30	534.34	64.12 %	
<b>Total Utilities Expense</b>			<b>2,689.61</b>	<b>13.45</b>	<b>8,971.57</b>	<b>8.97</b>	<b>13,958.20</b>	<b>4,986.63</b>	<b>35.73 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1	03 4410	5 3,653.60	18.27	24,722.86	24.72	48,750.00	24,027.14	49.29 %	
Materials	1	03 4420	5 1,691.59	8.46	10,436.45	10.44	29,166.65	18,730.20	64.22 %	
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	8,333.30	8,333.30	100.00 %	
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 3,948.00	19.74	6,970.00	6.97	12,500.00	5,530.00	44.24 %	
Contract Costs-Other Repairs	1	03 4430.03	5 350.00	1.75	4,715.00	4.71	8,333.30	3,618.30	43.42 %	
Contract Costs-Maint Cell Phone	1	03 4430.04	5 22.04	0.11	111.28	0.11	416.65	305.37	73.29 %	
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 74.85	0.37	2,015.00	2.02	3,840.85	1,825.85	47.54 %	
Contract Costs-Maintenance	1	03 4430.09	5 4,475.17	22.38	7,277.99	7.28	6,250.00	(1,027.99)	-16.45 %	
Contract Costs-Other	1	03 4430.13	5 0.00	0.00	9,360.50	9.36	12,500.00	3,139.50	25.12 %	
Contact Costs-Heating & Cooling Contract	1	03 4430.17	5 0.00	0.00	1,090.09	1.09	20,833.30	19,743.21	94.77 %	
Contract Costs-Landscape & Ground	1	03 4430.19	5 6,460.50	32.30	24,110.50	24.11	24,166.65	56.15	0.23 %	
Contract Costs-Unit Turnaround	1	03 4430.20	5 1,995.00	9.98	17,955.00	17.95	10,416.65	(7,538.35)	-72.37 %	
Contact Costs-Electrical Contracts	1	03 4430.21	5 250.00	1.25	2,895.00	2.90	14,583.30	11,688.30	80.15 %	
Contact Costs-Plumbing Contracts	1	03 4430.22	5 0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %	
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	416.65	416.65	100.00 %	
Connect/Disconnect Fees	1	03 4430.4	5 240.00	1.20	480.00	0.48	833.30	353.30	42.40 %	
Garbage and Trash Collection	1	03 4431	5 265.64	1.33	1,521.18	1.52	2,916.65	1,395.47	47.84 %	
Emp Benefit Cont - Maintenance	1	03 4433	5 2,073.70	10.37	13,326.23	13.33	18,333.30	5,007.07	27.31 %	
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	292.90	292.90	100.00 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>25,500.09</b>	<b>127.50</b>	<b>126,987.08</b>	<b>126.99</b>	<b>227,883.45</b>	<b>100,896.37</b>	<b>44.28 %</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: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended	PUM	5 Month(s) Ended	PUM	Budget	Variance	Variance %
					August 31, 2023		August 31, 2023				
Protective Services - Contract Costs	1	03 4480	5		3,226.44	16.13	16,071.58	16.07	25,000.00	8,928.42	35.71 %
<b>Total Protective Services</b>					<b>3,226.44</b>	<b>16.13</b>	<b>16,071.58</b>	<b>16.07</b>	<b>25,000.00</b>	<b>8,928.42</b>	<b>35.71 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1	03 4510.01	5		0.00	0.00	11,208.62	11.21	7,708.30	(3,500.32)	-45.41 %
Insurance - General Liability	1	03 4510.02	5		0.00	0.00	309.76	0.31	791.65	481.89	60.87 %
Insurance - Automobile	1	03 4510.03	5		0.00	0.00	1,686.72	1.69	1,666.65	(20.07)	-1.20 %
Insurance - Workman's Comp	1	03 4510.04	5		0.00	0.00	2,630.74	2.63	3,083.30	452.56	14.68 %
Insurance - Fidelity Bond	1	03 4510.09	5		0.00	0.00	572.68	0.57	625.00	52.32	8.37 %
Insurance - Windstorm	1	03 4510.15	5		13,319.43	66.60	15,392.49	15.39	50,000.00	34,607.51	69.22 %
Payments in Lieu of Taxes	1	03 4520	5		2,916.66	14.58	14,583.30	14.58	14,583.30	0.00	0.00 %
PROPERTY TAXES	1	03 4520.1	5		0.00	0.00	0.00	0.00	41.65	41.65	100.00 %
Collection Losses	1	03 4570	5		0.00	0.00	5,774.00	5.77	3,000.00	(2,774.00)	-92.47 %
<b>Total General Expense</b>					<b>16,236.09</b>	<b>81.18</b>	<b>52,158.31</b>	<b>52.16</b>	<b>81,499.85</b>	<b>29,341.54</b>	<b>36.00 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1	03 7540.4	5		10,500.00	52.50	105,000.00	105.00	133,439.45	28,439.45	21.31 %
Operating Exp For Property - Contra	1	03 7590	5		(10,500.00)	(52.50)	(105,000.00)	(105.00)	(133,439.45)	(28,439.45)	-21.31 %
<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>(91,731.15)</b>	<b>(458.66)</b>	<b>(436,285.84)</b>	<b>(436.29)</b>	<b>(621,786.10)</b>	<b>185,500.26</b>	<b>29.83 %</b>
<b>Net Income (Loss)</b>					<b>30,689.35</b>	<b>153.44</b>	<b>307,568.95</b>	<b>307.57</b>	<b>(165.75)</b>	<b>307,734.70</b>	<b>202820.00 %</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: 55 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	3 01 3110	5	4,200.00	525.00	20,632.00	515.80	20,000.00	632.00	3.16 %
<b>Total Rental Income</b>			<b>4,200.00</b>	<b>525.00</b>	<b>20,632.00</b>	<b>515.80</b>	<b>20,000.00</b>	<b>632.00</b>	<b>3.16 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	3 01 3610	5	274.45	34.31	1,258.77	31.47	1,041.65	217.12	20.84 %
Other Income-Tenants	3 01 3690	5	100.00	12.50	495.00	12.38	208.30	286.70	137.64 %
<b>Total Other Income</b>			<b>374.45</b>	<b>46.81</b>	<b>1,753.77</b>	<b>43.84</b>	<b>1,249.95</b>	<b>503.82</b>	<b>40.31 %</b>
<b>Total Revenue</b>			<b>4,574.45</b>	<b>571.81</b>	<b>22,385.77</b>	<b>559.64</b>	<b>21,249.95</b>	<b>1,135.82</b>	<b>5.35 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	3 01 4110	5	250.96	31.37	731.39	18.28	1,875.00	1,143.61	60.99 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	164.15	164.15	100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	18.20	2.28	43.74	1.09	0.00	(43.74)	-100.00 %
Sundry	3 01 4190	5	100.00	12.50	412.00	10.30	1,666.65	1,254.65	75.28 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	104.15	104.15	100.00 %
Publications	3 01 4190.11	5	42.00	5.25	169.20	4.23	83.30	(85.90)	-103.12 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	6.77	0.17	0.00	(6.77)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	433.00	54.13	2,905.36	72.63	3,541.65	636.29	17.97 %
<b>Total Administrative Expense</b>			<b>844.16</b>	<b>105.52</b>	<b>4,268.46</b>	<b>106.71</b>	<b>8,684.90</b>	<b>4,416.44</b>	<b>50.85 %</b>
<b>Utilities Expense</b>									
Water	3 01 4310	5	36.40	4.55	130.23	3.26	177.50	47.27	26.63 %
Other Utility Expense - Sewer	3 01 4390	5	67.49	8.44	236.06	5.90	325.00	88.94	27.37 %
<b>Total Utilities Expense</b>			<b>103.89</b>	<b>12.99</b>	<b>366.29</b>	<b>9.16</b>	<b>502.50</b>	<b>136.21</b>	<b>27.11 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	3 01 4410	5	0.00	0.00	100.22	2.51	1,250.00	1,149.78	91.98 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	90.00	11.25	225.00	5.63	333.30	108.30	32.49 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	2,708.30	2,708.30	100.00 %
Contract Costs-Other	3 01 4430.13	5	75.00	9.38	75.00	1.88	2,083.30	2,008.30	96.40 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	365.00	45.63	365.00	9.13	1,666.65	1,301.65	78.10 %
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	15.00	0.38	12.50	(2.50)	-20.00 %
Garbage and Trash Collection	3 01 4431	5	95.94	11.99	383.76	9.59	541.65	157.89	29.15 %
Emp Benefit Cont - Maintenance	3 01 4433	5	0.00	0.00	7.24	0.18	0.00	(7.24)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>625.94</b>	<b>78.24</b>	<b>1,171.22</b>	<b>29.28</b>	<b>9,429.00</b>	<b>8,257.78</b>	<b>87.58 %</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: 55 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2023	PUM	5 Month(s) Ended August 31, 2023	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01 4510.01 5		0.00	0.00	1,648.32	41.21	1,333.30	(315.02)	-23.63 %
Insurance - General Liability	3 01 4510.02 5		0.00	0.00	30.92	0.77	50.00	19.08	38.16 %
Insurance - Windstorm	3 01 4510.15 5		996.79	124.60	1,629.16	40.73	1,250.00	(379.16)	-30.33 %
<b>Total General Expense</b>			<b>996.79</b>	<b>124.60</b>	<b>3,308.40</b>	<b>82.71</b>	<b>2,633.30</b>	<b>(675.10)</b>	<b>-25.64 %</b>
<b>Total Expenses</b>			<b>(2,570.78)</b>	<b>(321.35)</b>	<b>(9,114.37)</b>	<b>(227.86)</b>	<b>(21,249.70)</b>	<b>12,135.33</b>	<b>57.11 %</b>
<b>Net Income (Loss)</b>			<b>2,003.67</b>	<b>250.44</b>	<b>13,271.40</b>	<b>331.78</b>	<b>0.25</b>	<b>13,271.15</b>	<b>5460124.00 %</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:					1 Month(s) Ended	5 Month(s) Ended	Budget	Variance
3/31/2024	ACCOUNT				August 31, 2023	August 31, 2023		
<b>Revenue</b>								
<b>Operating Income</b>								
	7	01	3112	5	76,769.00	288,864.00	284,017.50	4,846.50
	7	01	3300	5	198.81	979.73	2,000.00	(1,020.27)
	7	01	3300.1	5	0.00	25.00	0.00	25.00
	7	01	3300.3	5	0.00	0.00	3,072.90	(3,072.90)
	7	01	3300.88	5	0.00	0.00	208.30	(208.30)
	7	01	3300.P	5	393.79	3,828.67	10,690.00	(6,861.33)
	7	01	3690	5	0.00	0.00	43.75	(43.75)
	7	01	4902	5	422,805.00	2,050,558.50	1,901,871.65	148,686.85
	<b>Total Operating Income</b>				<b>500,166.60</b>	<b>2,344,255.90</b>	<b>2,201,904.10</b>	<b>142,351.80</b>
	<b>Total Revenue</b>				<b>500,166.60</b>	<b>2,344,255.90</b>	<b>2,201,904.10</b>	<b>142,351.80</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
	7	01	4110	5	13,116.93	68,494.02	62,500.00	(5,994.02)
	7	01	4130	5	0.00	0.00	2,083.30	2,083.30
	7	01	4140	5	0.00	1,121.00	6,250.00	5,129.00
	7	01	4150	5	0.00	2,169.06	6,250.00	4,080.94
	7	01	4150.2	5	0.00	0.00	833.30	833.30
	7	01	4171	5	0.00	0.00	2,083.30	2,083.30
	7	01	4180	5	1,068.00	5,340.00	5,515.00	175.00
	7	01	4182	5	5,290.23	27,700.61	21,666.65	(6,033.96)
	7	01	4190	5	0.00	30.00	4,061.65	4,031.65
	7	01	4190.03	5	0.00	1,922.53	2,083.30	160.77
	7	01	4190.08	5	0.00	0.00	6,250.00	6,250.00
	7	01	4190.11	5	42.00	2,490.39	4,166.65	1,676.26
	7	01	4190.12	5	0.00	0.00	2,083.30	2,083.30
	7	01	4190.13	5	779.33	3,964.12	10,416.65	6,452.53
	7	01	4190.17	5	402.58	3,521.49	10,416.65	6,895.16
	7	01	4190.18	5	412.29	703.82	3,697.50	2,993.68
	7	01	4190.19	5	6,188.71	34,161.05	41,666.65	7,505.60
	7	01	4190.22	5	8,724.00	43,860.00	44,580.00	720.00
	7	01	4190.23	5	5,452.50	27,412.50	27,862.50	450.00
	7	03	4190.22	5	960.00	4,824.00	5,220.00	396.00
	7	03	4190.23	5	600.00	3,015.00	3,262.50	247.50
	<b>Total Administrative Expense</b>				<b>43,036.57</b>	<b>230,729.59</b>	<b>272,948.90</b>	<b>42,219.31</b>
<b>Operating Expenses</b>								
	7	01	4400	5	1,130.81	5,574.80	6,250.00	675.20
	7	01	4420	5	177.18	605.25	0.00	(605.25)
	7	01	4430.1	5	49.90	299.40	0.00	(299.40)
	<b>Total Operating Expenses</b>				<b>1,357.89</b>	<b>6,479.45</b>	<b>6,250.00</b>	<b>(229.45)</b>
<b>General Expense</b>								
	7	01	4510.03	5	0.00	380.88	625.00	244.12
	7	01	4510.04	5	0.00	1,656.40	6,250.00	4,593.60
	7	01	4510.09	5	0.00	360.58	0.00	(360.58)
	7	01	4510.15	5	0.00	0.00	833.30	833.30
	7	01	4590.P	5	93.23	192.37	625.00	432.63
	7	01	4590.PID	5	(7,202.15)	(25,997.02)	0.00	25,997.02
	7	01	4590.PIE	5	7,202.15	25,997.02	0.00	(25,997.02)
	7	03	4590.P	5	1,738.12	8,840.08	12,500.00	3,659.92
	7	03	4590.PID	5	(428.00)	(8,746.02)	0.00	8,746.02
	7	03	4590.PIE	5	428.00	8,746.02	0.00	(8,746.02)
	<b>Total General Expense</b>				<b>1,831.35</b>	<b>11,430.31</b>	<b>20,833.30</b>	<b>9,402.99</b>
<b>Other Expenditures</b>								
	7	01	7520	5	0.00	0.00	20,833.30	20,833.30
	7	01	7590	5	0.00	0.00	(20,833.30)	(20,833.30)
	<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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: False

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 August 31, 2023	5 Month(s) Ended August 31, 2023	Budget	Variance
HAP Payments - Rents		7 01 4715.1 5	393,089.15	1,940,383.61	1,705,469.55	(234,914.06)
HAP Payments - Utilities		7 01 4715.4 5	10,634.00	47,123.00	13,750.00	(33,373.00)
Fraud Recovery HUD		7 01 4715.8 5	0.00	(25.00)	1,666.65	1,691.65
HAP Portability		7 01 4715.P 5	(2,320.00)	(10,963.00)	3,333.30	14,296.30
HAP Payments - Port Out		7 01 4715.PO 5	1,608.00	4,564.00	16,666.65	12,102.65
HAP Payments - Rents		7 02 4715.1 5	4,289.00	22,094.00	63,383.75	41,289.75
HAP Payments - Utilities		7 02 4715.4 5	0.00	0.00	8,333.30	8,333.30
HAP Payments - Rent - VASH		7 03 4715.1 5	14,688.00	80,419.65	25,000.00	(55,419.65)
HAP Payments - Utilities - VASH		7 03 4715.4 5	107.00	679.00	4,166.65	3,487.65
HAP Payments - Portability		7 03 4715.P 5	0.00	0.00	4,166.65	4,166.65
HAP Payments - Port Out		7 03 4715.PO 5	13,157.00	71,302.00	20,833.30	(50,468.70)
HAP Payments - Rent - Home Owners		7 04 4715.1 5	543.00	2,715.00	0.00	(2,715.00)
HAP Payments - Home Ownership Prc		7 04 4715.HO 5	0.00	0.00	15,467.50	15,467.50
HAP Payments - Rent - Foster Youth		7 05 4715.1 5	1,310.00	6,425.00	15,467.50	9,042.50
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	82.00	164.00	4,166.65	4,002.65
<b>Total Housing Assistance Payments</b>			<b>437,187.15</b>	<b>2,164,881.26</b>	<b>1,901,871.45</b>	<b>(263,009.81)</b>
<b>Total Expenses</b>			<b>(483,412.96)</b>	<b>(2,413,520.61)</b>	<b>(2,201,903.65)</b>	<b>(211,616.96)</b>
<b>Total Net Income (Loss)</b>			<b>16,753.64</b>	<b>(69,264.71)</b>	<b>0.45</b>	<b>(69,265.16)</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: False

Custom 1:

Custom 2: VOUCH

Custom 3:

# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, OCTOBER 18, 2023

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

<b>Los Vecinos</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
<b>Bonita Park</b>		
Apartment	Tenant Id.	Amounts
24	32506	\$604.00
Bonita Park Total		\$604.00
<b>Sunset Terrace</b>		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
<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
111	29991	\$504.00
Le Moyne Gardens Total		\$504.00
<b>Grand Total</b>		<b>\$1,108.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 10/01/23

**FOR THE MONTH OF SEPTEMBER 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

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
--	---------------	--------	--------	--------	--------	--------	--------	--------	--

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: 10/01/23

**FOR THE MONTH OF SEPTEMBER 2023**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 24	32506	-\$200.00	\$0.00	\$0.00	\$0.00	\$804.00	\$0.00	\$604.00	Unit Abandoned sales & service fees

**Sales and Service fee's: Pest Control Non-Compliance \$13.00 (partial fee) + Refrigerator Replacement \$566.00 + Stove Cleaning \$50.00 + Key & Lock Replacement \$55.00 + Trash & Debris Removal \$120.00 = Amount due: \$804.00 - Security Deposit \$200.00 = \$604.00**

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	<b>TOTALS</b>	-\$200.00	\$0.00	\$0.00	\$0.00	\$804.00	\$0.00	\$604.00	
--	---------------	-----------	--------	--------	--------	----------	--------	----------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 10/01/23

**FOR THE MONTH OF SEPTEMBER 2023**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
111	29991	\$200.00	\$0.00	\$661.00	\$25.00	\$18.00	\$0.00	\$504.00	Abandoned Nonpayment of rent, late fee & sales & service

**Rent Due: September 2023 (prorated move out) \$661.00 + Late Fee: September 2023 \$25.00 + Sales and Service Fee: Spectrum (prorated fee) \$18.00 = Amount due: \$704.00 - Security Deposit \$200.00 = \$504.00**

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	<b>TOTALS</b>	\$200.00	\$0.00	\$661.00	\$0.00	\$18.00	\$0.00	\$504.00	
--	---------------	----------	--------	----------	--------	---------	--------	----------	--

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
HARLINGEN, TEXAS  
REPORT ON EXAMINATION  
OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA  
YEAR ENDED MARCH 31, 2023

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
 HARLINGEN, TEXAS  
 TABLE OF CONTENTS

	Page
Independent Auditors' Report	1 - 8
Management's Discussion & Analysis (MD&A)	9 - 16
<b>FINANCIAL STATEMENTS:</b>	
Statement of Net Position	17 - 18
Statement of Revenues, Expenses and Changes in Net Position	19
Statement of Cash Flows	20
Notes to Financial Statements	21 - 28
<b>SUPPLEMENTARY DATA:</b>	
Financial Data Schedule	29 - 32
Schedule of Expenditures of Federal Awards	33
Statement and Certification of Program Costs – Capital Fund Program	34
<b>SCHEDULE OF FINDINGS AND QUESTIONED COSTS</b>	<b>35 - 36</b>



## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
The Housing Authority of the City of Harlingen  
Harlingen, Texas

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of the Housing Authority of the City of Harlingen (the "Authority") as of and for the year ended March 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective net position of the Authority as of March 31, 2023, and the respective changes in net position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Harlingen's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Audit Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 9 through 13 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Statement of Certification of Program Costs – Capital Fund Program, the Schedule of Federal Awards, and financial data schedule are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated REPORT DATE, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auding Standards in considering the Authority's internal control over financial reporting,

Birmingham, Alabama  
REPORT DATE

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners  
The Housing Authority of the City of Harlingen  
Harlingen, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Harlingen (the "Authority"), as of and for the year ended March 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated REPORT DATE.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Birmingham, Alabama  
REPORT DATE



## **INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners  
The Housing Authority of the City of Harlingen  
Harlingen, Texas

### ***Report on Compliance for Each Major Federal Program***

#### ***Opinion on Each Major Federal Program***

We have audited the Housing Authority of the City of Harlingen's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of Authority's major federal programs for the year ended March 31, 2023. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2023.

#### ***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Authority's compliance with the compliance requirements referred to above.

#### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### ***Other Matters***

The results of our auditing procedures disclosed no instances of noncompliance which are required to be reported in accordance with *Uniform Guidance*.

*Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### ***Report on Internal Control Over Compliance***

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Birmingham, Alabama  
REPORT DATE



***THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN***  
***MANAGEMENT’S DISCUSSION AND ANALYSIS***

***For the Fiscal Year Ended March 31, 2023***

The Housing Authority of the City of Harlingen (“the Authority”) Management’s Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, (c) identify changes in the Authority’s financial position, and (d) identify individual fund issues or concerns.

Since the Management’s Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority’s financial statements.

***Financial Highlights***

- The Authority’s net position increased \$610,840 during fiscal 2023. Net Position was \$15,207,327 and \$15,818,167 for fiscal 2022 and fiscal 2023 respectively.
- Revenues of all Authority programs increased by \$1,007,629 during fiscal 2023 and were \$9,113,086 and \$10,120,715 for fiscal 2022 and fiscal 2023 respectively.
- Expenses of all Authority programs increased by \$488,750 during fiscal 2023 and were \$9,021,125 and \$9,509,875 for fiscal 2022 and fiscal 2023 respectively.

## AUTHORITY-WIDE FINANCIAL STATEMENTS

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals “Net Position”. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that do not meet the definition of “Net Investment in Capital Assets”, or “Restricted Net Position”.

The Authority-wide financial statements also include a Statement of Revenues, Expenses, and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

## *FUND FINANCIAL STATEMENTS*

The Authority is accounted for as an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

## *THE AUTHORITY'S PROGRAMS*

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program – a grant program funded by the Department of Housing and Urban Development as the primary sources of funding for physical and management improvements to the Authority's properties.

Housing Choice Vouchers Program – Under the Housing Choice Vouchers Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Central Office Cost Center (COCC) – As part of its conversion to Asset Management, the Authority established the COCC to manage and oversee the operations of the Public Housing Developments, Housing Choice Voucher Program, and other grant programs. Utilizing a "fee for service" approach, the COCC recognizes revenues through management and service fees charged to the other programs. Management fees cannot exceed the "safe harbor" amount established by HUD.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

- Business Activities
- Component Unit

## FINANCIAL ANALYSIS OF THE AUTHORITY

The following table reflects the condensed Statement of Net Position compared to prior year.

**TABLE 1**  
**STATEMENT OF NET POSITION**

	<u>2023</u>	<u>2022</u>	<u>Variance</u>
Assets:			
Current and Restricted Assets	\$ 6,218,922	\$ 5,769,712	\$ 449,210
Capital Assets	10,222,334	10,051,770	170,564
<b>Total Assets</b>	<b><u>\$ 16,441,256</u></b>	<b><u>\$ 15,821,482</u></b>	<b><u>\$ 619,774</u></b>
Liabilities:			
Current Liabilities	\$ 529,620	\$ 516,542	\$ 13,078
Non Current Liabilities	93,469	97,613	(4,144)
<b>Total Liabilities</b>	<b><u>\$ 623,089</u></b>	<b><u>\$ 614,155</u></b>	<b><u>\$ 8,934</u></b>
Net Position:			
Net Investment in Capital Assets	\$ 10,222,334	\$ 10,051,770	\$ 170,564
Restricted Net Position	-	112,190	(112,190)
Unrestricted Net Position	5,595,833	5,043,367	552,466
<b>Total Net Position</b>	<b><u>\$ 15,818,167</u></b>	<b><u>\$ 15,207,327</u></b>	<b><u>\$ 610,840</u></b>

For more detailed information see page 17 - 18 for the Statement of Net Position.

### **Major Factors Affecting the Statement of Net Position**

Current and restricted assets increased by \$449,210 due primarily to an increase in revenues as illustrated in Table 3 on page 14. Capital assets increased due to increase of renovations that took place in the current fiscal year.

As illustrated in the Statement of Net Position, the overall net position of the Authority increased by \$610,840. Restricted Net Position decreased due to HAP expense exceeding HAP income. An analysis of Unrestricted Net Position is provided in Table 2 on page 13.

## **FINANCIAL ANALYSIS OF THE AUTHORITY – CONTINUED**

Table 2 presents details on the change in Unrestricted Net Position

**TABLE 2**

### **CHANGE OF UNRESTRICTED NET POSITION**

Unrestricted Net Position, March 31, 2022	\$ 5,043,367
Results of Operations	610,840
Adjustments:	
Depreciation (1)	740,477
Capital Asset Expenditures (2)	(911,041)
Transfer from (to) Restricted (3)	<u>112,190</u>
Unrestricted Net Position, March 31, 2023	<u><u>\$ 5,595,833</u></u>

- (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.
- (2) Capital asset expenditures represent an outflow of funds that decreases Unrestricted Net Position.
- (3) Transfer of funds to restricted for current year excess HAP payments.

While the result of operations is a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well being.

## **FINANCIAL ANALYSIS OF THE AUTHORITY – CONTINUED**

**TABLE 3**

### **STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	<b><u>2023</u></b>	<b><u>2022</u></b>	<b><u>Variance</u></b>
Revenue:			
Tenant Rental Revenue	\$ 1,197,864	\$ 1,064,695	\$ 133,169
HUD Operating Grants	8,126,325	7,813,403	312,922
HUD Capital Grants	506,243	22,200	484,043
Investment Income	85,737	11,929	73,808
Other Revenues	<u>192,594</u>	<u>200,859</u>	<u>(8,265)</u>
<b>Total Revenue</b>	<b><u>10,108,763</u></b>	<b><u>9,113,086</u></b>	<b><u>995,677</u></b>
Expenses:			
Administrative Expenses	1,886,786	1,891,477	(4,691)
Tenant Services	77,025	101,035	(24,010)
Utilities	81,848	78,792	3,056
Maintenance & Operations	1,010,438	973,188	37,250
Protective Services	123,227	106,461	16,766
General Expense	594,259	443,591	150,668
Housing Assistance Payments	4,983,863	4,665,557	318,306
Depreciation	<u>740,477</u>	<u>761,024</u>	<u>(20,547)</u>
<b>Total Expenses</b>	<b><u>9,497,923</u></b>	<b><u>9,021,125</u></b>	<b><u>476,798</u></b>
<b>Increase in Net Position</b>	<b><u>\$ 610,840</u></b>	<b><u>\$ 91,961</u></b>	<b><u>\$ 518,879</u></b>

### **Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Position**

Revenues increased primarily due to an increase in operating and capital grants received. Capital grants received increased due to the timing and nature of the expenditures in the Capital Fund Program.

Expenses increased primarily due to the increase in Housing Assistance Payments due to an increase in vouchers available.

## **FINANCIAL ANALYSIS OF THE AUTHORITY – CONTINUED**

### **CAPITAL ASSETS**

As of year-end, the Authority had \$10,222,334, invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions, and depreciation) of 2% from the end of last year.

**TABLE 4**

**CAPITAL ASSETS AT YEAR-END  
(NET OF DEPRECIATION)**

	<u>2023</u>	<u>2022</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 1,658,372	\$ 1,658,372	\$ -	0%
Buildings and Improvements	35,429,589	34,416,244	1,013,345	3%
Furniture and Equipment	1,213,759	1,227,635	(13,876)	-1%
Construction in Progress	1,838,524	1,940,828	(102,304)	-5%
Accumulated Depreciation	<u>(29,917,910)</u>	<u>(29,191,309)</u>	<u>(726,601)</u>	<u>2%</u>
Net Capital Assets	<u>\$ 10,222,334</u>	<u>\$ 10,051,770</u>	<u>\$ 170,564</u>	<u>2%</u>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on page 25 of the notes.

**TABLE 5**

**CHANGE IN CAPITAL ASSETS**

Ending Balance, March 31, 2022	\$ 10,051,770
Additions:	
Operating Funds	404,799
Capital Funds	506,242
Disposals (Net)	-
Depreciation Expense	<u>(740,477)</u>
Ending Balance, March 31, 2023	<u>\$ 10,222,334</u>

This year's major additions were renovations to several Public Housing properties as well as other miscellaneous site improvements.

## **ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- The Department of Housing and Urban Development has historically underestimated the subsidy needs of public housing authorities. We do not expect this trend to change
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs including health care and other insurance cost are expected to increase dramatically over the next several years
- Potential political and economic conditions due to public health concerns related to novel coronavirus or COVID-19

## **FINANCIAL CONTACT**

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show its accountability for the monies it receives. Should you have any questions about this report or wish to request additional financial information, you may contact:

Hilda Benavides, Chief Executive Officer  
Housing Authority of the City of Harlingen, Texas  
219 E. Jackson  
Harlingen, Texas 78550  
(956) 423-2521



**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN**  
**STATEMENT OF NET POSITION**  
**MARCH 31, 2023**

**ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**

Current Assets

Cash and Cash Equivalents	\$ 5,805,942
Tenants Accounts Receivable	20,214
Allowance for Doubtful Accounts	(6,585)
Accounts Receivable - Other	233,313
Allowance for Doubtful Accounts - Other	(54,574)
Prepaid Costs	3,888
Inventory, Net of Allowances	<u>216,724</u>
Total Current Assets	<u>6,218,922</u>

Capital Assets

Land	1,658,372
Buildings and Improvements	35,429,589
Furniture and Equipment	1,213,759
Construction in Progress	<u>1,838,524</u>
	40,140,244
(Less): Accumulated Depreciation	<u>(29,917,910)</u>
Net Capital Assets	<u>10,222,334</u>

Deferred Outflows of Resources

-

Total Assets and Deferred Outflow of Resources

\$ 16,441,256

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
STATEMENT OF NET POSITION  
MARCH 31, 2023**

**LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION**

Current Liabilities

Accounts Payable	\$ 198,827
Accrued Wages and Payroll Taxes	48,893
Accrued Compensated Absences	10,385
Accrued PILOT	87,141
Tenant Security Deposits	78,526
Unearned Revenues	105,848
Total Current Liabilities	<u>529,620</u>

Long Term Liabilities

Accrued Compensated Absences	<u>93,469</u>
Total Long Term Liabilities	<u>93,469</u>
Total Liabilities	<u>623,089</u>

Deferred Inflows of Resources

-

Net Position

Net Investment in Capital Assets	10,222,334
Restricted Net Position	-
Unrestricted Net Position	<u>5,595,833</u>
Total Net Position	<u>15,818,167</u>

Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 16,441,256</u>
--	----------------------

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
MARCH 31, 2023**

<u>Operating Revenues</u>	
Dwelling Rent	\$ 1,197,864
Operating Grants	8,126,325
Other Revenue	188,799
Total Operating Revenues	<u>9,512,988</u>
 <u>Operating Expenses</u>	
Administrative	1,886,786
Tenant Services	77,025
Utilities	81,848
Maintenance and Operations	1,010,438
Protective Services	123,227
General Expense	594,259
Housing Assistance Payments	4,983,863
Depreciation	740,477
Total Operating Expenses	<u>9,497,923</u>
 Operating Income	 <u>15,065</u>
 <u>Non-Operating Revenues</u>	
Investment Income	85,737
Gain on Sale of Capital Asset	3,795
Total Non-Operating Revenues	<u>89,532</u>
 Increase in Net Position before Capital Contributions	 <u>104,597</u>
 Capital Contributions	 <u>506,243</u>
 Increase in Net Position	 610,840
Net Position, Beginning	15,207,327
Net Position, Ending	<u>\$ 15,818,167</u>

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN**  
**STATEMENT OF CASH FLOWS**  
**MARCH 31, 2023**

<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 1,252,125
Cash Received from Operating Grants	8,011,593
Cash Received from Other Sources	23,953
Cash Payments for Salaries & Benefits	(1,482,893)
Cash Payments to Vendors & Landlords	(7,100,865)
Net cash flows provided by operating activities	<u>703,913</u>
 <u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	506,243
Capital Expenditures	(911,041)
Proceeds received from sale of Capital Assets	3,795
Net cash flows used by capital and related financing activities	<u>(401,003)</u>
 <u>Cash flows from investing activities:</u>	
Investment Income	85,737
Net cash flows provided by investing activities	<u>85,737</u>
 Net increase in cash and cash equivalents and restricted cash	 388,647
 <u>Cash and cash equivalents and restricted cash, beginning of year:</u>	 <u>5,417,295</u>
 <u>Cash and cash equivalents and restricted cash, end of year:</u>	 <u>\$ 5,805,942</u>
 <b><u>Reconciliation of operating income to net cash</u></b>	
<b><u>provided by (used in) operating activities:</u></b>	
Operating Income (Loss)	\$ 15,065
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	740,477
Bad Debt Expense	20,265
Change in Accounts Receivable	(155,302)
Change in Prepaid Costs & Inventories	74,474
Change in Accounts Payable	83,649
Change in Accrued Expenses	(4,700)
Change in Tenant Security Deposits	(3,032)
Change in Unearned Revenues	(66,983)
Net cash provided by operating activities	<u>\$ 703,913</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
HARLINGEN, TEXAS

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2023

**NOTE A – SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of The Housing of the City of Harlingen (the “Authority”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the “enterprise fund” in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements.

**FURTHER SIGNIFICANT ACCOUNTING POLICIES ARE:**

**Cash and Cash Equivalents**

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required.

**Accounts Receivable**

Tenant accounts receivables are carried at the amount considered by management to be collectible. Tenant accounts receivable as of March 31, 2023, is \$13,629, net of allowance for doubtful accounts of \$6,585. Other accounts receivable as of March 31, 2023, is \$178,739, net of allowance for doubtful accounts of \$54,574.

**Prepaid Costs**

Prepaid costs consist of payments made to vendors for services that will benefit future periods.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE A – SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

#### Inventories

Inventories consist of supplies that have not been used or consumed. Inventory is valued at lower of cost or net realizable value and recorded as an expense when it is consumed on the first in first out basis.

#### Unearned Revenue

The Authority recognizes revenues as earned. The amount received in advance of the period in which it is earned is recorded as a liability under Unearned Revenue.

#### Revenue Accounting Policies

Dwelling rent income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

#### Capital Assets

Capital assets are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of revenues and expenses. Estimated useful lives are as follows:

Buildings and Improvements	15 - 30 years
Furniture and Equipment	5 - 10 years

Authority management has assessed the carrying values of capital asset balances as of March 31, 2023, and as of REPORT DATE. No significant capital asset value impairments exist as of the noted dates.

#### Indirect Cost Recovery

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

### NOTE B – REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority, and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE B – REPORTING ENTITY DEFINITION – CONTINUED

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Governmental Accounting Standards Board (GASB) No. 61, The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 39*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following component unit:

**Harlingen Affordable Housing Corporation** (*Blended Component Unit*) is a nonprofit corporate affiliate created by the Authority to assist, as a public charity, needy persons of low income by providing safe, sanitary, and affordable housing. The Authority both directly and indirectly controls the operations of the Corporation, and the Authority's Board constitutes a majority of the Corporation's board of directors. Therefore, the Corporation has been presented as a blended component unit.

NOTE C – CASH AND INVESTMENT DEPOSITS

*Custodial Credit Risk* – The Authority's policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

*Interest Rate Risk* – The Authority's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally insured investments.

The Authority's cash and cash equivalents consist of cash held in interest bearing checking accounts totaling \$5,805,942. Deposits with financial institutions are secured as follows:

	<u>Audited Balance</u>	<u>Bank Balance</u>
Insured by FDIC	\$ 250,000	\$ 250,000
Collateralized with specific securities in the Authority name which are held by the financial institution	<u>5,555,942</u>	<u>5,593,645</u>
	<u>\$ 5,805,942</u>	<u>\$ 5,843,645</u>

NOTE D – USE OF ESTIMATES IN PREPARING FINANCIAL STATEMENTS

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred outflows and inflows, revenues, and expenses in the financial statements. Accordingly, actual results could differ from those estimates.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE E – RISK MANAGEMENT

The Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Authority has not had any significant reductions in insurance coverage, or any claims not reimbursed.

### NOTE F – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

### NOTE G – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

### NOTE H – PENSION PLAN

The Authority participates in a defined contribution plan administered by Housing Retirement Trust. All employees are fully vested in the plan after five years of service. The plan provisions and changes to the plan contributions are determined by the Board of the Authority.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority contributes 10.43% of annual covered payroll to the plan. No contribution is required by the participants. Total employer contributions to the plan for the year were \$135,322.



## NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE I – CAPITAL ASSETS

A summary of capital assets is as follows on March 31, 2023:

	<u>LOW RENT &amp; CAPITAL FUND</u>	<u>CENTRAL OFFICE COST CENTER</u>	<u>HOUSING CHOICE VOUCHERS</u>
Land	\$ 836,470	\$ 793,902	\$ -
Building and Improvements	33,963,521	409,120	5,320
Furniture and Equipment	742,873	372,871	98,015
Construction in Progress	1,838,524	-	-
Less Accumulated Depreciation	<u>(28,525,857)</u>	<u>(674,498)</u>	<u>(58,594)</u>
Total Capital Assets	<u>\$ 8,855,531</u>	<u>\$ 901,395</u>	<u>\$ 44,741</u>
	<u>BUSINESS ACTIVITIES</u>	<u>COMPONENT UNIT</u>	<u>TOTAL</u>
Land	\$ 28,000	\$ -	\$ 1,658,372
Building and Improvements	719,448	332,180	35,429,589
Furniture and Equipment	-	-	1,213,759
Construction in Progress	-	-	1,838,524
Less Accumulated Depreciation	<u>(583,940)</u>	<u>(75,021)</u>	<u>(29,917,910)</u>
Total Capital Assets	<u>\$ 163,508</u>	<u>\$ 257,159</u>	<u>\$ 10,222,334</u>

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Transfers &amp; Deletions</u>	<u>Ending Balance</u>
Land	\$ 1,658,372	\$ -	\$ -	\$ 1,658,372
Construction in Progress	<u>1,940,828</u>	<u>506,242</u>	<u>(608,546)</u>	<u>1,838,524</u>
Total Assets not being depreciated	3,599,200	506,242	(608,546)	3,496,896
Buildings and Improvements	34,416,244	404,799	608,546	35,429,589
Furniture and Equipment	<u>1,227,635</u>	<u>-</u>	<u>(13,876)</u>	<u>1,213,759</u>
Total Capital Assets	39,243,079	911,041	(13,876)	40,140,244
Less Accumulated Depreciation				
Buildings and Improvements	(28,139,753)	(634,415)	-	(28,774,168)
Furniture and Equipment	<u>(1,051,556)</u>	<u>(106,062)</u>	<u>13,876</u>	<u>(1,143,742)</u>
Net Book Value	<u>\$ 10,051,770</u>	<u>\$ 170,564</u>	<u>\$ -</u>	<u>\$ 10,222,334</u>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – COMPENSATED ABSENCES

It is the Housing Authority's policy to permit employees to accumulate a limited amount of earned but unused annual leave. Employees receive annual hours based on the number years of service. The maximum amount of annual leave that any employee may accrue is also based on years of service. Upon separation from employment, an employee shall be paid for all accumulated annual leave, as of their final date of employment. Leave accrued but not yet paid as of March 31, 2023, is shown as a liability allocated between current and non-current.

NOTE K – LONG-TERM LIABILITIES

	<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Compensated Absences	\$ 106,093	\$ 130,390	\$ 132,629	\$ 103,854	\$ 10,385
Long Term Liabilities	<u>\$ 106,093</u>	<u>\$ 130,390</u>	<u>\$ 132,629</u>	<u>\$ 103,854</u>	<u>\$ 10,385</u>

NOTE L – PILOT AGREEMENT

The Authority has entered into a Payment in Lieu of Taxes Agreement with the City of Harlingen, Texas, whereby the Authority agrees to pay a negotiated sum in lieu of City real property taxes. As of March 31, 2023, \$87,141 remains outstanding.

NOTE M – DEFERRED REVENUE

Deferred revenue at March 31, 2023 consisted of the following:

Unspent Grant Funds	\$ 91,490
Tenant Prepaid Rents	14,358
Total Unearned Revenue	<u>\$ 105,848</u>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE N – BLENDED COMPONENT UNIT CONDENSED FINANCIAL STATEMENTS

## Condensed Blended Component Unit - Statement of Net Position

	Harlingen Affordable Housing Corporation 3/31/2023
<b>Assets</b>	
Current assets	\$ 95,047
Capital assets	257,159
Total assets	<u>\$ 352,206</u>
<b>Liabilities</b>	
Current liabilities	<u>\$ 4,575</u>
Total liabilities	<u>\$ 4,575</u>
<b>Net position</b>	
Net Investment in capital assets	\$ 257,159
Unrestricted net position	90,472
Total net position	<u><u>\$ 347,631</u></u>

Condensed Blended Component Unit - Statement of  
Revenues, Expenses and Changes in Net Position

	Harlingen Affordable Housing Corporation 3/31/2023
<b>Revenues</b>	
Tenant rental revenue, grants and other revenue	<u>\$ 110,211</u>
Total revenues	<u>110,211</u>
<b>Expenses</b>	
Administrative, tenant services and general	65,511
Maintenance, protective services and utilities	37,781
Depreciation	<u>11,513</u>
Total expenses	<u>114,805</u>
Operating Income	<u>(4,594)</u>
Increase (decrease) in net position	(4,594)
Beginning net position	352,225
Ending net position	<u><u>\$ 347,631</u></u>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE N – BLENDED COMPONENT UNIT CONDENSED FINANCIAL STATEMENTS – CONTINUED

## Condensed Blended Component Unit - Statement of Cash Flows

	Harlingen Affordable Housing Corporation 3/31/2023
	<u>                    </u>
Cash flows from (used by)	
operating activities	\$ 5,217
Cash flows from (used by)	
capital activities	-
Net increase in cash and equivalents	<u>5,217</u>
Beginning current and restricted cash	88,381
Ending current and restricted cash	<u><u>\$ 93,598</u></u>
 Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ (4,594)
Depreciation	11,513
Change in prepaid expenses and tenant security deposits	(494)
Change in accounts payable and accrued expenses	<u>(1,208)</u>
Net cash provided (used) by operating activities	<u><u>\$ 5,217</u></u>

NOTE O – SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through REPORT DATE, the date the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures in the notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN [TX065]  
 HARLINGEN, TEXAS  
 FINANCIAL DATA SCHEDULE  
 MARCH 31, 2023

	LOW RENT	CFP	HCV	COMPONENT	BUSINESS			
	14.850	14.872	14.871	UNIT	ACTIVITIES	COCC	ELIMINATION	TOTAL
ASSETS								
CURRENT ASSETS								
CASH								
111 CASH - UNRESTRICTED	4,744,382	-	60,842	93,598	152,433	679,736	-	5,730,991
115 CASH - RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	-	-	-	-	-	-
112 CASH - RESTRICTED MODERNIZATION	-	-	-	-	-	-	-	-
113 CASH - OTHER RESTRICTED	-	-	-	-	-	-	-	-
114 CASH - TENANT SECURITY DEPOSITS	73,401	-	-	-	1,550	-	-	74,951
100 TOTAL CASH	4,817,783	-	60,842	93,598	153,983	679,736	-	5,805,942
ACCOUNTS AND NOTES RECEIVABLE								
121 A/R - PHA PROJECTS	-	-	-	-	-	-	-	-
122 A/R - HUD PROJECTS	525	60,300	23,068	-	-	-	-	83,893
124 A/R - OTHER GOVERNMENT	-	-	29,742	-	-	329	-	30,071
125 A/R - MISCELLANEOUS	-	-	-	-	-	-	-	-
126 A/R - TENANTS	19,273	-	-	-	941	-	-	20,214
126.1 ALLOWANCE FOR DOUBTFUL ACCOUNTS - TENANTS	(5,685)	-	-	-	(900)	-	-	(6,585)
126.2 ALLOWANCE FOR DOUBTFUL ACCOUNTS - OTHER	-	-	-	-	-	-	-	-
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-
128 FRAUD RECOVERY	2,906	-	116,443	-	-	-	-	119,349
128.1 ALLOWANCE FOR FRAUD RECOVERY	(2,906)	-	(51,668)	-	-	-	-	(54,574)
129 ACCRUED INTEREST RECEIVABLE	-	-	-	-	-	-	-	-
120 TOTAL RECEIVABLES NET OF ALLOW	14,113	60,300	117,585	-	41	329	-	192,368
CURRENT INVESTMENTS								
131 INVESTMENTS - UNRESTRICTED	-	-	-	-	-	-	-	-
135 INVESTMENTS - RESTRICTED PYMT S/T DEBT	-	-	-	-	-	-	-	-
132 INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-
142 PREPAID EXPENSES AND OTHER ASSETS	-	-	-	1,449	632	1,807	-	3,888
143 INVENTORIES	224,416	-	-	-	-	3,142	-	227,558
143.1 ALLOWANCE FOR OBSOLETE INVENTORY	(10,668)	-	-	-	-	(166)	-	(10,834)
144 INTERPROGRAM DUE FROM	-	-	-	-	-	-	-	-
146 AMOUNTS TO BE PROVIDED	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	5,045,644	60,300	178,427	95,047	154,656	684,848	-	6,218,922
NONCURRENT ASSETS								
CAPITAL ASSETS								
161 LAND	836,470	-	-	-	28,000	793,902	-	1,658,372
162 BUILDINGS	32,370,376	-	5,320	332,180	719,448	409,120	-	33,836,444
163 FURNITURE & EQUIPMENT - DWELLINGS	-	-	-	-	-	-	-	-
164 FURNITURE & EQUIPMENT - ADMINISTRATION	742,873	-	98,015	-	-	372,871	-	1,213,759
165 LEASEHOLD IMPROVEMENTS	1,593,145	-	-	-	-	-	-	1,593,145
167 CONSTRUCTION IN PROGRESS	-	1,838,524	-	-	-	-	-	1,838,524
166 ACCUMULATED DEPRECIATION	(28,525,857)	-	(58,594)	(75,021)	(583,940)	(674,498)	-	(29,917,910)
160 TOTAL CAPITAL ASSETS, NET OF DEPRECIATION	7,017,007	1,838,524	44,741	257,159	163,508	901,395	-	10,222,334
171 NOTES & MORTGAGES RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PAST DUE	-	-	-	-	-	-	-	-
173 GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-
174 OTHER ASSETS	-	-	-	-	-	-	-	-
176 INVESTMENT IN JOINT VENTURES	-	-	-	-	-	-	-	-
180 TOTAL NONCURRENT ASSETS	7,017,007	1,838,524	44,741	257,159	163,508	901,395	-	10,222,334
190 TOTAL ASSETS	12,062,651	1,898,824	223,168	352,206	318,164	1,586,243	-	16,441,256
200 DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-	-	-	-
290 TOTAL ASSETS AND DEF OUTFL OF RES	12,062,651	1,898,824	223,168	352,206	318,164	1,586,243	-	16,441,256

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN [TX065]  
 HARLINGEN, TEXAS  
 FINANCIAL DATA SCHEDULE  
 MARCH 31, 2023

	LOW RENT	CFP	HCV	COMPONENT	BUSINESS				
	14.850	14.872	14.871	UNIT	ACTIVITIES	COCC	ELIMINATION	TOTAL	
<b>LIABILITIES AND EQUITY</b>									
<b>CURRENT LIABILITIES</b>									
311	-	-	-	-	-	-	-	-	-
312	158,367	-	1,373	175	284	4,526	-	164,725	-
313	-	-	-	-	-	-	-	-	-
321	20,497	-	6,603	825	75	20,893	-	48,893	-
322	3,890	-	1,460	-	-	5,035	-	10,385	-
324	-	-	-	-	-	-	-	-	-
325	-	-	-	-	-	-	-	-	-
331	-	-	-	-	-	-	-	-	-
332	-	-	-	-	-	-	-	-	-
333	87,141	-	-	-	-	-	-	87,141	-
341	73,401	-	-	3,575	1,550	-	-	78,526	-
342	105,788	-	-	-	60	-	-	105,848	-
343	-	-	-	-	-	-	-	-	-
344	-	-	-	-	-	-	-	-	-
348	-	-	-	-	-	-	-	-	-
345	2,027	-	10,523	-	105	102	-	12,757	-
346	-	-	21,345	-	-	-	-	21,345	-
347	-	-	-	-	-	-	-	-	-
310	451,111	-	41,304	4,575	2,074	30,556	-	529,620	-
<b>NONCURRENT LIABILITIES</b>									
351	-	-	-	-	-	-	-	-	-
352	-	-	-	-	-	-	-	-	-
354	35,015	-	13,136	-	-	45,318	-	93,469	-
355	-	-	-	-	-	-	-	-	-
353	-	-	-	-	-	-	-	-	-
350	35,015	-	13,136	-	-	45,318	-	93,469	-
300	486,126	-	54,440	4,575	2,074	75,874	-	623,089	-
400	-	-	-	-	-	-	-	-	-
508.4	7,017,007	1,838,524	44,741	257,159	163,508	901,395	-	10,222,334	-
511.4	-	-	-	-	-	-	-	-	-
512.4	4,559,518	60,300	123,987	90,472	152,582	608,974	-	5,595,833	-
513	11,576,525	1,898,824	168,728	347,631	316,090	1,510,369	-	15,818,167	-
600	12,062,651	1,898,824	223,168	352,206	318,164	1,586,243	-	16,441,256	-
<b>REVENUE</b>									
70300	972,851	-	-	78,597	47,496	-	-	1,098,944	-
70400	98,310	-	-	-	610	-	-	98,920	-
70500	1,071,161	-	-	78,597	48,106	-	-	1,197,864	-
70600	2,318,572	536,555	5,271,198	-	-	-	-	8,126,325	-
70610	-	506,243	-	-	-	-	-	506,243	-
70710	-	-	-	-	-	487,493	(487,493)	-	-
70720	-	-	-	-	-	179,556	(179,556)	-	-
70730	-	-	-	-	-	118,354	(118,354)	-	-
70740	-	-	-	-	-	-	-	-	-
70750	-	-	-	-	-	11,952	(11,952)	-	-
70800	-	-	-	-	-	-	-	-	-
71100	69,324	-	4,658	-	2,530	9,225	-	85,737	-
71200	-	-	-	-	-	-	-	-	-
71400	-	-	8,290	-	-	-	-	8,290	-
71500	15,941	-	94,205	31,614	353	38,396	-	180,509	-
71600	3,128	-	-	-	-	667	-	3,795	-
72000	-	-	-	-	-	-	-	-	-
70000	3,478,126	1,042,798	5,378,351	110,211	50,989	845,643	(797,355)	10,108,763	-

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN [TX065]  
HARLINGEN, TEXAS  
FINANCIAL DATA SCHEDULE  
MARCH 31, 2023

	LOW RENT	CFP	HCV	COMPONENT	BUSINESS				
	14.850	14.872	14.871	UNIT	ACTIVITIES	COCC	ELIMINATION	TOTAL	
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
91100 ADMINISTRATIVE SALARIES	283,843	-	122,191	20,419	2,020	375,782	-	804,255	
91200 AUDITING FEES	20,423	-	793	1,161	1,018	2,991	-	26,386	
91300 MANAGEMENT FEE	338,588	148,905	-	-	-	-	(487,493)	-	
91310 BOOKKEEPING FEE	43,501	-	74,853	-	-	-	(118,354)	-	
91400 ADVERTISING AND MARKETING	3,337	-	2,238	2,828	80	2,932	-	11,415	
91500 EMPLOYEE BENEFIT CONTRIBUTION	100,644	-	63,329	4,437	503	125,967	-	294,880	
91600 OFFICE EXPENSES	114,051	-	39,385	4,560	263	42,293	-	200,552	
91700 LEGAL EXPENSE	5,471	-	5,918	1,502	-	8,015	-	20,906	
91800 TRAVEL	18	-	1,587	-	-	15,043	-	16,648	
91810 ALLOCATED OVERHEAD	-	-	-	-	-	-	-	-	
91900 OTHER	255,709	19,125	92,033	19,414	8,171	129,244	(11,952)	511,744	
92000 ASSET MANAGEMENT FEE	59,760	-	119,796	-	-	-	(179,556)	-	
<b>TENANT SERVICES</b>									
92100 TENANT SERVICES SALARIES	46,287	-	-	-	-	-	-	46,287	
92200 RELOCATION COSTS	-	-	-	-	-	-	-	-	
92300 EMPLOYEE BENEFIT CONTRIBUTION	20,877	-	-	-	-	-	-	20,877	
92400 TENANT SERVICES OTHER	8,631	-	-	922	-	308	-	9,861	
<b>UTILITIES</b>									
93100 WATER	9,271	-	-	-	374	336	-	9,981	
93200 ELECTRICITY	46,321	-	-	1,854	-	12,413	-	60,588	
93300 GAS	7,252	-	-	-	-	-	-	7,252	
93400 FUEL	-	-	-	-	-	-	-	-	
93500 LABOR	-	-	-	-	-	-	-	-	
93600 SEWER	2,770	-	-	-	669	588	-	4,027	
93700 EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-	
93800 OTHER UTILITIES	-	-	-	-	-	-	-	-	
<b>ORDINARY MAINTENANCE &amp; OPERATION</b>									
94100 ORDINARY MAINTENANCE & OPERATIONS - LABOR	203,249	-	-	901	220	11,044	-	215,414	
94200 ORDINARY MAINTENANCE & OPERATIONS - MATERIALS	123,463	46,600	14,441	45	20	4,454	-	189,023	
94300 ORDINARY MAINTENANCE & OPERATIONS - CONTRACTS	390,684	-	-	33,855	9,233	12,608	-	446,380	
94500 EMPLOYEE BENEFIT CONTRIBUTION	94,546	-	-	282	73	3,670	-	98,571	
<b>PROTECTIVE SERVICES</b>									
95100 PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-	
95200 PROTECTIVE SERVICES - OTHER CONTRACT COSTS	110,067	-	-	1,126	-	12,034	-	123,227	
95300 PROTECTIVE SERVICES - OTHER	-	-	-	-	-	-	-	-	
95500 EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-	-	-	-	
<b>GENERAL EXPENSES</b>									
96100 INSURANCE PREMIUMS	421,806	-	5,302	5,886	4,783	15,995	-	453,772	
96200 OTHER GENERAL EXPENSE	993	-	23,271	4,100	4,193	-	-	32,557	
96210 COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	
96300 PAYMENTS IN LIEU OF TAXES	87,309	-	-	-	-	356	-	87,665	
96400 BAD DEBT - TENANT	20,265	-	-	-	-	-	-	20,265	
96500 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	
96600 BAD DEBT - OTHER	-	-	-	-	-	-	-	-	
96700 INTEREST EXPENSE	-	-	-	-	-	-	-	-	
96800 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	
96900 TOTAL OPERATING EXPENSES	2,819,136	214,630	565,137	103,292	31,620	776,073	(797,355)	3,712,533	
97000 EXCESS OPERATING REVENUE OVER OP EXP	658,990	828,168	4,813,214	6,919	19,369	69,570	-	6,396,230	
97100 EXTRAORDINARY MAINTENANCE	61,050	-	-	-	-	-	-	61,050	
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	
97300 HAP	-	-	4,912,870	-	-	-	-	4,912,870	
97350 HAP PORTABILITY - IN	-	-	70,993	-	-	-	-	70,993	
97400 DEPRECIATION EXPENSE	692,546	-	12,893	11,513	6,967	16,558	-	740,477	
97500 FRAUD LOSSES	-	-	-	-	-	-	-	-	
97600 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	
97700 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	
97800 DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	
90000 TOTAL EXPENSES	3,572,732	214,630	5,561,893	114,805	38,587	792,631	(797,355)	9,497,923	

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN [TX065]  
 HARLINGEN, TEXAS  
 FINANCIAL DATA SCHEDULE  
 MARCH 31, 2023

	LOW RENT	CFP	HCV	COMPONENT	BUSINESS				
	14.850	14.872	14.871	UNIT	ACTIVITIES	COCC	ELIMINATION	TOTAL	
10010	OPERATING TRANSFERS IN	321,925	-	-	-	-	(321,925)	-	-
10020	OPERATING TRANSFERS OUT	-	(321,925)	-	-	-	321,925	-	-
10060	PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-
10070	EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
10080	SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	321,925	(321,925)	-	-	-	-	-	-
10000	EXCESS REVENUE OVER EXPENSES	227,319	506,243	(183,542)	(4,594)	12,402	53,012	-	610,840
11030	BEGINNING EQUITY	10,800,959	1,940,828	352,270	352,225	303,688	1,457,357	-	15,207,327
11040	EQUITY TRANSFERS	609,103	(609,103)	-	-	-	-	-	-
11041	EQUITY TRANSFERS	-	-	-	-	-	-	-	-
11040	PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-
11040	PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-
	ENDING EQUITY	11,637,381	1,837,968	168,728	347,631	316,090	1,510,369	-	15,818,167
		60,856	(60,856)	-	-	-	-	-	-
11170	ADMINISTRATIVE FEE EQUITY	-	-	168,728	-	-	-	-	168,728
11180	HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	-	-	-	-	-	-
11190	UNIT MONTHS AVAILABLE	5,976	-	9,981	72	96	-	-	16,125
11210	NUMBER OF UNIT MONTHS LEASED	5,844	-	9,981	71	93	-	-	15,989
11610	LAND PURCHASES	-	-	-	-	-	-	-	-
11620	BUILDING PURCHASES	-	438,165	-	-	-	-	-	438,165
11630	FURNITURE & EQUIPMENT - DWELLING	-	-	-	-	-	-	-	-
11640	FURNITURE & EQUIPMENT - ADMINSTRATIVE	-	68,078	-	-	-	-	-	68,078
11650	LEASEHOLD IMPROVEMENTS PURCHASES	-	-	-	-	-	-	-	-
11660	INFRASTRUCTURE PURCHASES	-	-	-	-	-	-	-	-
13510	CFPP DEBT SERVICE PAYMENTS	-	-	-	-	-	-	-	-
13901	REPLACEMENT HOUSING FACTOR FUNDS	-	-	-	-	-	-	-	-



THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
HARLINGEN, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2023

<u>Federal Grantor/ Pass-through Grantor/ Program or Cluster Title</u>	<u>Federal Assistance Listing Numbers</u>	<u>Federal Expenditures</u>	<u>Amounts Passed Through to Subrecipients</u>
Section 8 Housing Choice Vouchers	14.871	\$ 5,271,198	\$ -
Public and Indian Housing Program	14.850	2,318,572	-
Public Housing Capital Fund Program	14.872	<u>1,042,798</u>	<u>-</u>
Total U.S. Department of Housing and Urban		<u>8,632,568</u>	<u>-</u>
TOTAL FEDERAL EXPENDITURES		<u>\$ 8,632,568</u>	<u>\$ -</u>

Note 1 - Basis of Presentation

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the schedule presents only a selected portion of operations of the Authority it is not intended to and does not present the financial net position, changes in net position or cash flows of the Authority.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Note 3 – Indirect Cost Rate

The Authority did not elect to use the 10% *De Minimus Cost Rate*.

**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM  
FOR THE YEAR ENDED MARCH 31, 2023**

	<b>TX59P06550118</b>	<b>TX59P06550119</b>	<b>TX59P06550120</b>
Funds Approved	\$ 1,284,658	\$ 1,340,887	\$ 1,230,982
Funds Expended	<u>1,284,658</u>	<u>1,147,566</u>	<u>412,855</u>
Excess of Funds Approved	<u><u>\$ -</u></u>	<u><u>\$ 193,321</u></u>	<u><u>\$ 818,127</u></u>
Funds Advanced	\$ 1,284,658	\$ 1,119,066	\$ 412,855
Funds Expended	<u>1,284,658</u>	<u>1,147,566</u>	<u>412,855</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>	<u><u>\$ (28,500)</u></u>	<u><u>\$ -</u></u>
	<b>TX59P06550121</b>	<b>TX59P06550122</b>	<b>Total</b>
Funds Approved	\$ 1,286,365	\$ 1,595,127	\$ 6,738,019
Funds Expended	<u>654,289</u>	<u>438,340</u>	<u>\$ 3,937,708</u>
Excess of Funds Approved	<u><u>\$ 632,076</u></u>	<u><u>\$ 1,156,787</u></u>	<u><u>\$ 2,800,311</u></u>
Funds Advanced	\$ 622,489	\$ 438,340	\$ 3,877,408
Funds Expended	<u>654,289</u>	<u>438,340</u>	<u>\$ 3,937,708</u>
Excess of Funds Advanced	<u><u>\$ (31,800)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (60,300)</u></u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All modernization costs have been paid and all related liabilities have been discharged through payment.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
HARLINGEN, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

MARCH 31, 2023

**Section I: Summary of Auditors' Results:**

**FINANCIAL STATEMENTS**

Type of Auditors' report issued:	Unmodified	
Internal Control over financial reporting:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None
Reported Is noncompliance that could have a material effect on the financial statements identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**FEDERAL AWARDS**

Internal control over major programs:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None
Reported Type of report issued on compliance with requirements applicable to each major program:	Unmodified	
Are there any audit findings that are required to be reported in accordance with 2CFR Section 200.516(a) of the Uniform Guidance?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Identification of major programs:

<u>Name of Federal Program</u>	<u>Assistance Listing No.</u>
Public Housing Low Rent	14.850
Public Housing Capital Fund Program	14.872

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Is the auditee identified as a low-risk auditee?  Yes  No

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
HARLINGEN, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

MARCH 31, 2023

**Section II: Financial Statement Findings:**

**Prior Year Findings and Questioned Costs:**

None

**Current Year Findings and Questioned Costs:**

None

**Section III: Federal Award Findings and Questioned Costs:**

**Prior Year Findings and Questioned Costs**

None

**Current Year Findings and Questioned Costs:**

None

**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
RESOLUTION 1500  
FOR THE HOUSING CHOICE VOUCHER/SECTION 8 (HCV/S8) PROGRAM  
UPDATED PAYMENT STANDARDS**

**WHEREAS** the Board of Commissioners of the Housing Authority of the City of Harlingen met for its Regular Board meeting on October 18, 2023, to adopt the updated Payment Standards for the Housing Choice Voucher/Section 8 Program effective on January 1, 2024.

**WHEREAS**, after careful review and due consideration of the matter beforehand, the Board of Commissioners voted to adopt the updated Payment Standards for Housing Choice Voucher/Section 8 Program effective on January 1, 2024.

**NOW THEREFORE**, be it resolved that the attached Housing Choice Voucher/Section 8 Program updated Payment Standards are adopted as presented and prepared by Administration effective January 1, 2024

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners hereby approves and adopts the updated Payment Standards for the Housing Choice Voucher/Section 8 Program on **the 18<sup>th</sup> day of October 2023** and will be effective on **January 1, 2024**.

---

**Carlos “Charlie” Perez, Chairperson  
Board of Commissioners**

---

**Hilda Benavides, CEO  
Secretary of the Board**

**Housing Authority**

# HARLINGEN HOUSING AUTHORITY

## HCV/Section 8 Program

### PROPOSED PAYMENT STANDARDS FOR 2024

FMRs are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible (*Fair Market Rents for the Section 8 Program-HUD*).

### PAYMENT STANDARDS FOR 2024 (January 01, 2024 TO December 31, 2024)

2024 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
<b>FMR</b>	\$660	\$761	\$965	\$1,270	\$1,374
<b>Payment Standard</b>	\$726	\$837	\$1,062	\$1,397	\$1,511

### PAYMENT STANDARDS FOR 2023 (January 01, 2023 TO December 31, 2023)

2023 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
<b>FMR</b>	\$632	\$702	\$893	\$1156	\$1304
<b>Payment Standard</b>	\$695	\$772	\$982	\$1272	\$1434



# FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2024 Brownsville-Harlingen, TX MSA FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2024 FMR	\$660	\$761	\$965	\$1,270	\$1,374
<a href="#">FY 2023 FMR</a>	\$632	\$702	\$893	\$1,156	\$1,304

Cameron County, TX is part of the Brownsville-Harlingen, TX MSA, which consists of the following counties: Cameron County, TX. All information here applies to the entirety of the Brownsville-Harlingen, TX MSA.

### Fair Market Rent Calculation Methodology

— [Show/Hide Methodology Narrative](#) —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2017-2021 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2024, provided the estimate is statistically reliable. For FY2024, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2017-2021 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2024 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2024.

2. **[Calculate the Basis for Recent Mover Adjustment Factor](#)**: HUD calculates a recent mover adjustment factor by comparing an ACS 2021 1-year 40th percentile recent mover

2-bedroom rent to the ACS 2017-2021 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD has traditionally defined recent movers as those who have moved into their residence within the current year or preceding year of the ACS survey. Newly for FY2024, HUD is electing to first examine recent movers who have moved within the current year of the ACS. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2022, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

Unlike in FY 2023, for areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows:  $W_{2022} = 0.558$  assigned to the private gross rent factor and  $(1 - W_{2022}) = 0.442$  assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor:** To further inflate rents from CY2022 to FY2024, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2024.
5. **Multiply the Factors:** HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum:** FY2024 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.



7. **Calculate Bedroom Ratios:** HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms. <sup>73</sup>
8. **Compare to Last Year's FMR:** FY2024 FMRs may not be less than 90% of FY2023 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

**The results of the Fair Market Rent Step-by-Step Process**

**1. Base Rent Calculation**

The following are the 2021 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Brownsville-Harlingen, TX MSA.

Area	ACS <sub>2021</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS <sub>2021</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Brownsville-Harlingen, TX MSA	<u>\$730</u>	\$19	$\frac{\$19}{\$730} = 0.02603$	6	$0.02603 < .5$ $6 \geq 4$ Use ACS <sub>2021</sub> 5-Year Brownsville-Harlingen, TX MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS<sub>2021</sub> Margin of Error Ratio is less than .5, HUD uses the ACS<sub>2021</sub> Brownsville-Harlingen, TX MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2024 Base Rent
Brownsville-Harlingen, TX MSA	\$730

**2. Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Brownsville-Harlingen, TX MSA that has an ACS<sub>2021</sub> 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

<b>Area</b>	<b>ACS<sub>2021</sub> 1-Year Adjusted Standard Quality Recent-Mover Gross Rent</b>	<b>ACS<sub>2021</sub> 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error</b>	<b>Ratio</b>	<b>Sample Size Category</b>	<b>Result</b>
Brownsville-Harlingen, TX MSA – ACS 1-year 2 Bedroom	<a href="#">\$822</a>	\$52	0.063	1	1 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Brownsville-Harlingen, TX MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Brownsville-Harlingen, TX MSA – ACS 1-year All Bedroom	<a href="#">\$804</a>	\$55	0.068	1	1 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Brownsville-Harlingen, TX MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Brownsville-Harlingen, TX MSA – ACS 2-year 2 Bedroom	<a href="#">\$786</a>	\$74	0.094	1	1 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Brownsville-Harlingen, TX MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Brownsville-Harlingen, TX MSA – ACS 2-year All Bedroom	<a href="#">\$806</a>	\$54	0.067	4	0.067 < .5 4 ≥ 4 Use ACS <sub>2021</sub> 1-Year Brownsville-Harlingen, TX MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Brownsville-Harlingen, TX MSA is as follows:

<b>ACS<sub>2021</sub> 5-Year Area</b>	<b>ACS<sub>2021</sub> 5-Year 40th Percentile Adjusted Standard Quality Gross Rent</b>	<b>ACS<sub>2021</sub> 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent</b>
---------------------------------------	---	--

Brownsville-Harlingen, TX MSA – All Bedroom	<u>\$756</u>	<u>\$806</u>
--	--------------	--------------

Area	Ratio	Recent-Mover Adjustment Factor
Brownsville-Harlingen, TX MSA	\$806 / \$756 =1.066	1.0661 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.0661

**3. Inflation Adjustment Factor Calculation**

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Brownsville-Harlingen, TX MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Brownsville-Harlingen, TX MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

<b>Components of 2022 Inflation Adjustment Factor for Brownsville-Harlingen, TX MSA</b>					
	<b>R<sub>2022</sub> = Shelter Rent Change, 2021 to 2022</b>	<b>U<sub>2022</sub> = CPI Annual Utilities Change, 2021 to 2022</b>	<b>C<sub>2022</sub> = ACS Utility Cost as a Percent of Gross Rent</b>	<b>Gross Rent Inflation Factor Calculation = (R<sub>2022</sub> × (1-C<sub>2022</sub>) + U<sub>2022</sub> × C<sub>2022</sub>)</b>	<b>Inflation Factor Type</b>
<b>P<sub>2022</sub> = Private Inflation Factor</b>	1.11771	1.11945	0.22634	(1.11771 * 0.77366) + (1.119448 * 0.22634) = 1.11811	Local
<b>CPI<sub>2022</sub> = CPI Inflation Factor</b>	1.07809	1.11945	0.15146	(1.07809 * 0.84854) + (1.11945 * 0.15146) = 1.08435	Region

The 2022 Gross Rent Inflation Factor for Brownsville-Harlingen, TX MSA is computed as follows:

$$\begin{aligned}
 &= \mathbf{CPI}_{2022} \times (1-\mathbf{W}_{2022}) + \mathbf{P}_{2022} \times \mathbf{W}_{2022} \\
 &= (1.08435 \times 0.442) + (1.11811 \times 0.558) \\
 &= (0.479283) + (0.623905) \\
 &= \mathbf{1.10320}
 \end{aligned}$$

**4. Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from

2022 to 2024 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2024.

Trend Factor		Trend Factor Type
Trend Factor	<a href="#">1.12352</a>	Region

5. **Combination of Factors**

The FY 2024 2-Bedroom Fair Market Rent for Brownsville-Harlingen, TX MSA is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2021 to 2022 Gross Rent Inflation Adjustment		Trending 2022 to FY2024	=	FY 2024 2-Bedroom FMR
Brownsville-Harlingen, TX MSA	\$730	*	1.0661	*	1.10320	*	1.12352	=	\$965

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2024 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2024 2-Bedroom FMR	FY 2024 Texas State Minimum	Final FY2024 2-Bedroom FMR
Brownsville-Harlingen, TX MSA	\$965	<a href="#">\$905</a>	\$965 ≥ \$905 Use Brownsville-Harlingen, TX MSA FMR of \$965

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2024 FMRs By Unit Bedrooms					
	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2024 FMR	\$660	\$761	\$965	\$1,270	\$1,374

8. **Comparison to Previous Year**

The FY2024 FMRs for each bedroom size must not be below 90% of the FY2023 FMRs.

	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
FY2023 FMR	\$632	\$702	\$893	\$1,156	\$1,304
FY2023 floor	\$569	\$632	\$804	\$1,041	\$1,174
FY 2024 FMR	\$660	\$761	\$965	\$1,270	\$1,374
Use FY2023 floor for FY2024?	No	No	No	No	No

**Final FY2024 Rents for All Bedroom Sizes for Brownsville-Harlingen, TX MSA**

<b>Final FY 2024 FMRs By Unit Bedrooms</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
Final FY 2024 FMR	\$660	\$761	\$965	\$1,270	\$1,374

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

[http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024\\_code/2024summary.odn?&year=2024&fmrtype=Final&selection\\_type=county&fips=4806199999](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn?&year=2024&fmrtype=Final&selection_type=county&fips=4806199999)

**Select a different area**

Press below to select a different county within the same state (same primary state for metropolitan areas):

Anderson County, TX ▲  
Andrews County, TX  
Angelina County, TX  
Aransas County, TX  
Archer County, TX ▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2024 Metropolitan FMR Area:

Brownsville-Harlingen, TX MSA ▼

Select Metropolitan FMR Area



# City of Harlingen Housing Authority

August 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report



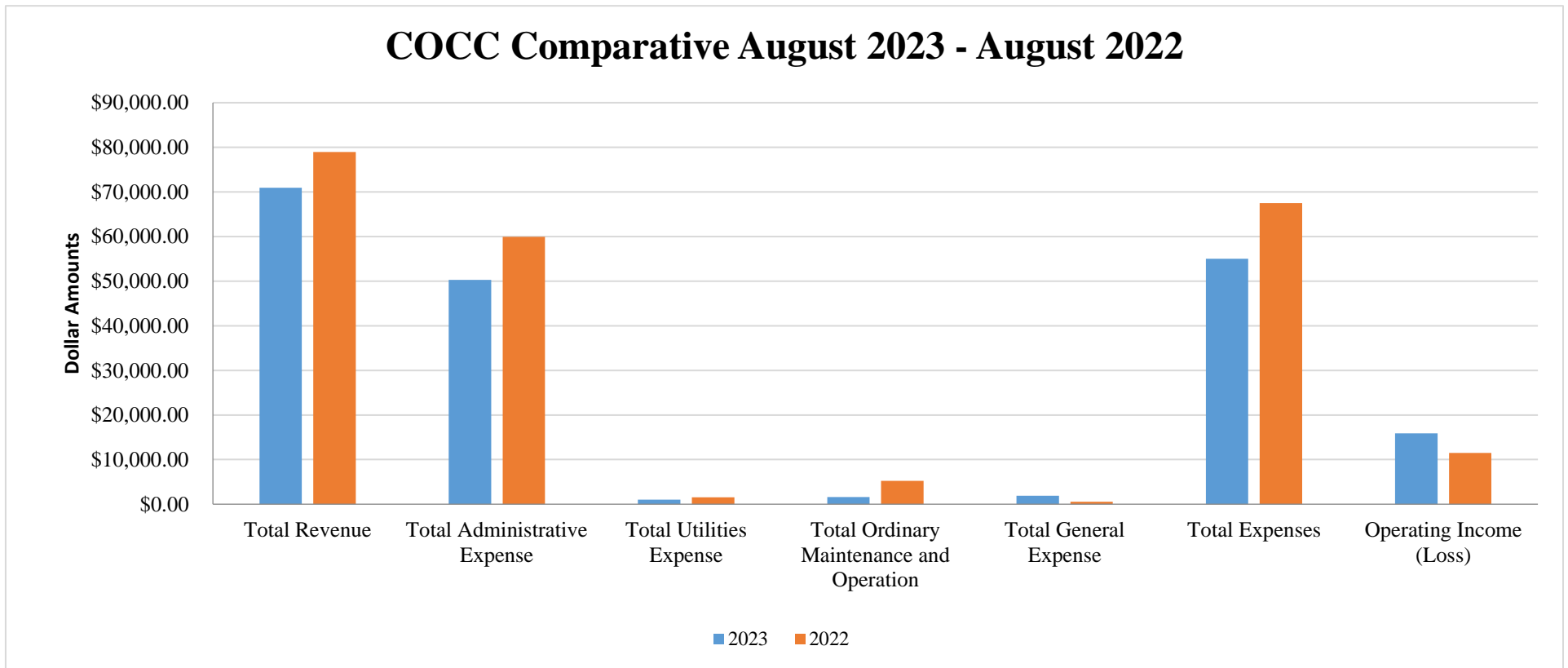
**Bank Balances- Reserves as of 08/31/2023**

	August 2023 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$58,616.91 COCC Investment Account		
\$524,942.86 COCC General Fund	\$55,006.26	10.61
<b>Low Rent Reserves:</b>		
\$1,749,040.79 Los Vecinos	\$93,971.93	18.61
\$1,170,612.09 Bonita Park	\$69,761.43	16.78
\$1,761,857.65 Le Moyne Gardens	\$91,731.15	19.21
<b>Family Living Center Reserves:</b>		
\$151,644.09 FLC bank cash account	\$2,570.78	58.99
<b>HCV/Section 8 Reserves:</b>		
\$40,857.71 Admin	\$46,225.81	0.88
\$2,342.44 HAP	\$437,187.15	0.01



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

	Start: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022
<b>Total Revenue</b>	<b>\$70,910.38</b>	<b>\$78,947.47</b>
<b>Total Administrative Expense</b>	<b>\$50,282.51</b>	<b>\$59,909.87</b>
<b>Total Utilities Expense</b>	<b>\$1,010.95</b>	<b>\$1,567.30</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$1,582.55</b>	<b>\$5,236.33</b>
<b>Total General Expense</b>	<b>\$1,907.43</b>	<b>\$555.94</b>
<b>Total Expenses</b>	<b>\$55,006.26</b>	<b>\$67,458.15</b>
<b>Operating Income (Loss)</b>	<b>\$15,904.12</b>	<b>\$11,489.32</b>



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

				Start: 08/01/2023	Start: 08/01/2022			
				End: 08/31/2023	End: 08/31/2022	Variance	Variance %	
<b>Revenue</b>								
<b>Operating Income</b>								
CFP Admin 50121	1	06	3690.28	5	0.00	13,260.00	(13,260.00)	-100.00 %
Other Income - CFP23	1	06	3690.30	5	13,528.00	0.00	13,528.00	0.00 %
<b>Total Operating Income</b>					<b>13,528.00</b>	<b>13,260.00</b>	<b>268.00</b>	<b>2.02 %</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	980.47	1,049.76	(69.29)	-6.60 %
OTHER INCOME	1	06	3690	5	42.66	9,461.62	(9,418.96)	-99.55 %
Other Income - Management Fee	1	06	3690.2	5	38,509.44	27,250.78	11,258.66	41.32 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	14,928.00	(9,948.00)	-66.64 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,675.00	9,802.50	(127.50)	-1.30 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>55,183.57</b>	<b>63,488.66</b>	<b>(8,305.09)</b>	<b>-13.08 %</b>
<b>Total Revenue</b>					<b>70,910.38</b>	<b>78,947.47</b>	<b>(8,037.09)</b>	<b>-10.18 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	29,040.00	26,929.10	(2,110.90)	-7.84 %
STAFF TRAINING	1	06	4140	5	844.50	412.00	(432.50)	-104.98 %
TRAVEL	1	06	4150	5	2,989.70	352.00	(2,637.70)	-749.35 %
Travel-Mileage Reimbursment	1	06	4150.2	5	480.83	379.32	(101.51)	-26.76 %
Accounting Fees	1	06	4170	5	0.00	3,830.81	3,830.81	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	10,599.84	9,762.15	(837.69)	-8.58 %
SUNDRY	1	06	4190	5	218.73	0.00	(218.73)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	293.14	293.14	100.00 %
Advertising and Marketing	1	06	4190.08	5	0.00	1,761.70	1,761.70	100.00 %
PUBLICATIONS	1	06	4190.11	5	42.00	0.00	(42.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,154.00	1,820.32	(333.68)	-18.33 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,468.93	175.01	(1,293.92)	-739.34 %
Other Sundry Expense	1	06	4190.18	5	562.06	572.68	10.62	1.85 %
Administrative Contact Costs	1	06	4190.19	5	1,780.18	13,621.64	11,841.46	86.93 %
BOARD MEETING EXPENSE	1	06	4190.9	5	101.74	0.00	(101.74)	0.00 %
<b>Total Administrative Expense</b>					<b>50,282.51</b>	<b>59,909.87</b>	<b>9,627.36</b>	<b>16.07 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	13.83	33.33	19.50	58.51 %
ELECTRICITY	1	06	4320	5	979.39	1,473.25	493.86	33.52 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	17.73	60.72	42.99	70.80 %
<b>Total Utilities Expense</b>					<b>1,010.95</b>	<b>1,567.30</b>	<b>556.35</b>	<b>35.50 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	947.72	887.06	(60.66)	-6.84 %
MATERIALS	1	06	4420	5	272.88	0.00	(272.88)	0.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	198.00	198.00	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	0.00	129.66	129.66	100.00 %
VEHICLE-MAINTENANCE	1	06	4430.1	5	49.90	0.00	(49.90)	0.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	0.00	3,247.50	3,247.50	100.00 %
Contact Costs-Electrical Contr	1	06	4430.21	5	0.00	430.00	430.00	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	67.26	297.32	230.06	77.38 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,582.55</b>	<b>5,236.33</b>	<b>3,653.78</b>	<b>69.78 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	222.82	188.71	(34.11)	-18.08 %

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: 08/01/2023	Start: 08/01/2022		
	End: 08/31/2023	End: 08/31/2022	Variance	Variance %
<b>Total Protective Services</b>	<u>222.82</u>	<u>188.71</u>	<u>(34.11)</u>	<u>-18.08 %</u>
<b>General Expense</b>				
Insurance - Windstorm	1,907.43	555.94	(1,351.49)	-243.10 %
<b>Total General Expense</b>	<u>1,907.43</u>	<u>555.94</u>	<u>(1,351.49)</u>	<u>-243.10 %</u>
<b>Total Expenses</b>	<u>(55,006.26)</u>	<u>(67,458.15)</u>	<u>12,451.89</u>	<u>-18.46 %</u>
<b>Net Income (Loss)</b>	<u>15,904.12</u>	<u>11,489.32</u>	<u>4,414.80</u>	<u>50.19 %</u>

Report Criteria PHA: 1 Project: '06'

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

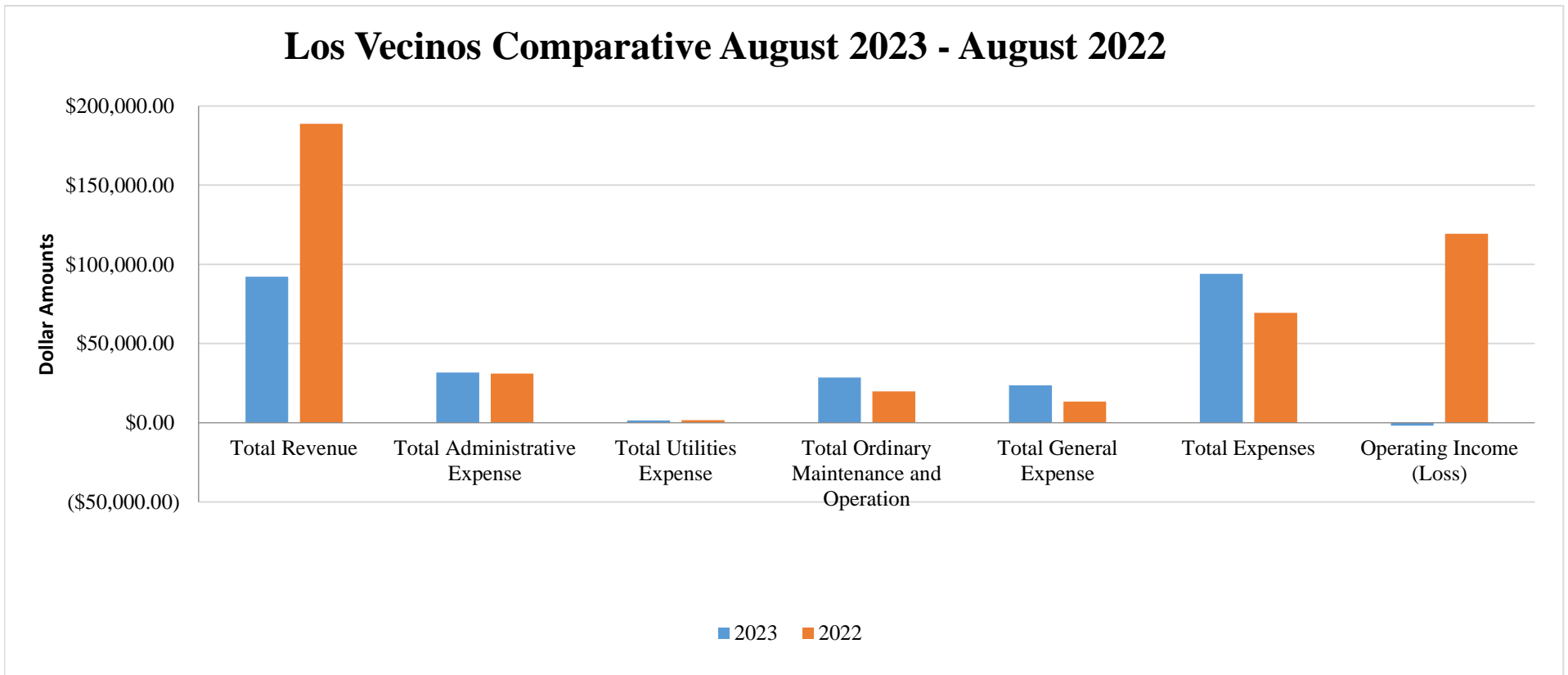
Custom 2: COCC

Custom 3:

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

HHA Low Rent  
LOS VECINOS

	Start: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022
<b>Total Revenue</b>	\$92,203.22	\$188,705.15
<b>Total Administrative Expense</b>	\$31,656.69	\$31,106.12
<b>Total Utilities Expense</b>	\$1,499.53	\$1,597.33
<b>Total Ordinary Maintenance and Operation</b>	\$28,656.60	\$19,897.55
<b>Total General Expense</b>	\$23,603.31	\$13,447.19
<b>Total Expenses</b>	\$93,971.93	\$69,427.35
<b>Operating Income (Loss)</b>	(\$1,768.71)	\$119,277.80



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

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	24,418.00	28,268.00	(3,850.00)	-13.62 %
<b>Total Rental Income</b>					<b>24,418.00</b>	<b>28,268.00</b>	<b>(3,850.00)</b>	<b>-13.62 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	7.08	2,372.76	(2,365.68)	-99.70 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,039.14	0.00	3,039.14	0.00 %
Other Income-Tenants	1	01	3690	5	2,081.00	2,658.00	(577.00)	-21.71 %
Other Income - OP Trans In Fro	1	01	3690.99P	5	0.00	95,700.00	(95,700.00)	-100.00 %
<b>Total Other Income</b>					<b>5,127.22</b>	<b>100,730.76</b>	<b>(95,603.54)</b>	<b>-94.91 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	62,658.00	59,706.39	2,951.61	4.94 %
<b>Total Other Receipts</b>					<b>62,658.00</b>	<b>59,706.39</b>	<b>2,951.61</b>	<b>4.94 %</b>
<b>Total Revenue</b>					<b>92,203.22</b>	<b>188,705.15</b>	<b>(96,501.93)</b>	<b>-51.14 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	6,110.09	(3,223.90)	(9,333.99)	289.52 %
Nontechnical Salaries - 1406	1	01	4110.OP	5	0.00	7,205.17	7,205.17	100.00 %
Accounting Fees	1	01	4170	5	0.00	7,252.00	7,252.00	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	2,949.32	1,915.77	(1,033.55)	-53.95 %
Employee Ben Cont - Admin - 14	1	01	4182.OP	5	0.00	550.35	550.35	100.00 %
Postage/FedEx/UPS	1	01	4190.03	5	0.00	101.01	101.01	100.00 %
Advertising and Marketing	1	01	4190.08	5	0.00	532.50	532.50	100.00 %
Tenant Tracker	1	01	4190.10	5	0.00	7.50	7.50	100.00 %
Publications	1	01	4190.11	5	309.00	0.00	(309.00)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	5,867.27	563.17	(5,304.10)	-941.83 %
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	733.70	0.00	(733.70)	0.00 %
Other Sundry Expense	1	01	4190.18	5	232.73	370.76	138.03	37.23 %
Administrative Contact Costs	1	01	4190.19	5	2,847.94	3,620.31	772.37	21.33 %
Management Fee Expense - AMP	1	01	4190.21	5	8,832.64	8,437.48	(395.16)	-4.68 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,110.00	1,110.00	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>31,656.69</b>	<b>31,106.12</b>	<b>(550.57)</b>	<b>-1.77 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	786.76	928.33	141.57	15.25 %
Ten Services - Recreation, Pub	1	01	4220	5	843.41	248.25	(595.16)	-239.74 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	0.00	386.17	386.17	100.00 %
<b>Total Tenant Services</b>					<b>1,630.17</b>	<b>1,562.75</b>	<b>(67.42)</b>	<b>-4.31 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	118.95	148.32	29.37	19.80 %
Electricity	1	01	4320	5	1,119.63	1,135.62	15.99	1.41 %
Gas	1	01	4330	5	145.98	148.39	2.41	1.62 %
Other Utility Expense - Sewer	1	01	4390	5	114.97	165.00	50.03	30.32 %
<b>Total Utilities Expense</b>					<b>1,499.53</b>	<b>1,597.33</b>	<b>97.80</b>	<b>6.12 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	5,309.26	5,005.52	(303.74)	-6.07 %
Materials	1	01	4420	5	3,429.79	313.40	(3,116.39)	-94.38 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	1,150.00	575.00	(575.00)	-100.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	9,895.00	1,100.00	(8,795.00)	-79.55 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.52	7.96	(8.56)	-107.54 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	74.85	74.85	0.00	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

				Start: 08/01/2023	Start: 08/01/2022		
				End: 08/31/2023	End: 08/31/2022	Variance	Variance %
Contract Costs-Maintenance	1	01	4430.09 5	2,009.70	827.50	(1,182.20)	-142.86 %
Contract Costs - Maintenance -	1	01	4430.09P 5	0.00	4,083.36	4,083.36	100.00 %
Contract Costs-Other	1	01	4430.13 5	1,100.00	0.00	(1,100.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19 5	1,500.00	1,500.00	0.00	0.00 %
Contact Costs-Electrical Contr	1	01	4430.21 5	765.00	220.00	(545.00)	-247.73 %
Contract Costs - Janitorial -	1	01	4430.22P 5	0.00	3,250.00	3,250.00	100.00 %
Connect/Disconnect Fees	1	01	4430.4 5	120.00	30.00	(90.00)	-300.00 %
Garbage and Trash Collection	1	01	4431 5	497.50	288.87	(208.63)	-72.22 %
Emp Benefit Cont - Maintenance	1	01	4433 5	2,788.98	2,621.09	(167.89)	-6.41 %
<b>Total Ordinary Maintenance and Operation</b>				<b>28,656.60</b>	<b>19,897.55</b>	<b>(8,759.05)</b>	<b>-44.02 %</b>
<b>Protective Services</b>							
Protective Services - Contract	1	01	4480 5	6,925.63	1,816.41	(5,109.22)	-281.28 %
<b>Total Protective Services</b>				<b>6,925.63</b>	<b>1,816.41</b>	<b>(5,109.22)</b>	<b>-281.28 %</b>
<b>General Expense</b>							
Insurance - Windstorm	1	01	4510.15 5	21,103.31	0.00	(21,103.31)	0.00 %
Insurance - Windstorm - 1406	1	01	4510.15P 5	0.00	10,947.19	10,947.19	100.00 %
Payments in Lieu of Taxes	1	01	4520 5	2,500.00	2,500.00	0.00	0.00 %
<b>Total General Expense</b>				<b>23,603.31</b>	<b>13,447.19</b>	<b>(10,156.12)</b>	<b>-75.53 %</b>
<b>Total Expenses</b>				<b>(93,971.93)</b>	<b>(69,427.35)</b>	<b>(24,544.58)</b>	<b>35.35 %</b>
<b>Net Income (Loss)</b>				<b>(1,768.71)</b>	<b>119,277.80</b>	<b>(121,046.51)</b>	<b>-101.48 %</b>

Report Criteria PHA: 1 Project: '01'

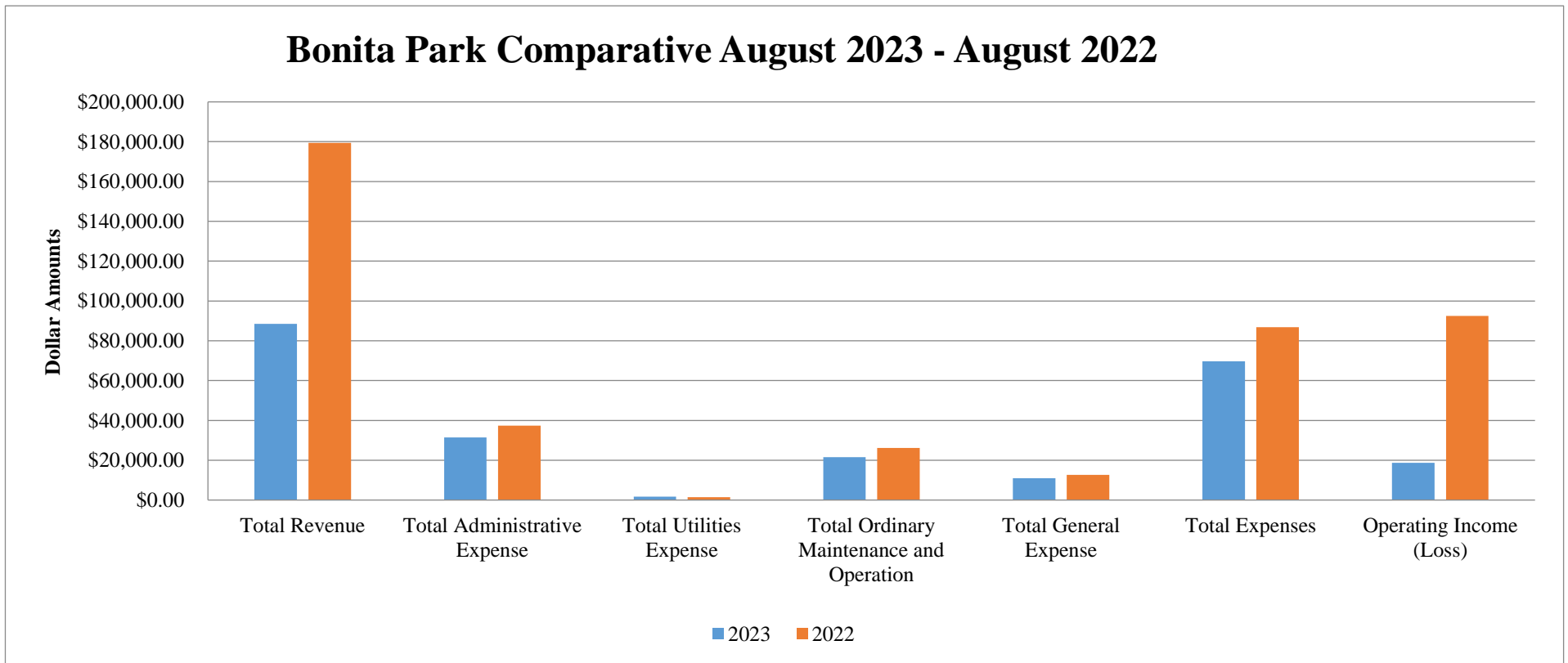
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022
<b>Total Revenue</b>	\$88,498.23	\$179,390.92
<b>Total Administrative Expense</b>	\$31,489.74	\$37,362.98
<b>Total Utilities Expense</b>	\$1,768.30	\$1,489.82
<b>Total Ordinary Maintenance and Operation</b>	\$21,577.90	\$26,211.89
<b>Total General Expense</b>	\$10,980.76	\$12,692.21
<b>Total Expenses</b>	\$69,761.43	\$86,864.85
<b>Operating Income (Loss)</b>	\$18,736.80	\$92,526.07



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

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	26,396.00	23,078.00	3,318.00	14.38 %
Nondwelling Rental	1	02	3190	5	0.00	2,428.00	(2,428.00)	-100.00 %
<b>Total Rental Income</b>					<b>26,396.00</b>	<b>25,506.00</b>	<b>890.00</b>	<b>3.49 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	02	3610	5	0.00	1,282.20	(1,282.20)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,991.23	0.00	1,991.23	0.00 %
Other Income - Tenants	1	02	3690	5	3,389.00	3,077.00	312.00	10.14 %
Other Income - OP Trans In Fro	1	02	3690.99P	5	0.00	95,700.00	(95,700.00)	-100.00 %
<b>Total Other Income</b>					<b>5,380.23</b>	<b>100,059.20</b>	<b>(94,678.97)</b>	<b>-94.62 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	56,722.00	53,825.72	2,896.28	5.38 %
<b>Total Other Receipts</b>					<b>56,722.00</b>	<b>53,825.72</b>	<b>2,896.28</b>	<b>5.38 %</b>
<b>Total Revenue</b>					<b>88,498.23</b>	<b>179,390.92</b>	<b>(90,892.69)</b>	<b>-50.67 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	6,747.92	(1,692.26)	(8,440.18)	498.75 %
Nontechnical Salaries - 1406	1	02	4110.OP	5	0.00	8,494.25	8,494.25	100.00 %
Accounting Fees	1	02	4170	5	0.00	7,986.05	7,986.05	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,325.56	2,070.54	(255.02)	-12.32 %
Employee Ben Cont - Admin - 14	1	02	4182.OP	5	0.00	666.10	666.10	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	101.01	101.01	100.00 %
Advertising and Marketing	1	02	4190.08	5	0.00	525.40	525.40	100.00 %
Tenant Tracker	1	02	4190.10	5	0.00	7.50	7.50	100.00 %
Publications	1	02	4190.11	5	309.00	0.00	(309.00)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	5,926.23	762.93	(5,163.30)	-676.77 %
Forms & Office Supplies	1	02	4190.17	5	1,145.00	0.00	(1,145.00)	0.00 %
Other Sundry Expense	1	02	4190.18	5	180.36	200.50	20.14	10.04 %
Administrative Contact Costs	1	02	4190.19	5	3,338.57	7,369.05	4,030.48	54.69 %
Management Fee Expense - AMP	1	02	4190.21	5	8,653.60	8,038.41	(615.19)	-7.65 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,057.50	(30.00)	-2.84 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>31,489.74</b>	<b>37,362.98</b>	<b>5,873.24</b>	<b>15.72 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	674.06	783.44	109.38	13.96 %
Ten Services - Recreation, Pub	1	02	4220	5	791.46	248.25	(543.21)	-218.82 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	0.00	555.40	555.40	100.00 %
<b>Total Tenant Services</b>					<b>1,465.52</b>	<b>1,587.09</b>	<b>121.57</b>	<b>7.66 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	245.78	203.99	(41.79)	-20.49 %
Electricity	1	02	4320	5	1,082.36	1,110.32	27.96	2.52 %
Gas	1	02	4330	5	402.17	142.93	(259.24)	-181.38 %
Other Utility Expense - Sewer	1	02	4390	5	37.99	32.58	(5.41)	-16.61 %
<b>Total Utilities Expense</b>					<b>1,768.30</b>	<b>1,489.82</b>	<b>(278.48)</b>	<b>-18.69 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	3,080.43	2,788.45	(291.98)	-10.47 %
Materials	1	02	4420	5	2,716.59	240.63	(2,475.96)	-1028.95 %
Materials - 1406	1	02	4420.OP	5	0.00	5,785.50	5,785.50	100.00 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,050.00	1,050.00	0.00	0.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	5,200.00	1,485.00	(3,715.00)	-250.17 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.52	7.96	(8.56)	-107.54 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

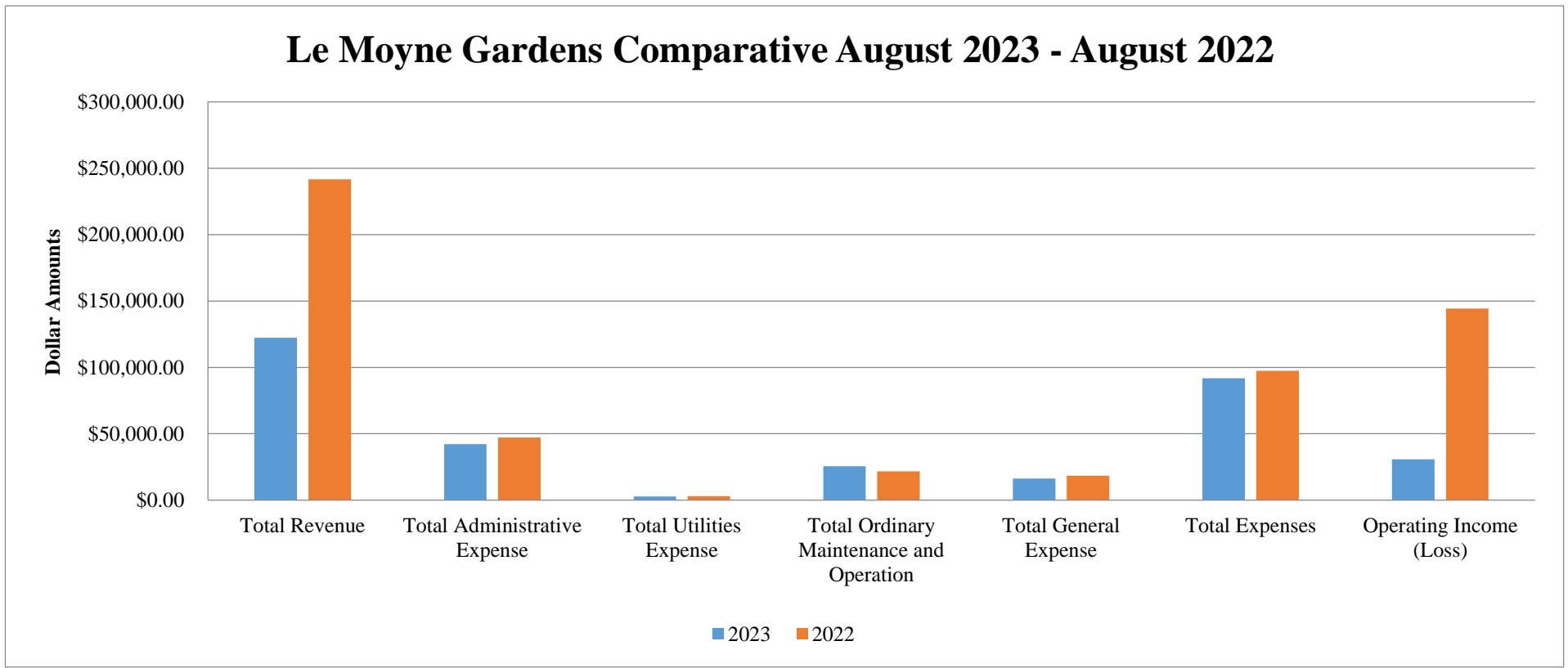


## Housing Authority of the City of Harlingen Comparative Income Statement HHA Low Rent BONITA PARK

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	1,218.87	74.85	(1,144.02)	-1528.42 %
Contract Costs-Maintenance	1	02	4430.09	5	2,202.72	516.36	(1,686.36)	-326.59 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	305.00	3,252.09	2,947.09	90.62 %
Contract Costs - HVAC - 1406	1	02	4430.17P	5	0.00	52.41	52.41	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,162.00	5,550.00	2,388.00	43.03 %
Contact Costs-Electrical Contr	1	02	4430.21	5	1,100.00	2,020.00	920.00	45.54 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	0.00	1,895.00	1,895.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	60.00	0.00	(60.00)	0.00 %
Garbage and Trash Collection	1	02	4431	5	242.43	249.08	6.65	2.67 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,223.34	1,244.56	21.22	1.71 %
<b>Total Ordinary Maintenance and Operation</b>					<b>21,577.90</b>	<b>26,211.89</b>	<b>4,633.99</b>	<b>17.68 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	2,479.21	1,870.86	(608.35)	-32.52 %
<b>Total Protective Services</b>					<b>2,479.21</b>	<b>1,870.86</b>	<b>(608.35)</b>	<b>-32.52 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	02	4510.15	5	8,480.76	0.00	(8,480.76)	0.00 %
Insurance - Windstorm	1	02	4510.15P	5	0.00	10,192.21	10,192.21	100.00 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
<b>Total General Expense</b>					<b>10,980.76</b>	<b>12,692.21</b>	<b>1,711.45</b>	<b>13.48 %</b>
<b>Other Expenditures</b>								
Replacement Non-Deprec Equip-1	1	02	7520.9OP	5	0.00	5,650.00	5,650.00	100.00 %
Prop Bett & Add-Contract Costs	1	02	7540.4OP	5	0.00	6,800.00	6,800.00	100.00 %
Operating Exp For Prop - Contr	1	02	7590.OP	5	0.00	(6,800.00)	(6,800.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>5,650.00</b>	<b>5,650.00</b>	<b>100.00 %</b>
<b>Total Expenses</b>					<b>(69,761.43)</b>	<b>(86,864.85)</b>	<b>17,103.42</b>	<b>-19.69 %</b>
<b>Net Income (Loss)</b>					<b>18,736.80</b>	<b>92,526.07</b>	<b>(73,789.27)</b>	<b>-72.40 %</b>

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

	Start: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022
<b>Total Revenue</b>	\$122,420.50	\$241,785.30
<b>Total Administrative Expense</b>	\$42,201.90	\$47,130.98
<b>Total Utilities Expense</b>	\$2,689.61	\$3,054.48
<b>Total Ordinary Maintenance and Operation</b>	\$25,500.09	\$21,644.77
<b>Total General Expense</b>	\$16,236.09	\$18,487.61
<b>Total Expenses</b>	\$91,731.15	\$97,493.40
<b>Operating Income (Loss)</b>	\$30,689.35	\$144,291.90



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

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	25,356.00	28,913.00	(3,557.00)	-12.30 %
Nondwelling Rental	1	03	3190	5	700.00	0.00	700.00	0.00 %
<b>Total Rental Income</b>					<b>26,056.00</b>	<b>28,913.00</b>	<b>(2,857.00)</b>	<b>-9.88 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,026.78	2,434.41	592.37	24.33 %
Other Income-Tenants	1	03	3690	5	4,157.00	2,406.00	1,751.00	72.78 %
Other Income - Misc Other Reve	1	03	3690.1	5	3,799.72	160.00	3,639.72	2274.82 %
Other Income - OP Trans In Fro	1	03	3690.99P	5	0.00	127,600.00	(127,600.00)	-100.00 %
<b>Total Other Income</b>					<b>10,983.50</b>	<b>132,600.41</b>	<b>(121,616.91)</b>	<b>-91.72 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	85,381.00	80,271.89	5,109.11	6.36 %
<b>Total Other Receipts</b>					<b>85,381.00</b>	<b>80,271.89</b>	<b>5,109.11</b>	<b>6.36 %</b>
<b>Total Revenue</b>					<b>122,420.50</b>	<b>241,785.30</b>	<b>(119,364.80)</b>	<b>-49.37 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	8,389.66	(7,029.69)	(15,419.35)	219.35 %
Nontechnical Salaries - 1406	1	03	4110.OP	5	0.00	14,600.40	14,600.40	100.00 %
Accounting Fees	1	03	4170	5	0.00	10,915.69	10,915.69	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	1,886.11	1,225.25	(660.86)	-53.94 %
Employee Ben Cont - Admin - 14	1	03	4182.OP	5	0.00	1,116.92	1,116.92	100.00 %
Postage/FedEx/UPS	1	03	4190.03	5	0.00	101.01	101.01	100.00 %
Advertising and Marketing	1	03	4190.08	5	0.00	710.00	710.00	100.00 %
Tenant Tracker	1	03	4190.10	5	0.00	10.00	10.00	100.00 %
Publications	1	03	4190.11	5	619.00	0.00	(619.00)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,224.95	1,185.25	(7,039.70)	-593.94 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	756.42	652.15	(104.27)	-15.99 %
Other Sundry Expense	1	03	4190.18	5	243.05	252.22	9.17	3.64 %
Administrative Contact Costs	1	03	4190.19	5	6,054.51	7,935.39	1,880.88	23.70 %
Management Fee Expense - AMP	1	03	4190.21	5	11,339.20	10,774.89	(564.31)	-5.24 %
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	1,425.00	1,417.50	(7.50)	-0.53 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>42,201.90</b>	<b>47,130.98</b>	<b>4,929.08</b>	<b>10.46 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	786.06	1,881.82	1,095.76	58.23 %
Ten Services - Recreation, Pub	1	03	4220	5	1,090.96	331.00	(759.96)	-229.60 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	1,945.90	1,945.90	100.00 %
<b>Total Tenant Services</b>					<b>1,877.02</b>	<b>4,158.72</b>	<b>2,281.70</b>	<b>54.87 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	612.79	666.60	53.81	8.07 %
Electricity	1	03	4320	5	1,793.36	1,983.75	190.39	9.60 %
Gas	1	03	4330	5	145.98	148.39	2.41	1.62 %
Other Utility Expense - Sewer	1	03	4390	5	137.48	255.74	118.26	46.24 %
<b>Total Utilities Expense</b>					<b>2,689.61</b>	<b>3,054.48</b>	<b>364.87</b>	<b>11.95 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	3,653.60	8,155.72	4,502.12	55.20 %
Materials	1	03	4420	5	1,691.59	3,299.46	1,607.87	48.73 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	3,948.00	1,748.00	(2,200.00)	-125.86 %
Contract Costs-Other Repairs	1	03	4430.03	5	350.00	0.00	(350.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.04	10.60	(11.44)	-107.92 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

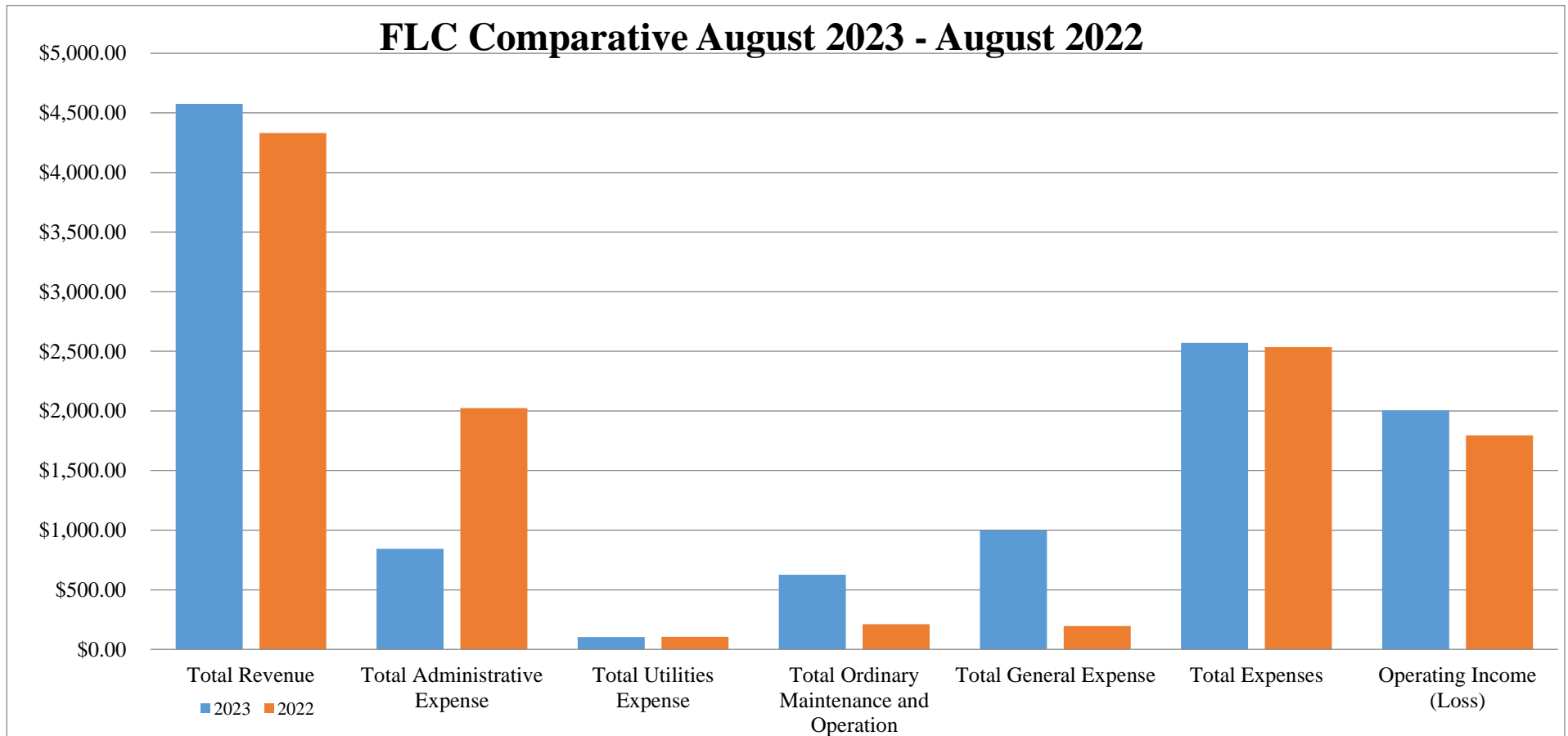
Custom 3: PHA

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

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	74.85	74.85	0.00	0.00 %
Contract Costs-Maintenance	1	03	4430.09	5	4,475.17	834.12	(3,641.05)	-436.51 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	6,460.50	2,900.00	(3,560.50)	-122.78 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	250.00	0.00	(250.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	240.00	75.00	(165.00)	-220.00 %
Garbage and Trash Collection	1	03	4431	5	265.64	339.85	74.21	21.84 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,073.70	4,207.17	2,133.47	50.71 %
<b>Total Ordinary Maintenance and Operation</b>					<b>25,500.09</b>	<b>21,644.77</b>	<b>(3,855.32)</b>	<b>-17.81 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	3,226.44	3,016.84	(209.60)	-6.95 %
<b>Total Protective Services</b>					<b>3,226.44</b>	<b>3,016.84</b>	<b>(209.60)</b>	<b>-6.95 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	03	4510.15	5	13,319.43	0.00	(13,319.43)	0.00 %
Insurance - Windstorm	1	03	4510.15P	5	0.00	15,193.95	15,193.95	100.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	0.00	377.00	377.00	100.00 %
<b>Total General Expense</b>					<b>16,236.09</b>	<b>18,487.61</b>	<b>2,251.52</b>	<b>12.18 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	10,500.00	67,198.63	56,698.63	84.37 %
Prop Bett & Add- Contracts -	1	03	7540.4OP	5	0.00	17,301.37	17,301.37	100.00 %
Operating Exp For Property - C	1	03	7590	5	(10,500.00)	(67,198.63)	(56,698.63)	84.37 %
Operating Exp Prop - Contra -	1	03	7590.OP	5	0.00	(17,301.37)	(17,301.37)	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>(91,731.15)</b>	<b>(97,493.40)</b>	<b>5,762.25</b>	<b>-5.91 %</b>
<b>Net Income (Loss)</b>					<b>30,689.35</b>	<b>144,291.90</b>	<b>(113,602.55)</b>	<b>-66.74 %</b>

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

	Start: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022
<b>Total Revenue</b>	\$4,574.45	\$4,330.62
<b>Total Administrative Expense</b>	\$844.16	\$2,024.46
<b>Total Utilities Expense</b>	\$103.89	\$105.55
<b>Total Ordinary Maintenance and Operation</b>	\$625.94	\$210.67
<b>Total General Expense</b>	\$996.79	\$194.57
<b>Total Expenses</b>	\$2,570.78	\$2,535.25
<b>Operating Income (Loss)</b>	\$2,003.67	\$1,795.37



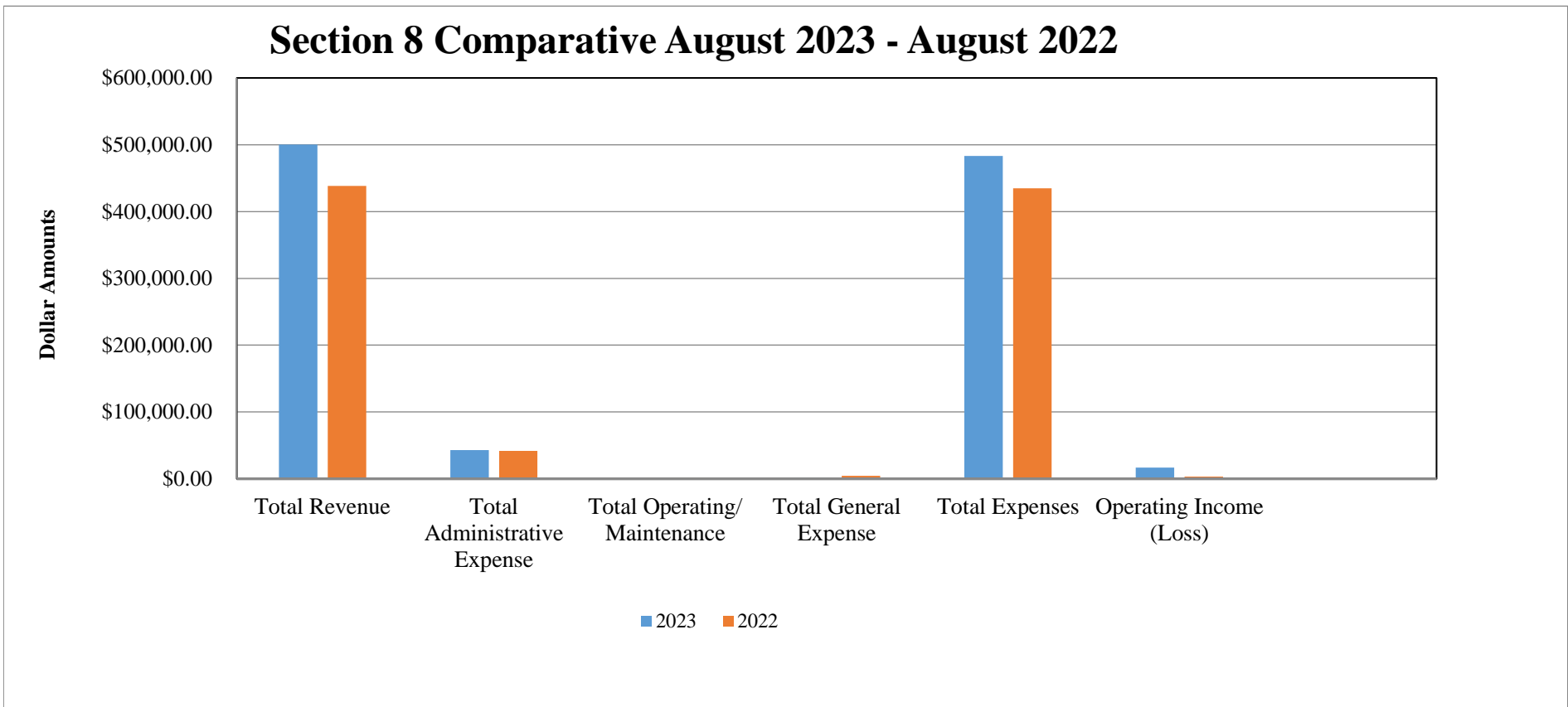
## Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	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	274.45	285.62	(11.17)	-3.91 %
Other Income-Tenants	3	01	3690	5	100.00	45.00	55.00	122.22 %
<b>Total Other Income</b>					<b>374.45</b>	<b>330.62</b>	<b>43.83</b>	<b>13.26 %</b>
<b>Total Revenue</b>					<b>4,574.45</b>	<b>4,330.62</b>	<b>243.83</b>	<b>5.63 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	250.96	162.60	(88.36)	-54.34 %
Accounting Fees	3	01	4170	5	0.00	1,304.25	1,304.25	100.00 %
Employee Benefits Cont - Admin	3	01	4182	5	18.20	56.33	38.13	67.69 %
Sundry	3	01	4190	5	100.00	0.00	(100.00)	0.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	42.60	42.60	100.00 %
Publications	3	01	4190.11	5	42.00	0.00	(42.00)	0.00 %
Other Sundry Expense	3	01	4190.18	5	433.00	458.68	25.68	5.60 %
<b>Total Administrative Expense</b>					<b>844.16</b>	<b>2,024.46</b>	<b>1,180.30</b>	<b>58.30 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	36.40	36.92	0.52	1.41 %
Other Utility Expense - Sewer	3	01	4390	5	67.49	68.63	1.14	1.66 %
<b>Total Utilities Expense</b>					<b>103.89</b>	<b>105.55</b>	<b>1.66</b>	<b>1.57 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	90.00	90.00	0.00	0.00 %
Contract Costs-Other	3	01	4430.13	5	75.00	0.00	(75.00)	0.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	365.00	0.00	(365.00)	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	0.00	24.73	24.73	100.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>625.94</b>	<b>210.67</b>	<b>(415.27)</b>	<b>-197.12 %</b>
<b>General Expense</b>								
Insurance - Windstorm	3	01	4510.15	5	996.79	194.57	(802.22)	-412.30 %
<b>Total General Expense</b>					<b>996.79</b>	<b>194.57</b>	<b>(802.22)</b>	<b>-412.30 %</b>
<b>Total Expenses</b>					<b>(2,570.78)</b>	<b>(2,535.25)</b>	<b>(35.53)</b>	<b>1.40 %</b>
<b>Net Income (Loss)</b>					<b>2,003.67</b>	<b>1,795.37</b>	<b>208.30</b>	<b>56.28 %</b>

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

Start: 08/01/2023    Start: 08/01/2022  
End: 08/31/2023    End: 08/31/2022

<b>Total Revenue</b>	<b>\$500,166.60</b>	<b>\$438,181.14</b>
<b>Total Administrative Expense</b>	<b>\$43,036.57</b>	<b>\$41,747.16</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,357.89</b>	<b>\$1,180.71</b>
<b>Total General Expense</b>	<b>\$1,831.35</b>	<b>\$4,565.68</b>
<b>Total Expenses</b>	<b>\$483,412.96</b>	<b>\$434,713.51</b>
<b>Operating Income (Loss)</b>	<b>\$16,753.64</b>	<b>\$3,467.63</b>



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

					Start: 08/01/2023	Start: 08/01/2022		
					End: 08/31/2023	End: 08/31/2022	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	76,769.00	50,337.00	26,432.00	52.51 %
Interest Income HA Portion	7	01	3300	5	198.81	510.01	(311.20)	-61.02 %
Portable Admin Fees Earned	7	01	3300.P	5	393.79	1,083.13	(689.34)	-63.64 %
HAP Earned Income	7	01	4902	5	422,805.00	386,251.00	36,554.00	9.46 %
<b>Total Operating Income</b>					<b>500,166.60</b>	<b>438,181.14</b>	<b>61,985.46</b>	<b>14.15 %</b>
<b>Total Revenue</b>					<b>500,166.60</b>	<b>438,181.14</b>	<b>61,985.46</b>	<b>14.15 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	13,116.93	8,250.29	(4,866.64)	-58.99 %
Travel	7	01	4150	5	0.00	360.00	360.00	100.00 %
Accounting Fees	7	01	4170	5	0.00	1,015.87	1,015.87	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	5,290.23	3,556.52	(1,733.71)	-48.75 %
Postage/FedEx/UPS	7	01	4190.03	5	0.00	501.75	501.75	100.00 %
Advertising and Marketing	7	01	4190.08	5	0.00	1,185.70	1,185.70	100.00 %
Tenant Tracker	7	01	4190.10	5	0.00	15.00	15.00	100.00 %
Publications	7	01	4190.11	5	42.00	0.00	(42.00)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	779.33	644.59	(134.74)	-20.90 %
Forms & Office Supplies	7	01	4190.17	5	402.58	0.00	(402.58)	0.00 %
Other Sundry Expense	7	01	4190.18	5	412.29	95.04	(317.25)	-333.81 %
Administrative Contact Costs	7	01	4190.19	5	6,188.71	8,888.90	2,700.19	30.38 %
Asset Management Fee - AMP	7	01	4190.22	5	8,724.00	9,036.00	312.00	3.45 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,452.50	5,647.50	195.00	3.45 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	912.00	(48.00)	-5.26 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	570.00	(30.00)	-5.26 %
<b>Total Administrative Expense</b>					<b>43,036.57</b>	<b>41,747.16</b>	<b>(1,289.41)</b>	<b>-3.09 %</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	177.18	0.00	(177.18)	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	49.90	49.90	0.00	0.00 %
<b>Total Operating Expenses</b>					<b>1,357.89</b>	<b>1,180.71</b>	<b>(177.18)</b>	<b>-15.01 %</b>
<b>General Expense</b>								
Emp Benefit Cont-Unemployment	7	01	4540.8	5	0.00	2,455.00	2,455.00	100.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	93.23	91.31	(1.92)	-2.10 %
Portability - Port In Deposits	7	01	4590.PID	5	(7,202.15)	(2,777.00)	4,425.15	-159.35 %
Portability - Port In Expenses	7	01	4590.PIE	5	7,202.15	2,777.00	(4,425.15)	-159.35 %
Portable Admin Fees Paid	7	03	4590.P	5	1,738.12	2,019.37	281.25	13.93 %
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>1,831.35</b>	<b>4,565.68</b>	<b>2,734.33</b>	<b>59.89 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	393,089.15	347,041.00	(46,048.15)	-13.27 %
HAP Payments - Utilities	7	01	4715.4	5	10,634.00	5,553.00	(5,081.00)	-91.50 %
HAP Portability	7	01	4715.P	5	(2,320.00)	0.00	2,320.00	0.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,608.00	1,760.00	152.00	8.64 %
HAP Payments - Rents	7	02	4715.1	5	4,289.00	3,251.00	(1,038.00)	-31.93 %
HAP Payments - Rent - VASH	7	03	4715.1	5	14,688.00	10,319.00	(4,369.00)	-42.34 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	107.00	0.00	(107.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	13,157.00	17,470.96	4,313.96	24.69 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	543.00	492.00	(51.00)	-10.37 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,310.00	1,257.00	(53.00)	-4.22 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	82.00	76.00	(6.00)	-7.89 %
<b>Total Housing Assistance Payments</b>					<b>437,187.15</b>	<b>387,219.96</b>	<b>(49,967.19)</b>	<b>-12.90 %</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: 08/01/2023 End: 08/31/2023	Start: 08/01/2022 End: 08/31/2022	Variance	Variance %
<b>Total Expenses</b>	<u>(483,412.96)</u>	<u>(434,713.51)</u>	<u>(48,699.45)</u>	<u>11.20 %</u>
<b>Net Income (Loss)</b>	<u>16,753.64</u>	<u>3,467.63</u>	<u>13,286.01</u>	<u>383.32 %</u>

Chief Financial Officer Report  
for October 18, 2023  
Highlights of Activities for September 2023

**Ongoing Activities:**

- Meetings for the month:
  - Staff weekly meetings
  - APRIO audit meetings
  - HUD Training meeting
  - Maintenance meetings
  - Staff monthly meeting
  - Open Enrollment City meeting
  - Los Vecinos Construction meetings
  - Motivational staff meetings
  - Board Meeting Practices
  - Annual Board meetings
  - Evaluation – 23 years complete
  - HUD Two-Year tool
  
- 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/Accounting Coord. on personnel matters and updates
  
- Monitored the bank accounts daily, entered journal entries, and deposits
  
- Worked with fee accountant on the end of the month financials
  
- Completed Fraud interview with the auditor
  
- 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 Sept. 15<sup>th</sup> & from home Sept. 25<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  
October 18, 2023  
Highlights of Activities for September 2023

- Prepared Weekly/Monthly Board, 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
  - 2-Year Tool meeting
  - Admin meeting
  - Aprio Audit meeting
  - Board meeting practices
  - Annual Board meetings
- Reviewed and responded to emails and phone calls
- Entered benefit invoices and processed them for payment
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances for the end of August
- Reviewed timesheets and processed payrolls for September
- Prepared Maintenance presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for August
- Reviewed all vehicle inspections completed and saved for August
- Processed and submitted the HART Retirement for August
- Printed out bank information for online rent payments
- Continued training Accounting Clerk
- Sent out employee evaluations and updated pay rates for evaluations received
- Updated the Admin Agenda for Accounting
- Reviewed the new job description for an Eligibility Specialist
- Accompanied ADT for the fire alarm inspections
- Worked on the Payroll, QC Vehicle Inspection, Refrigerator Clean-out, and Maintenance schedules for 2024
- Open Enrollment was September 25 – September 27

Please let me know if you have any questions.

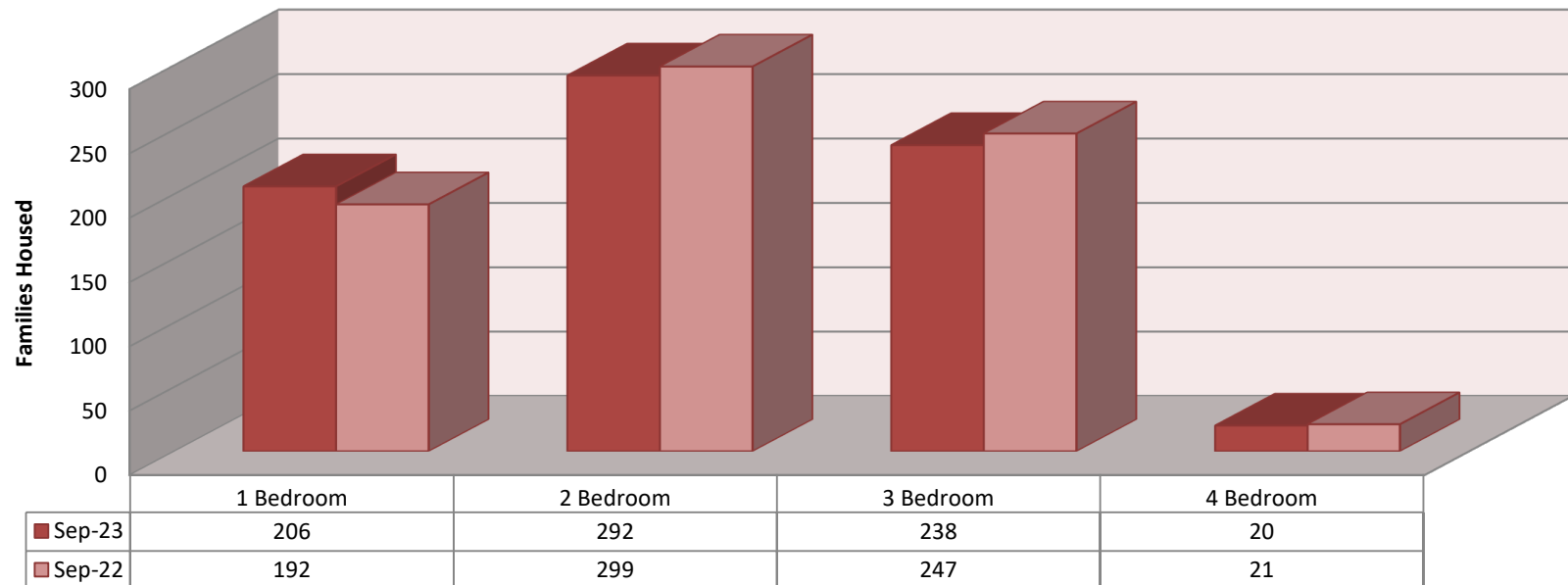
Thank you,

Melissa Guajardo  
HR/Accounting Coordinator

**Board Meeting Report  
October 18, 2023**

**Total Alloted Vouchers: 743  
Vouchers Leased: 756  
Pending Vouchers: 0  
Vouchers Searching: 70**

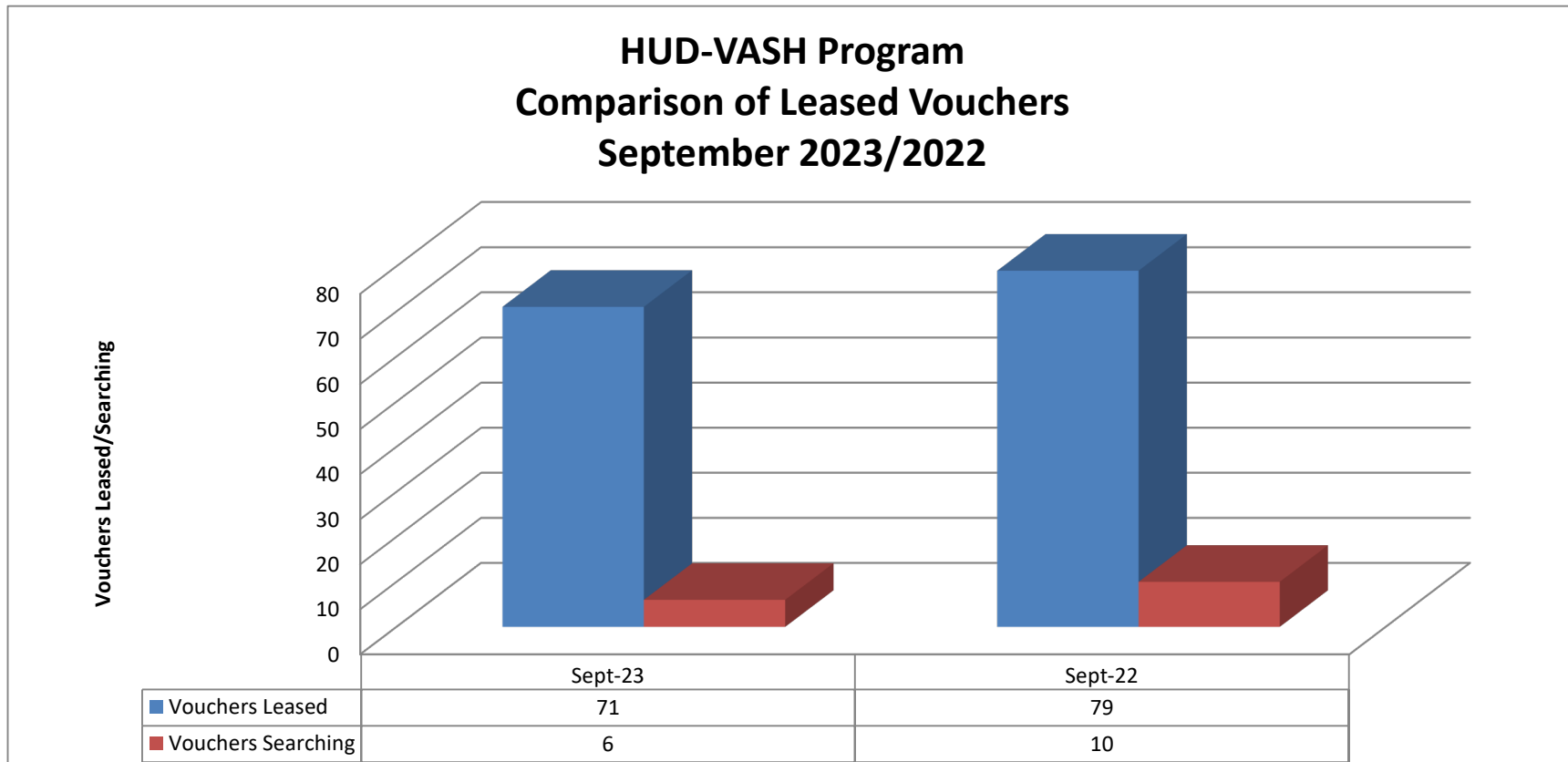
**HCV/Section 8 Program  
Comparison of Leased Vouchers  
September 2023/2022**



<b>Total Families on Waiting List</b>	<b>497</b>
---------------------------------------	------------

**Board Meeting Report  
October 18, 2023**

**Total Alloted Vouchers: 87  
VASH Vouchers Leased: 71  
Port-outs: 40  
Housed in Harlingen: 31**



# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

## Board Meeting Report October 18, 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  
August 2023 Score is  
97.81%

### Quality Control

File audit was held on September 29, 2023 at Los Vecinos  
4 files were audited

### Activities for the month of September 2023:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on September 14<sup>th</sup> (20 were received)
- Issued HAP Checks for October 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
- Attended Annual Board Meeting @ Harlingen Convention Center
- 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 September 2023	292	252	233	92	636	636	155	21	12	59
January through September 2022	300	205	212	34	600	600	170	33	73	71
<b>Increase</b>	<b>0</b>	<b>47</b>	<b>21</b>	<b>58</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Decrease</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>12</b>	<b>61</b>	<b>12</b>

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

**HCV/SECTION 8 PROGRAM**  
**Monthly Summary Report**

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
Sep-23	31	29	48	10	63	63	51	12	1	2
YTD	292	252	233	92	636	636	155	21	12	59

**HCV/SECTION 8 PROGRAM**  
**Monthly Summary Report**

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
Sep-22	42	14	22	0	63	63	2	7	0	8
YTD	300	205	212	34	600	600	170	33	73	71



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

**September 30, 2023**

**Low Rent Monthly Occupancy Report**

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	<b>HHA Totals</b>
Units Leased →	148	115	19	4	4	193	<b>483</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	1	0	0	0	3	<b>5</b>
3 bed	0	1	0	0	0	0	<b>1</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	1	2	0	0	0	3	<b>6</b>
Total Vacancies →	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>6</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>
-------------------------------	------------	------------	-----------	----------	----------	------------	------------

Notation: Data based on Manager's Monthly Reports Submitted 9/30/2023

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:**                      99.33%              98.33%              100.00%              100.00%              100.00%              98.50%              **98.80%**

\* **VACANCY RATE:**                         0.67%                1.67%                0.00%                0.00%                0.00%                1.50%                **1.20%**

\* does not include CFP units

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

*Per unit Fee count*              149              118              20              4              4              197              492

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 October 18, 2023

Activities for the month of September

WAITING LIST AS OF 09-30-2023

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	42
2 Bedroom	08
3 Bedroom	13
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 66

Unit offers mailed: 25

Security Deposits received: 10

Applications ready for review as of 9-30-2023: 16

Applications pending: 74

## 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 September 2023	693	652	146	334	103	295	63	60	20%
January through September 2022	652	616	83	216	52	212	51	37	17%
<b>Increase</b>	<b>41</b>	<b>36</b>	<b>63</b>	<b>118</b>	<b>51</b>	<b>83</b>	<b>12</b>	<b>23</b>	<b>3%</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>

Report By: Nancy Garza -Admissions Coordinator

## LOW RENT PROGRAM

### Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-23	64	55	25	0	2	20	1	5	25%
Feb-23	75	70	3	11	5	15	3	6	40%
Mar-23	45	37	15	10	3	40	9	3	8%
Apr-23	73	74	9	34	5	5	7	4	80%
May-23	86	82	24	31	4	37	11	4	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%
Sep-23	72	68	16	116	44	25	4	9	36%
YTD Total:	693	652	146	334	103	295	63	60	20%

## LOW RENT PROGRAM

### Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-22	75	65	10	10	5	20	1	2	10%
Feb-22	64	59	4	25	22	37	7	2	5%
Mar-22	47	46	17	65	8	21	2	12	57%
Apr-22	80	73	9	14	1	16	12	1	6%
May-22	76	70	10	22	7	20	2	5	25%
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%
Sep-22	70	62	11	3	0	32	7	7	22%
YTD Total:	652	616	83	216	52	212	51	37	17%

Report By: Nancy Garza -Admissions Coordinator

**Date:** October 1, 2023

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

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

**Subject:** Public Housing Board Report - September 2023 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.

**August 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 operation update meetings on Mondays at 3:00 p.m. via Webex.

# HARLINGEN



Housing Authority

October 18, 2023

Maintenance Report

By: Mary Prieto, Senior Property Manager

## Units ready to rent for the Month of September 2023

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	264	211	0	2
Bonita Park	0	51	57	0	2
Le Moyne Gardens	0	18;49	0	0	2
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	4	2	0	6

## Work orders completed for the Month of September 2023

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2023 - 09/30/2023	121	49	153	30	353

## Work orders completed for the Month of September 2022 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2022 – 09/30/2022	118	85	81	22	306

**Date: October 1, 2023**

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

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

**Subject: October 18, 2023, Board Report-September Activity**

**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 25% complete.

Rudy De La Cruz remodeled bathroom apartment #9. This job is 100% complete.

G.S Electric installed electrical outlets in Learning Center. This job is 100% complete.

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

**Bonita Park AMP #020:**

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

Rudy De La Cruz prepared apartment #42 for rent. This job is 100% complete.

Rudy De La Cruz is remodeling apartment #23. This job is 40% complete.

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

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

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

Rudy De La Cruz prepared apartment #1814-A for rent. This job is 100% complete.

**Sunset Terrace AMP #020:**

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

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 is remodeling bathroom apartment #124. This job is 70% complete.

Rudy De La Cruz is remodeling bathroom apartment #162 . This job is 40% complete.

Rudy De La Cruz installed metal roof apartments #59 through #60. This job is 100% complete.

Southern Construction installed metal roof apartments #127 through #128. This job is 100% complete.

Southern Construction installed metal roof apartments #37 through #38. 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.**

No contracts at this time.



## Accounting Assistant /MIS Coordinator Board Report

October 18, 2023

## September 2023 Activities

- Attended weekly Staff meetings
- Attended the HUD Field office meeting
- Attended the HCV/S8 2-year tool meeting
- Attended the Los Vecinos construction meetings as needed
- Attended the Board meeting practices
- Attended the Annual and HAHC Board meetings
- 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 (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 9-15-23 due to disinfecting of the COCC
- Worked from home in the morning on 9-25-23 due to disinfecting of the COCC
- CNG/Internet updates: Pending quote from Miguel Medina for Fiber internet for review

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: October 01, 2023

TO: Carlos Perez, Chair & HHA Board of Commissioners

FROM: Hilda Benavides, Chief Executive Officer

SUBJECT: Calendar & Report for the October 18, 2023, 2023, 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:**

October 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 due to weather or circumstances.

**Planned Activities:**

**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.
- 05: HCISD Counselors Monthly Mtg at 11:30 a.m. at COCC
- 05: Appt. with HCV/S8 Administrator at 4pm
- 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)
- 12: Appt. with HCV/S8 Administrator at 4pm
- 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: National Bosses Day!
- 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: Appt. with HCV/S8 Administrator at 4pm
- 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 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 Mtg at 9:00 a.m.
- 26: Thursday Maintenance Mtg at 3:00 p.m. at BP (Water & Wall Heater Safety)
- 26: Appt. with HCV/S8 Administrator at 4pm
- 26: Annual Resource Fair at Le Moyne Gardens 4:00 – 7:00 p.m. ?
- 27: Audit & Review files by PH & S8 at 8:30 a.m. at BP
- 27: Tentative Board Agendas due for November & December 2023 & January 2024
- 27: Board Reports are Due at 12:00 p.m. (noon)
- 27: November 15, Board Agenda & Minutes for October 18, Board Mtg due 12(noon)
- 27: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 27: Friday Staff Mtg at 3:00 p.m. (Quotes on Grandparents Day)
- 30: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am 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: HUD HCV/S8 Two Year Tool Mtg with HUD Field Office at 10:30 a.m.
- 31: Happy Halloween!

**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 Mtg at 9:00 a.m.
- 02: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 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
- 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 Mtg 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 Mtg at 9:00 a.m.
- 30: Board Reports need to be updated by 12:00 p.m. (noon)
- 30: Hurricane Season Ends
- 30: HAVE-STR HUD Training San Antonio, Texas
- December 2023: Schedule may change at any time**
- 01: HAVE-STR HUD Training San Antonio, Texas
- 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 Mtg at 9:00 a.m.
- 07: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 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 Mtg at 9:00 a.m.
- 14: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 14: Thursday Maintenance Mtg at 3:00 p.m.
- 15: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 15: Board Mtg Practice at 10:00 a.m. at LV
- 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: (Tuesday) 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 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.
- 04: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 11: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 11: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 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: Los Vecinos Construction Mtg at 9:00 a.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: Los Vecinos Construction Mtg at 9:00 a.m.  
 01: HCISD Counselors Mtg at 11:30 a.m. at COCC  
**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: Los Vecinos Construction Mtg at 9:00 a.m.  
 16: 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)** at Bonita Park Invocation by Cynthia Lucio  
 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: Los Vecinos Construction Mtg at 9:00 a.m.  
 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
- 29: Los Vecinos Construction Mtg at 9:00 a.m.
- 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 \_\_\_\_\_)
- 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. at COCC
- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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 \_\_\_\_\_)
- 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: Audit & Review files by PH & S8 at 8:30 a.m. at
- 22: Vehicle Inspection at COCC at 10/11 a.m.

- 22: April 17, Board Agendas & Minutes for March 20, Board Mtg due 12(noon)
- 22: Board Reports are Due 12:00 p.m. (noon)
- 22: Tentative Board Agendas due for April, May & June 2024
- 22: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.
- 22: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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 Mtg at 9:00 a.m.
- 28: Thursday Maintenance Mtg at 3:00 p.m. at
- 29: Holiday (Good Friday)
- April 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: BRE Read a Book to children on HHA Facebook 1<sup>st</sup>Monday of month by LV, LMG, BP
- 01: Security Mtg at 9:00 a.m. Webex
- 01: 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.
- 04: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 05: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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
- 08-10: NAHRO Legislative Conference, Washington DC
- 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.)
- 10-12: Nelrod Conference Las Vegas, NV
- 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 04/23/2024
- 12: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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 01/25/2024
- 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 Melissa Guajardo
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 19: Calendars due (AMPs will add Resident services and FLC activities)
- 19: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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 04/12/24 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, 04/12/24 at 12 p.m.**
- 23: Quarterly Crime Prevention Mtg at 3:00 p.m.
- 24: Professional Administrative Assistant Day!
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.  
Tentative Agenda for Mtg due by **Monday, 04/15/24 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, 04/15/24 at 12 p.m.**
- 25: Thursday Maintenance Mtg at 3:00 p.m. at
- 26: Audit & Review files by PH & S8 at 8:30 a.m.at
- 26: Tentative Board Agendas due for May, June & July 2024
- 26: Board Reports are Due at 12:00 p.m. (noon)
- 26: May 15, Board Agenda & Minutes for April, Board Mtgs 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 \_\_\_\_\_)
- 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
- May 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 2025!!**
- 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 Mtg at 9:00 a.m.
- 02: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 03: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 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: Board Mtg Practice at 9:00 a.m. at LMG
- 08: Pest Control at Bonita Park

- 08: Board Mtg Practice at 9:00 a.m. at BP
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices 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
- 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 \_\_\_\_\_)
- 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
- 15: **Regular Board Meeting 12:00 p.m. (Noon)** at Sunset Terrace Invocation by Patty Vega
- 15: Board Mtg Overview at 2:00 p.m. Webex
- 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
- 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 \_\_\_\_\_)
- 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)
- 23: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 23: Thursday Maintenance Mtg at 3:00 p.m. at
- 24: Board Reports are Due at 12:00 p.m. (noon)
- 24: June 19, Board Agenda & Minutes for May 15, Board Mtg due 12 (noon)
- 24: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 24: Friday Staff Mtg at 3:00 p.m. (Quotes on \_\_\_\_\_)
- 27: Holiday (Memorial Day)
- 28: 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)**
- 28: Security Mtg Monday at 9:00 a.m. Webex
- 28: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 29: City of Harlingen Mtg at 5:30 p.m.
- 30: Los Vecinos Construction site visit on street and parking at 9:00 a.m.
- 31: Board Reports need to be updated by 12:00 p.m. (noon)

**Summary of Ongoing Activities:**

**TRAINING / CONFERENCES:** 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 September 27, 2023, Annual Board Meeting and the agenda for the October 18, 2023, Regular Board Meeting. We also reviewed the Minutes for 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. The next Board Meeting is scheduled on Wednesday, November 15, 2023, at 12:00 p.m. at the Los Vecinos Family Learning Center, 702 South M 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.