



REGULAR BOARD MEETING
 Wednesday, February 21, 2024 @ 12:00 p.m. (Noon)
 At the Bonita Park Community Building
 601 South Rangerville Road Harlingen, TX 78552
AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, February 21, 2024 @ 12:00 p.m. (Noon) at the Bonita Park Community Building at 601 South Rangerville Road Harlingen, TX 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting #2559 216 3208, Password:hha21 or join the video conference by phone at 408-418-9388, Password:44221.

A copy of the agenda packet is available to the public on our website at www.harlingenha.org.

The Harlingen Housing Authority reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item”. Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of Staff, Guests, and Visitors – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of January 17, 2024. (pg.3-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of December 2023, and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.6-23)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of January 2024.
 Presenter: Mary Prieto (pg.24-27)
3. Consider and take action to accept/reject bids and award contract for the Head Start Renovation Work at the Le Moyne Gardens Subdivision.
 Presenters: Mary Prieto, Rudy Gomez and Ray Sanchez, GMS Architects (pg.28)

III. OLD BUSINESS-NON-ACTION ITEMS

- 1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.29-48)
 - b) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.49)
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.50-54)
(Comparative summary report for January 2024-2023)
 - d) Low Rent Occupancy Report by Nancy Garza; (pg.55-58)
(Comparative summary report for January 2024-2023)
 - e) Senior Property Manager Report with Resident Activities by Mary Prieto; (pg.59-62)
 - f) Maintenance Report by Mary Prieto; (pg.63)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.64-65)
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.66)

- 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.67-84)

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 Avenue, 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, February 16, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of February 2024



 Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, January 17, 2024, at 12:00 p.m. (noon)
At the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, January 17, 2024, at 12:00 p.m. (noon) at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550. Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present. Those in attendance were: Carlos “Charlie” Perez, Irma Sánchez Peña, Bettina Elliott, Carlos Muñoz, and Maria I. Borjas.

INVOCATION

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

PLEDGE OF ALLEGIANCE

HCV/S8 & Admissions Administrator, Diana Perez led the Pledge of Allegiance.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

Administrative Assistant Valle introduced staff, guests, and visitors starting with Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Patty Vega, Accounting Assistant/MIS Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Mary Prieto, Senior Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Property Manager, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Elva Mares, Admissions Specialist/HCV/S8 Intake Coordinator/Inspector, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Guests/Visitors, Alan Ozuna, Attorney, Jay Garcia, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 20, 2023.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of December 20, 2023. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of December 20, 2023. Motion was seconded by Commissioner Elliott and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE YEAR” AWARD FOR 2023 – 2024 TO NORMA SERINO.

Chief Executive Officer Benavides read a letter congratulating Norma Serino for being selected Employee of the Year 2023-2024. Mrs. Serino began on October 12, 2015, as a Low-Rent Clerk and in November 2016, she became an Assistant Property Manager. She is currently the Property Manager at the Los Vecinos Apartments. Mrs. Serino is doing a great job leading her team with the construction work taking place at the site. Mrs. Serino is very detailed with her daily construction updates, and she makes sure that everyone is well informed. Mrs. Serino’s positive attitude is a great asset to our agency. Mrs. Serino thanked Ms. Benavides, the Board of Commissioners, and her colleagues for the award recognition.

II. NEW BUSINESS

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

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of November 2023 was included in the Board packet. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended November 2023							
	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$376,388.40</u>	<u>\$71,905.04</u>	<u>\$95,652.32</u>	<u>\$89,539.36</u>	<u>\$114,666.70</u>	<u>\$4,624.98</u>	<u>\$698,812.90</u>
Total Expenditures	<u>\$338,168.94</u>	<u>\$58,762.04</u>	<u>\$105,831.80</u>	<u>\$72,734.12</u>	<u>\$96,114.91</u>	<u>\$4,726.07</u>	<u>\$528,520.72</u>
Revenues Over (Under) Expenditures	<u>\$38,219.46</u>	<u>\$13,143.00</u>	<u>(\$10,179.48)</u>	<u>\$16,805.24</u>	<u>\$18,551.79</u>	<u>(\$101.09)</u>	<u>\$170,292.18</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,179.48</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$101.09</u>	<u>\$0.00</u>

Note: Insurance payment accrual is high monthly and contract payment

Commissioner Muñiz asked how much do we expect to be over budget for the year? Chief Financial Officer Lucio stated we will not be over budget. Our year-to-date numbers are all in the black and the accounts are doing well. Commissioner Muñiz asked how do we plan to cover the budget? Chief Financial Officer Lucio stated the budget allows for fungibility, and money can be moved from line items as necessary. Commissioner Muñiz asked, when are the policies renewed? Chief Financial Officer Lucio stated our policies may be renewed at any time to abide with HUD rules and regulations. Commissioner Muñiz asked how much more is being spent on Windstorm insurance than last year? Chief Financial Officer Lucio stated an estimated 100% difference from last year. Chair Perez asked what is the name of the Insurance Company? Chief Financial Officer Lucio stated AmRisc and TWIA though TML. Commissioner Muñiz asked is flood insurance included? Chief Financial Officer Lucio stated no. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2023, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2023 as presented by Administration. Motion was seconded by Commissioner Muñiz and passed unanimously.

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

Senior Property Manager Prieto informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of December 2023 in the total amount of \$4,591.00. The total amount consists of:

For the month of December 2023

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,591.00

Grand Total \$ 4,591.00

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2023 in the total amount of \$4,591.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2023 in the total amount of \$4,591.00. Motion was seconded by Commissioner Elliott and passed unanimously.

III. OLD BUSINESS- NON-ACTION ITEMS

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

- a) Finance Report by Cynthia Lucio
- b) HR/Accounting Coordinator Report by Melissa Guajardo
- c) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-December 2023-2022)
- d) Low Rent Occupancy Report by Nancy Garza
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- e) Senior Property Manager Report with Resident Activities by Mary Prieto
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- 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. Chair Perez asked if there has been steady progress at the Los Vecinos street and parking improvements? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked.

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

Chief Executive Officer Benavides told the Board that the Chief Executive Officer’s report was included in the agenda packet. Chief Executive Officer Benavides informed the Board that our next Regular Board meeting will be February 21, 2024, at 12:00 p.m. at the Bonita Park Community Building. After some discussion no other questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Vice-Chair Sánchez Peña. Meeting was adjourned at 12:27 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

December 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 December 2023**

	<u>COCC/Low- Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	<u>\$360,117.42</u>	<u>\$58,371.71</u>	<u>\$93,221.16</u>	<u>\$90,167.36</u>	<u>\$113,827.25</u>	<u>\$4,529.94</u>	<u>\$507,339.85</u>
Total Expenditures	<u>\$342,459.98</u>	<u>\$83,694.60</u>	<u>\$86,958.33</u>	<u>\$73,697.11</u>	<u>\$95,545.53</u>	<u>\$2,564.41</u>	<u>\$528,059.79</u>
Revenues Over (Under) Expenditures	<u>\$17,657.44</u>	<u>(\$25,322.89)</u>	<u>\$6,262.83</u>	<u>\$16,470.25</u>	<u>\$18,281.72</u>	<u>\$1,965.53</u>	<u>(\$20,719.94)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$25,322.89</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,719.94</u>

Note: COCC
CFP funding wasn't accounted for in Dec. 2023 and will be doubled in January 2024
extra payroll in December
HCV/Section 8
HAP expenses are higher than subsidy due to higher rents and more families assisted

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$3,737,769.83</u>	<u>\$627,540.16</u>	<u>\$950,069.17</u>	<u>\$919,671.98</u>	<u>\$1,199,794.70</u>	<u>\$40,693.82</u>	<u>\$4,565,558.11</u>
Total Expenditures	<u>\$2,883,531.07</u>	<u>\$586,983.32</u>	<u>\$765,993.26</u>	<u>\$669,547.12</u>	<u>\$838,057.46</u>	<u>\$22,949.91</u>	<u>\$4,511,745.66</u>
Revenues Over (Under) Expenditures	<u>\$854,238.76</u>	<u>\$40,556.84</u>	<u>\$184,075.91</u>	<u>\$250,124.86</u>	<u>\$361,737.24</u>	<u>\$17,743.91</u>	<u>\$53,812.45</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

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 December 31, 2023	9 Month(s) Ended December 31, 2023	Budget	Variance	Variance %	
Revenue									
Operating Income									
Other Income - Operating transfer in /	1	06	3690.22	5	0.00	0.00	9,000.00	(9,000.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	0.00	37,499.94	(37,499.94)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	0.00	53,040.00	95,999.94	(42,959.94)	-44.75 %
Other Income - CFP23	1	06	3690.30	5	0.00	54,112.00	0.00	54,112.00	100.00 %
Total Operating Income					0.00	107,152.00	142,499.88	(35,347.88)	-24.81 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	18,658.48	20,126.97	(1,468.49)	-7.30 %
Total Rental Income					2,198.81	18,658.48	20,126.97	(1,468.49)	-7.30 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	1,107.52	9,570.07	5,999.94	3,570.13	59.50 %
OTHER INCOME	1	06	3690	5	309.12	2,245.57	12,042.00	(9,796.43)	-81.35 %
Other Income - Management Fee - CC	1	06	3690.2	5	38,857.76	289,283.04	295,902.00	(6,618.96)	-2.24 %
Other Income - Asset Management Fe	1	06	3690.3	5	4,980.00	103,432.50	133,740.00	(30,307.50)	-22.66 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,922.50	88,234.50	88,290.00	(55.50)	-0.06 %
IT Fees	1	06	3690.5	5	996.00	8,964.00	8,820.00	144.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	374.94	(374.94)	-100.00 %
Total Other Income					56,172.90	501,729.68	545,168.88	(43,439.20)	-7.97 %
Total Revenue					58,371.71	627,540.16	707,795.73	(80,255.57)	-11.34 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	46,199.48	286,630.28	321,937.47	35,307.19	10.97 %
LEGAL EXPENSE	1	06	4130	5	0.00	6,691.75	6,899.94	208.19	3.02 %
STAFF TRAINING	1	06	4140	5	0.00	3,434.50	12,749.94	9,315.44	73.06 %
TRAVEL	1	06	4150	5	224.00	15,399.21	18,749.97	3,350.76	17.87 %
Travel-Mileage Reimbursment	1	06	4150.2	5	339.29	1,525.97	1,499.94	(26.03)	-1.74 %
Accounting Fees	1	06	4170	5	0.00	0.00	27,749.97	27,749.97	100.00 %
Audit Fees	1	06	4171	5	2,991.47	2,991.47	3,749.94	758.47	20.23 %
Employee Benefits Cont - Admin	1	06	4182	5	13,695.02	115,094.98	98,474.94	(16,620.04)	-16.88 %
SUNDRY	1	06	4190	5	1,609.24	2,471.41	1,783.44	(687.97)	-38.58 %
Postage/FedEx/UPS	1	06	4190.03	5	284.71	3,014.85	2,999.97	(14.88)	-0.50 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	3,749.94	3,749.94	100.00 %
PUBLICATIONS	1	06	4190.11	5	0.00	1,985.10	4,500.00	2,514.90	55.89 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	245.00	345.00	2,624.94	2,279.94	86.86 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,585.36	19,669.63	18,000.00	(1,669.63)	-9.28 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	3,074.10	14,368.95	11,999.97	(2,368.98)	-19.74 %
Other Sundry Expense	1	06	4190.18	5	1,044.24	7,237.83	5,249.97	(1,987.86)	-37.86 %
Administrative Contact Costs	1	06	4190.19	5	1,178.50	42,883.47	77,247.00	34,363.53	44.49 %
BOARD MEETING EXPENSE	1	06	4190.9	5	2,967.51	13,281.14	10,499.94	(2,781.20)	-26.49 %
Total Administrative Expense					76,437.92	537,025.54	630,467.28	93,441.74	14.82 %
Utilities Expense									
WATER	1	06	4310	5	14.69	114.95	299.97	185.02	61.68 %
ELECTRICITY	1	06	4320	5	1,021.74	7,993.06	11,250.00	3,256.94	28.95 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.62	151.30	749.97	598.67	79.83 %
Total Utilities Expense					1,056.05	8,259.31	12,299.94	4,040.63	32.85 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	1,014.45	7,470.98	11,250.00	3,779.02	33.59 %
MATERIALS	1	06	4420	5	1,071.34	4,061.90	4,500.00	438.10	9.74 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	200.00	1,095.00	900.00	(195.00)	-21.67 %
Contract Costs-Other Repairs	1	06	4430.03	5	1,235.72	1,235.72	5,249.97	4,014.25	76.46 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	52.47	604.63	3,749.94	3,145.31	83.88 %
VEHICLE-MAINTENANCE	1	06	4430.1	5	0.00	49.90	0.00	(49.90)	-100.00 %
Contract Costs-Other	1	06	4430.13	5	0.00	2,350.00	0.00	(2,350.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	380.00	5,999.94	5,619.94	93.67 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	3,749.94	3,749.94	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	374.32	900.00	525.68	58.41 %

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

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

Fiscal Year End Date:	3/31/2024				ACCOUNT	1 Month(s) Ended	9 Month(s) Ended	Budget	Variance	Variance %
						December 31, 2023	December 31, 2023			
Emp Benefit Cont - Maintenance	1	06	4433	5		74.51	470.21	0.00	(470.21)	-100.00 %
Total Ordinary Maintenance and Operation						3,695.28	18,092.66	36,299.79	18,207.13	50.16 %
Protective Services										
Protective Services - Contract Costs	1	06	4480	5		597.92	3,482.48	14,999.94	11,517.46	76.78 %
Total Protective Services						597.92	3,482.48	14,999.94	11,517.46	76.78 %
General Expense										
INSURANCE	1	06	4510	5		0.00	14.00	0.00	(14.00)	-100.00 %
Insurance -Property (Fire & EC)	1	06	4510.01	5		0.00	2,256.37	2,250.00	(6.37)	-0.28 %
Insurance - General Liability	1	06	4510.02	5		0.00	395.61	749.97	354.36	47.25 %
Insurance - Automobile	1	06	4510.03	5		0.00	1,342.40	1,350.00	7.60	0.56 %
Insurance - Workman's Comp	1	06	4510.04	5		0.00	3,476.33	3,749.94	273.61	7.30 %
Insurance - Fidelity Bond	1	06	4510.09	5		0.00	747.51	749.97	2.46	0.33 %
Insurance - Windstorm	1	06	4510.15	5		1,907.43	11,534.70	4,500.00	(7,034.70)	-156.33 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	356.41	374.94	18.53	4.94 %
Total General Expense						1,907.43	20,123.33	13,724.82	(6,398.51)	-46.62 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5		0.00	0.00	37,499.94	37,499.94	100.00 %
Operating Exp For Property - Contra	1	06	7590	5		0.00	0.00	(37,499.94)	(37,499.94)	-100.00 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(83,694.60)	(586,983.32)	(707,791.77)	120,808.45	17.07 %
Total Net Income (Loss)						(25,322.89)	40,556.84	3.96	40,552.88	1971030.81 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Los Vecinos
 U/M Month: 150 - U/M YTD: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	27,172.00	181.15	234,566.00	173.75	218,433.87	16,132.13	7.39 %
Total Rental Income			27,172.00	181.15	234,566.00	173.75	218,433.87	16,132.13	7.39 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	3.18	0.02	74.01	0.05	11,250.00	(11,175.99)	-99.34 %
Interest Income - Bank Statement	1 01 3610.01	5	3,065.98	20.44	27,748.44	20.55	0.00	27,748.44	100.00 %
Other Income-Tenants	1 01 3690	5	2,220.00	14.80	25,380.00	18.80	20,999.97	4,380.03	20.86 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	187.47	(187.47)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	225.00	(225.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	468.00	0.35	450.00	18.00	4.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	97,401.72	72.15	67,500.00	29,901.72	44.30 %
Total Other Income			5,289.16	35.26	151,072.17	111.91	100,612.44	50,459.73	50.15 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	60,760.00	405.07	564,431.00	418.10	545,242.50	19,188.50	3.52 %
Total Other Receipts			60,760.00	405.07	564,431.00	418.10	545,242.50	19,188.50	3.52 %
Total Revenue			93,221.16	621.47	950,069.17	703.75	864,288.81	85,780.36	9.92 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	9,280.28	61.87	59,563.78	44.12	80,249.94	20,686.16	25.78 %
Legal Expense	1 01 4130	5	0.00	0.00	758.55	0.56	2,250.00	1,491.45	66.29 %
Staff Training	1 01 4140	5	0.00	0.00	97.38	0.07	2,624.94	2,527.56	96.29 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	2,624.94	2,624.94	100.00 %
Travel-Mileage Reimbursment	1 01 4150.2	5	0.00	0.00	0.00	0.00	900.00	900.00	100.00 %
Audit Fees	1 01 4171	5	5,663.07	37.75	5,663.07	4.19	5,663.07	0.00	0.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,667.98	24.45	28,102.54	20.82	31,500.00	3,397.46	10.79 %
Sundry	1 01 4190	5	0.00	0.00	10.00	0.01	749.97	739.97	98.67 %
Postage/FedEx/UPS	1 01 4190.03	5	98.10	0.65	871.95	0.65	749.97	(121.98)	-16.26 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	1,874.97	1,874.97	100.00 %
Publications	1 01 4190.11	5	0.00	0.00	2,476.50	1.83	1,499.94	(976.56)	-65.11 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	1,389.83	1.03	1,499.94	110.11	7.34 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	6,196.57	41.31	48,165.72	35.68	6,750.00	(41,415.72)	-613.57 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	7,776.00	5.76	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	239.46	1.60	7,385.89	5.47	7,499.97	114.08	1.52 %
Other Sundry Expense	1 01 4190.18	5	149.94	1.00	1,769.32	1.31	5,749.74	3,980.42	69.23 %
Administrative Contact Costs	1 01 4190.19	5	2,110.00	14.07	39,096.42	28.96	56,250.00	17,153.58	30.50 %

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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21 5	8,772.96	58.49	79,374.40	58.80	81,000.00	1,625.60	2.01 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	13,500.00	10.00	13,500.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	9,975.00	7.39	10,499.94	524.94	5.00 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	2,700.00	2.00	2,700.00	0.00	0.00 %	
Total Administrative Expense			39,944.86	266.30	308,676.35	228.65	323,913.33	15,236.98	4.70 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	785.49	5.24	7,450.08	5.52	13,500.00	6,049.92	44.81 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	670.38	4.47	3,449.57	2.56	5,999.94	2,550.37	42.51 %	
Total Tenant Services			1,455.87	9.71	10,899.65	8.07	19,499.94	8,600.29	44.10 %	
Utilities Expense										
Water	1 01	4310 5	81.05	0.54	543.64	0.40	2,624.94	2,081.30	79.29 %	
Electricity	1 01	4320 5	1,070.00	7.13	8,598.85	6.37	11,250.00	2,651.15	23.57 %	
Gas	1 01	4330 5	144.39	0.96	1,022.44	0.76	1,499.94	477.50	31.83 %	
Other Utility Expense - Sewer	1 01	4390 5	118.16	0.79	484.82	0.36	1,125.00	640.18	56.90 %	
Total Utilities Expense			1,413.60	9.42	10,649.75	7.89	16,499.88	5,850.13	35.46 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	8,626.94	57.51	52,474.77	38.87	61,499.97	9,025.20	14.68 %	
Materials	1 01	4420 5	31.77	0.21	17,521.51	12.98	37,499.94	19,978.43	53.28 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	18,749.97	18,749.97	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	650.00	4.33	5,350.00	3.96	8,249.94	2,899.94	35.15 %	
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	20,395.00	15.11	22,500.00	2,105.00	9.36 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.56	0.11	149.59	0.11	749.97	600.38	80.05 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	52.47	0.35	2,589.87	1.92	4,649.94	2,060.07	44.30 %	
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	15,083.05	11.17	14,999.94	(83.11)	-0.55 %	
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	6,111.56	4.53	18,749.97	12,638.41	67.40 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	570.00	0.42	11,250.00	10,680.00	94.93 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,900.00	12.67	23,250.00	17.22	42,750.00	19,500.00	45.61 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	1,995.00	1.48	22,500.00	20,505.00	91.13 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	4,175.00	3.09	14,999.94	10,824.94	72.17 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	1,325.00	0.98	33,750.00	32,425.00	96.07 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	450.00	0.33	1,499.94	1,049.94	70.00 %	
Garbage and Trash Collection	1 01	4431 5	311.81	2.08	3,782.40	2.80	2,624.94	(1,157.46)	-44.09 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	3,144.42	20.96	25,867.07	19.16	23,999.94	(1,867.13)	-7.78 %	
Total Ordinary Maintenance and Operation			14,733.97	98.23	181,089.82	134.14	341,774.37	160,684.55	47.01 %	
Protective Services										
Protective Services - Contract Costs	1 01	4480 5	3,692.04	24.61	59,551.73	44.11	45,000.00	(14,551.73)	-32.34 %	

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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended	PUM	9 Month(s) Ended	PUM	Budget	Variance	Variance %
					December 31, 2023		December 31, 2023				
Total Protective Services					3,692.04	24.61	59,551.73	44.11	45,000.00	(14,551.73)	-32.34 %
General Expense											
Insurance	1	01	4510	5	0.00	0.00	20.13	0.01	0.00	(20.13)	-100.00 %
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	15,794.66	11.70	13,500.00	(2,294.66)	-17.00 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	348.16	0.26	450.00	101.84	22.63 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	1,929.70	1.43	2,250.00	320.30	14.24 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	2,569.47	1.90	2,999.97	430.50	14.35 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	552.51	0.41	824.94	272.43	33.02 %
Insurance - Windstorm	1	01	4510.15	5	23,217.99	154.79	118,411.75	87.71	67,500.00	(50,911.75)	-75.42 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	16.67	52,095.00	38.59	26,249.94	(25,845.06)	-98.46 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	50.58	0.04	74.97	24.39	32.53 %
Collection Losses	1	01	4570	5	0.00	0.00	3,354.00	2.48	3,749.94	395.94	10.56 %
Total General Expense					25,717.99	171.45	195,125.96	144.54	117,599.76	(77,526.20)	-65.92 %
Other Expenditures											
Property Better & Add-Contract Costs	1	01	7540.4	5	0.00	0.00	69,000.00	51.11	412,499.97	343,499.97	83.27 %
Operating Exp For Property - Contra	1	01	7590	5	0.00	0.00	(69,000.00)	(51.11)	(412,499.97)	(343,499.97)	-83.27 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(86,958.33)	(579.72)	(765,993.26)	(567.40)	(864,287.28)	98,294.02	11.37 %
Net Income (Loss)					6,262.83	41.76	184,075.91	136.35	1.53	184,074.38	34481983.65 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 BONITA PARK
 U/M Month: 148 - U/M YTD: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	30,513.00	206.17	264,292.00	198.42	223,499.97	40,792.03	18.25 %
Nondwelling Rental	1 02 3190	5	350.00	2.36	2,800.00	2.10	3,150.00	(350.00)	-11.11 %
Total Rental Income			30,863.00	208.53	267,092.00	200.52	226,649.97	40,442.03	17.84 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	6,557.22	(6,557.22)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	2,021.56	13.66	17,403.00	13.07	0.00	17,403.00	100.00 %
Other Income - Tenants	1 02 3690	5	2,258.00	15.26	26,779.00	20.10	25,200.00	1,579.00	6.27 %
Other Income - Misc Other Revenue	1 02 3690.1	5	21.80	0.15	49.51	0.04	0.00	49.51	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	235.44	(235.44)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	636.00	0.48	374.94	261.06	69.63 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	97,401.72	73.12	67,500.00	29,901.72	44.30 %
Total Other Income			4,301.36	29.06	142,269.23	106.81	99,867.60	42,401.63	42.46 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	55,003.00	371.64	510,310.75	383.12	488,808.00	21,502.75	4.40 %
Total Other Receipts			55,003.00	371.64	510,310.75	383.12	488,808.00	21,502.75	4.40 %
Total Revenue			90,167.36	609.24	919,671.98	690.44	815,325.57	104,346.41	12.80 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	9,622.09	65.01	61,544.61	46.20	114,750.00	53,205.39	46.37 %
Legal Expense	1 02 4130	5	0.00	0.00	2,318.55	1.74	1,874.97	(443.58)	-23.66 %
Staff Training	1 02 4140	5	0.00	0.00	97.38	0.07	2,624.94	2,527.56	96.29 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	2,624.94	2,624.94	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	599.94	599.94	100.00 %
Audit Fees	1 02 4171	5	6,236.28	42.14	6,236.28	4.68	4,910.94	(1,325.34)	-26.99 %
Employee Benefits Cont - Admin	1 02 4182	5	2,825.61	19.09	26,604.08	19.97	43,124.94	16,520.86	38.31 %
Sundry	1 02 4190	5	0.00	0.00	20.00	0.01	374.94	354.94	94.67 %
Postage/FedEx/UPS	1 02 4190.03	5	98.10	0.66	871.95	0.65	749.97	(121.98)	-16.26 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	2,498.94	2,498.94	100.00 %
Publications	1 02 4190.11	5	0.00	0.00	2,455.20	1.84	1,499.94	(955.26)	-63.69 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	1,389.38	1.04	749.97	(639.41)	-85.26 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	6,117.26	41.33	48,351.80	36.30	11,437.47	(36,914.33)	-322.75 %
Forms & Office Supplies	1 02 4190.17	5	239.46	1.62	5,653.53	4.24	5,249.97	(403.56)	-7.69 %
Other Sundry Expense	1 02 4190.18	5	101.31	0.68	1,363.73	1.02	1,308.42	(55.31)	-4.23 %
Administrative Contact Costs	1 02 4190.19	5	2,605.10	17.60	54,166.23	40.67	56,250.00	2,083.77	3.70 %

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: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	8,474.56	57.26	76,748.48	57.62	79,499.97	2,751.49	3.46 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	13,320.00	10.00	12,600.00	(720.00)	-5.71 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,065.00	7.20	9,645.00	7.24	10,125.00	480.00	4.74 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,664.00	2.00	2,700.00	36.00	1.33 %	
Total Administrative Expense			39,160.77	264.60	313,450.20	235.32	355,555.26	42,105.06	11.84 %	
Tenant Services										
Tenant Services - Salaries	1 02	4210 5	673.13	4.55	6,391.42	4.80	10,499.94	4,108.52	39.13 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	567.87	3.84	2,635.65	1.98	5,249.97	2,614.32	49.80 %	
Total Tenant Services			1,241.00	8.39	9,027.07	6.78	15,749.91	6,722.84	42.68 %	
Utilities Expense										
Water	1 02	4310 5	175.52	1.19	1,853.01	1.39	2,099.97	246.96	11.76 %	
Electricity	1 02	4320 5	2,071.57	14.00	9,990.66	7.50	10,499.94	509.28	4.85 %	
Gas	1 02	4330 5	308.59	2.09	2,267.42	1.70	2,475.00	207.58	8.39 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	23.34	0.16	412.08	0.31	749.97	337.89	45.05 %	
Total Utilities Expense			2,579.02	17.43	14,523.17	10.90	16,574.85	2,051.68	12.38 %	
Ordinary Maintenance and Operation										
Labor	1 02	4410 5	442.55	2.99	20,644.26	15.50	54,000.00	33,355.74	61.77 %	
Materials	1 02	4420 5	38.98	0.26	24,544.61	18.43	38,721.24	14,176.63	36.61 %	
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	14,999.94	14,999.94	100.00 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	750.00	5.07	7,127.00	5.35	9,000.00	1,873.00	20.81 %	
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	4,880.00	3.66	36,144.72	31,264.72	86.50 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.56	0.11	149.59	0.11	299.97	150.38	50.13 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	52.47	0.35	3,011.48	2.26	2,250.00	(761.48)	-33.84 %	
Contract Costs-Maintenance	1 02	4430.09 5	2,765.34	18.68	21,524.77	16.16	18,749.97	(2,774.80)	-14.80 %	
Contract Costs-Other	1 02	4430.13 5	550.00	3.72	1,999.00	1.50	11,250.00	9,251.00	82.23 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	5,141.62	34.74	7,708.62	5.79	9,000.00	1,291.38	14.35 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,875.00	26.18	36,043.50	27.06	37,499.94	1,456.44	3.88 %	
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2 5	0.00	0.00	0.00	0.00	3,749.94	3,749.94	100.00 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	21,945.00	16.48	11,250.00	(10,695.00)	-95.07 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	0.00	0.00	1,805.00	1.36	0.00	(1,805.00)	-100.00 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	17,085.00	12.83	11,250.00	(5,835.00)	-51.87 %	
Connect/Disconnect Fees	1 02	4430.4 5	30.00	0.20	660.00	0.50	1,125.00	465.00	41.33 %	
Garbage and Trash Collection	1 02	4431 5	226.96	1.53	2,947.18	2.21	2,624.94	(322.24)	-12.28 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	43.24	0.29	8,150.51	6.12	27,749.97	19,599.46	70.63 %	
Total Ordinary Maintenance and Operation			13,932.72	94.14	180,225.52	135.30	289,665.63	109,440.11	37.78 %	
Protective Services										

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: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 02 4480	5	1,294.68	8.75	21,450.55	16.10	33,750.00	12,299.45	36.44 %
Total Protective Services			1,294.68	8.75	21,450.55	16.10	33,750.00	12,299.45	36.44 %
General Expense									
Insurance	1 02 4510	5	0.00	0.00	20.13	0.02	0.00	(20.13)	-100.00 %
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	15,794.66	11.86	11,999.97	(3,794.69)	-31.62 %
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	316.50	0.24	374.94	58.44	15.59 %
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	1,929.70	1.45	2,099.97	170.27	8.11 %
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	2,418.32	1.82	2,475.00	56.68	2.29 %
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	520.00	0.39	776.25	256.25	33.01 %
Insurance - Windstorm	1 02 4510.15	5	8,580.92	57.98	44,075.69	33.09	59,999.94	15,924.25	26.54 %
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	50,381.53	37.82	22,500.00	(27,881.53)	-123.92 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.04	56.25	5.67	10.08 %
Collection Losses	1 02 4570	5	4,408.00	29.78	15,363.50	11.53	3,749.94	(11,613.56)	-309.70 %
Total General Expense			15,488.92	104.65	130,870.61	98.25	104,032.26	(26,838.35)	-25.80 %
Other Expenditures									
Property Better & Add-Contract Costs	1 02 7540.4	5	0.00	0.00	60,500.00	45.42	160,499.97	99,999.97	62.31 %
Operating Exp For Property - Contra	1 02 7590	5	0.00	0.00	(60,500.00)	(45.42)	(160,499.97)	(99,999.97)	-62.31 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(73,697.11)	(497.95)	(669,547.12)	(502.66)	(815,327.91)	145,780.79	17.88 %
Net Income (Loss)			16,470.25	111.30	250,124.86	187.78	(2.34)	250,127.20	14962699.58 %

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	24,374.00	121.87	228,082.00	126.71	264,367.26	(36,285.26)	-13.73 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	2,800.00	1.56	3,150.00	(350.00)	-11.11 %
Total Rental Income			24,374.00	121.87	230,882.00	128.27	267,517.26	(36,635.26)	-13.69 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,056.25	15.28	27,256.54	15.14	14,999.94	12,256.60	81.71 %
Other Income-Tenants	1 03 3690	5	3,603.00	18.02	35,932.00	19.96	23,076.99	12,855.01	55.70 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	3,851.45	2.14	974.97	2,876.48	295.03 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	799.50	0.44	412.47	387.03	93.83 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	129,868.96	72.15	74,250.00	55,618.96	74.91 %
Total Other Income			6,659.25	33.30	197,708.45	109.84	113,714.37	83,994.08	73.86 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	82,794.00	413.97	771,204.25	428.45	737,685.00	33,519.25	4.54 %
Total Other Receipts			82,794.00	413.97	771,204.25	428.45	737,685.00	33,519.25	4.54 %
Total Revenue			113,827.25	569.14	1,199,794.70	666.55	1,118,916.63	80,878.07	7.23 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	14,680.68	73.40	83,470.44	46.37	141,824.97	58,354.53	41.15 %
Legal Expense	1 03 4130	5	0.00	0.00	2,659.15	1.48	2,999.97	340.82	11.36 %
Staff Training	1 03 4140	5	0.00	0.00	129.84	0.07	2,999.97	2,870.13	95.67 %
Travel	1 03 4150	5	0.00	0.00	402.50	0.22	2,999.97	2,597.47	86.58 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	59.28	0.03	1,499.94	1,440.66	96.05 %
Audit Fees	1 03 4171	5	8,524.03	42.62	8,524.03	4.74	7,499.97	(1,024.06)	-13.65 %
Employee Benefits Cont - Admin	1 03 4182	5	3,330.13	16.65	21,855.99	12.14	59,249.97	37,393.98	63.11 %
Sundry	1 03 4190	5	0.00	0.00	10.00	0.01	2,999.97	2,989.97	99.67 %
Postage/FedEx/UPS	1 03 4190.03	5	98.10	0.49	871.85	0.48	1,499.94	628.09	41.87 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	2,250.00	2,250.00	100.00 %
Publications	1 03 4190.11	5	0.00	0.00	3,629.00	2.02	3,749.94	120.94	3.23 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	1,853.12	1.03	1,499.94	(353.18)	-23.55 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	8,514.04	42.57	67,570.37	37.54	14,999.94	(52,570.43)	-350.47 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	7,776.00	4.32	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	239.46	1.20	4,194.95	2.33	11,250.00	7,055.05	62.71 %
Other Sundry Expense	1 03 4190.18	5	136.97	0.68	1,929.58	1.07	3,749.94	1,820.36	48.54 %
Administrative Contact Costs	1 03 4190.19	5	6,372.19	31.86	81,334.89	45.19	59,999.94	(21,334.95)	-35.56 %
Management Fee Expense - AMP	1 03 4190.21	5	11,518.24	57.59	103,664.16	57.59	108,749.97	5,085.81	4.68 %

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: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1	03 4190.22	5	2,000.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03 4190.23	5	1,447.50	7.24	13,027.50	7.24	13,500.00	472.50	3.50 %
IT Fees - COCC	1	03 4190.24	5	400.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %
Total Administrative Expense				58,125.34	290.63	424,562.65	235.87	472,700.34	48,137.69	10.18 %
Tenant Services										
Tenant Services - Salaries	1	03 4210	5	785.13	3.93	7,460.08	4.14	13,500.00	6,039.92	44.74 %
Ten Services - Recreation, Pubs, Other	1	03 4220	5	484.47	2.42	2,876.86	1.60	5,999.94	3,123.08	52.05 %
Total Tenant Services				1,269.60	6.35	10,336.94	5.74	19,499.94	9,163.00	46.99 %
Utilities Expense										
Water	1	03 4310	5	331.50	1.66	3,262.14	1.81	5,999.94	2,737.80	45.63 %
Electricity	1	03 4320	5	1,720.67	8.60	13,986.98	7.77	15,750.00	1,763.02	11.19 %
Gas	1	03 4330	5	147.52	0.74	1,026.83	0.57	1,499.94	473.11	31.54 %
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5	0.00	0.00	0.00	0.00	374.94	374.94	100.00 %
Other Utility Expense - Sewer	1	03 4390	5	64.01	0.32	757.20	0.42	1,499.94	742.74	49.52 %
Total Utilities Expense				2,263.70	11.32	19,033.15	10.57	25,124.76	6,091.61	24.25 %
Ordinary Maintenance and Operation										
Labor	1	03 4410	5	5,846.60	29.23	41,676.42	23.15	87,750.00	46,073.58	52.51 %
Materials	1	03 4420	5	0.00	0.00	16,010.80	8.89	52,499.97	36,489.17	69.50 %
Contract Costs	1	03 4430	5	0.00	0.00	0.00	0.00	14,999.94	14,999.94	100.00 %
Contract Cots-Extermination/Pest Control	1	03 4430.01	5	825.00	4.13	10,045.00	5.58	22,500.00	12,455.00	55.36 %
Contract Costs-Other Repairs	1	03 4430.03	5	0.00	0.00	5,090.00	2.83	14,999.94	9,909.94	66.07 %
Contract Costs-Maint Cell Phone	1	03 4430.04	5	22.09	0.11	199.54	0.11	749.97	550.43	73.39 %
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5	52.47	0.26	2,516.38	1.40	6,913.53	4,397.15	63.60 %
Contract Costs-Maintenance	1	03 4430.09	5	3,079.33	15.40	20,459.91	11.37	11,250.00	(9,209.91)	-81.87 %
Contract Costs-Other	1	03 4430.13	5	1,100.00	5.50	10,460.50	5.81	22,500.00	12,039.50	53.51 %
Contact Costs-Heating & Cooling Contract	1	03 4430.17	5	0.00	0.00	1,090.09	0.61	37,499.94	36,409.85	97.09 %
Contract Costs-Landscape & Ground	1	03 4430.19	5	2,900.00	14.50	39,035.50	21.69	43,499.97	4,464.47	10.26 %
Contract Costs-Unit Turnaround	1	03 4430.20	5	0.00	0.00	23,940.00	13.30	18,749.97	(5,190.03)	-27.68 %
Contact Costs-Electrical Contracts	1	03 4430.21	5	0.00	0.00	2,895.00	1.61	26,249.94	23,354.94	88.97 %
Contact Costs-Plumbing Contracts	1	03 4430.22	5	0.00	0.00	1,500.00	0.83	9,000.00	7,500.00	83.33 %
Contract Costs-Janitorial Contracts	1	03 4430.23	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Connect/Disconnect Fees	1	03 4430.4	5	0.00	0.00	690.00	0.38	1,499.94	809.94	54.00 %
Garbage and Trash Collection	1	03 4431	5	149.57	0.75	2,283.66	1.27	5,249.97	2,966.31	56.50 %
Emp Benefit Cont - Maintenance	1	03 4433	5	2,066.12	10.33	22,689.10	12.61	32,999.94	10,310.84	31.25 %
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5	0.00	0.00	0.00	0.00	527.22	527.22	100.00 %
Total Ordinary Maintenance and Operation				16,041.18	80.21	200,581.90	111.43	410,190.21	209,608.31	51.10 %
Protective Services										

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT			1 Month(s) Ended	PUM	9 Month(s) Ended	PUM	Budget	Variance	Variance %
					December 31, 2023		December 31, 2023				
Protective Services - Contract Costs	1	03 4480	5		1,842.05	9.21	27,299.48	15.17	45,000.00	17,700.52	39.33 %
Total Protective Services					1,842.05	9.21	27,299.48	15.17	45,000.00	17,700.52	39.33 %
General Expense											
Insurance	1	03 4510	5		0.00	0.00	27.13	0.02	0.00	(27.13)	-100.00 %
Insurance -Property (Fire & EC)	1	03 4510.01	5		0.00	0.00	19,179.24	10.66	13,874.94	(5,304.30)	-38.23 %
Insurance - General Liability	1	03 4510.02	5		0.00	0.00	474.76	0.26	1,424.97	950.21	66.68 %
Insurance - Automobile	1	03 4510.03	5		0.00	0.00	2,600.91	1.45	2,999.97	399.06	13.30 %
Insurance - Workman's Comp	1	03 4510.04	5		0.00	0.00	4,080.91	2.27	5,549.94	1,469.03	26.47 %
Insurance - Fidelity Bond	1	03 4510.09	5		0.00	0.00	877.51	0.49	1,125.00	247.49	22.00 %
Insurance - Windstorm	1	03 4510.15	5		13,087.00	65.44	66,743.70	37.08	90,000.00	23,256.30	25.84 %
Payments in Lieu of Taxes	1	03 4520	5		2,916.66	14.58	55,913.75	31.06	26,249.94	(29,663.81)	-113.01 %
PROPERTY TAXES	1	03 4520.1	5		0.00	0.00	67.43	0.04	74.97	7.54	10.06 %
Collection Losses	1	03 4570	5		0.00	0.00	6,278.00	3.49	5,400.00	(878.00)	-16.26 %
Total General Expense					16,003.66	80.02	156,243.34	86.80	146,699.73	(9,543.61)	-6.51 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03 7540.4	5		0.00	0.00	179,073.20	99.49	240,191.01	61,117.81	25.45 %
Operating Exp For Property - Contra	1	03 7590	5		0.00	0.00	(179,073.20)	(99.49)	(240,191.01)	(61,117.81)	-25.45 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(95,545.53)	(477.73)	(838,057.46)	(465.59)	(1,119,214.98)	281,157.52	25.12 %
Net Income (Loss)					18,281.72	91.41	361,737.24	200.96	(298.35)	362,035.59	141831.20 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 72 - U/M Year: 96

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	4,200.00	525.00	37,432.00	519.89	36,000.00	1,432.00	3.98 %
Total Rental Income			4,200.00	525.00	37,432.00	519.89	36,000.00	1,432.00	3.98 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	229.94	28.74	2,241.82	31.14	1,874.97	366.85	19.57 %
Other Income-Tenants	3 01 3690	5	100.00	12.50	1,020.00	14.17	374.94	645.06	172.04 %
Total Other Income			329.94	41.24	3,261.82	45.30	2,249.91	1,011.91	44.98 %
Total Revenue			4,529.94	566.24	40,693.82	565.19	38,249.91	2,443.91	6.39 %
 Administrative Expense									
Nontechnical Salaries	3 01 4110	5	282.77	35.35	1,874.56	26.04	3,375.00	1,500.44	44.46 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	295.47	295.47	100.00 %
Audit Fees	3 01 4171	5	1,018.47	127.31	1,018.47	14.15	2,250.00	1,231.53	54.73 %
Employee Benefits Cont - Admin	3 01 4182	5	20.92	2.62	127.59	1.77	0.00	(127.59)	-100.00 %
Sundry	3 01 4190	5	0.00	0.00	412.00	5.72	2,999.97	2,587.97	86.27 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	187.47	187.47	100.00 %
Publications	3 01 4190.11	5	0.00	0.00	211.80	2.94	149.94	(61.86)	-41.26 %
Forms & Office Supplies	3 01 4190.17	5	0.00	0.00	6.77	0.09	0.00	(6.77)	-100.00 %
Other Sundry Expense	3 01 4190.18	5	76.14	9.52	4,708.99	65.40	6,374.97	1,665.98	26.13 %
BOARD MEETING EXPENSES	3 01 4190.9	5	0.00	0.00	1,484.54	20.62	0.00	(1,484.54)	-100.00 %
Total Administrative Expense			1,398.30	174.79	9,844.72	136.73	15,632.82	5,788.10	37.03 %
Tenant Services									
Ten Services - Recreation, Pubs, Other	3 01 4220	5	0.00	0.00	221.31	3.07	0.00	(221.31)	-100.00 %
Total Tenant Services			0.00	0.00	221.31	3.07	0.00	(221.31)	-100.00 %
Utilities Expense									
Water	3 01 4310	5	24.27	3.03	264.23	3.67	319.50	55.27	17.30 %
Other Utility Expense - Sewer	3 01 4390	5	40.73	5.09	480.42	6.67	585.00	104.58	17.88 %
Total Utilities Expense			65.00	8.13	744.65	10.34	904.50	159.85	17.67 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	151.79	2.11	2,250.00	2,098.21	93.25 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	99.00	12.38	522.00	7.25	599.94	77.94	12.99 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	4,874.94	4,874.94	100.00 %
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	2,185.00	30.35	3,749.94	1,564.94	41.73 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	365.00	5.07	2,999.97	2,634.97	87.83 %

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 HHA - Family Living Center
 U/M Month: 8 - U/M YTD: 72 - U/M Year: 96

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	PUM	9 Month(s) Ended December 31, 2023	PUM	Budget	Variance	Variance %
Connect/Disconnect Fees	3 01	4430.4 5	0.00	0.00	15.00	0.21	22.50	7.50	33.33 %
Garbage and Trash Collection	3 01	4431 5	95.94	11.99	767.52	10.66	974.97	207.45	21.28 %
Emp Benefit Cont - Maintenance	3 01	4433 5	0.00	0.00	11.19	0.16	0.00	(11.19)	-100.00 %
Total Ordinary Maintenance and Operation			194.94	24.37	4,017.50	55.80	16,972.20	12,954.70	76.33 %
General Expense									
Insurance -Property (Fire & EC)	3 01	4510.01 5	0.00	0.00	2,820.47	39.17	2,399.94	(420.53)	-17.52 %
Insurance - General Liability	3 01	4510.02 5	0.00	0.00	47.42	0.66	90.00	42.58	47.31 %
Insurance - Windstorm	3 01	4510.15 5	906.17	113.27	5,253.84	72.97	2,250.00	(3,003.84)	-133.50 %
Total General Expense			906.17	113.27	8,121.73	112.80	4,739.94	(3,381.79)	-71.35 %
Other Expenditures									
Property Better & Add-Contract Costs	3 01	7540.4 5	0.00	0.00	26,500.00	368.06	0.00	(26,500.00)	-100.00 %
Operating Exp For Property - Contra	3 01	7590 5	0.00	0.00	(26,500.00)	(368.06)	0.00	26,500.00	100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(2,564.41)	(320.55)	(22,949.91)	(318.75)	(38,249.46)	15,299.55	40.00 %
Net Income (Loss)			1,965.53	245.68	17,743.91	246.44	0.45	17,743.46	-1945897.78 %

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	9 Month(s) Ended December 31, 2023	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		58,030.00	548,456.00	511,231.50	37,224.50	7.28 %
Interest Income HA Portion	7 01 3300 5		387.05	2,065.38	3,600.00	(1,534.62)	-42.63 %
Other Income - VO Op Reserve	7 01 3300.1 5		0.00	25.00	0.00	25.00	100.00 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	0.00	5,531.22	(5,531.22)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	428.00	374.94	53.06	14.15 %
Portable Admin Fees Earned	7 01 3300.P 5		218.80	6,525.23	19,242.00	(12,716.77)	-66.09 %
Other Income	7 01 3690 5		0.00	0.00	78.75	(78.75)	-100.00 %
HAP Earned Income	7 01 4902 5		448,704.00	4,008,058.50	3,423,368.97	584,689.53	17.08 %
Total Operating Income			507,339.85	4,565,558.11	3,963,427.38	602,130.73	15.19 %
Total Revenue			507,339.85	4,565,558.11	3,963,427.38	602,130.73	15.19 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		20,082.48	130,050.18	112,500.00	(17,550.18)	-15.60 %
Legal Expense	7 01 4130 5		0.00	546.00	3,749.94	3,203.94	85.44 %
STAFF TRAINING	7 01 4140 5		1,100.00	2,221.00	11,250.00	9,029.00	80.26 %
Travel	7 01 4150 5		548.00	2,717.06	11,250.00	8,532.94	75.85 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	0.00	1,499.94	1,499.94	100.00 %
Audit Fees	7 01 4171 5		793.30	793.30	3,749.94	2,956.64	78.84 %
Office Rent & Utilities	7 01 4180 5		1,068.00	9,612.00	9,927.00	315.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182 5		6,765.42	52,506.22	38,999.97	(13,506.25)	-34.63 %
Sundry	7 01 4190 5		0.00	30.00	7,310.97	7,280.97	99.59 %
Postage/FedEx/UPS	7 01 4190.03 5		487.32	4,331.39	3,749.94	(581.45)	-15.51 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	11,250.00	11,250.00	100.00 %
Publications	7 01 4190.11 5		0.00	3,937.09	7,499.97	3,562.88	47.51 %
Membership Dues and Fees	7 01 4190.12 5		0.00	186.21	3,749.94	3,563.73	95.03 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		3,304.00	9,816.39	18,749.97	8,933.58	47.65 %
Forms & Office Supplies	7 01 4190.17 5		0.00	10,910.41	18,749.97	7,839.56	41.81 %
Other Sundry Expense	7 01 4190.18 5		55.89	1,547.33	6,655.50	5,108.17	76.75 %
Administrative Contact Costs	7 01 4190.19 5		5,185.28	61,629.08	74,999.97	13,370.89	17.83 %
Asset Management Fee - AMP	7 01 4190.22 5		9,204.00	79,980.00	80,244.00	264.00	0.33 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,752.50	49,987.50	50,152.50	165.00	0.33 %
Asset Management Fee - AMP	7 03 4190.22 5		888.00	8,448.00	9,396.00	948.00	10.09 %
AMP Bookkeeping Fees	7 03 4190.23 5		555.00	5,280.00	5,872.50	592.50	10.09 %
Total Administrative Expense			55,789.19	434,529.16	491,308.02	56,778.86	11.56 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	10,098.04	11,250.00	1,151.96	10.24 %
4400 Materials	7 01 4420 5		0.00	727.26	0.00	(727.26)	-100.00 %
4400 VEHICLE MAINTENANCE	7 01 4430.1 5		52.47	489.15	0.00	(489.15)	-100.00 %
Total Operating Expenses			1,183.28	11,314.45	11,250.00	(64.45)	-0.57 %
General Expense							
Insurance	7 01 4510 5		0.00	6.11	0.00	(6.11)	-100.00 %
Insurance - Automobile	7 01 4510.03 5		0.00	587.31	1,125.00	537.69	47.79 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	2,569.47	11,250.00	8,680.53	77.16 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	552.51	0.00	(552.51)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	1,499.94	1,499.94	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		47.96	384.21	1,125.00	740.79	65.85 %
Portability - Port In Deposits	7 01 4590.PID 5		(2,753.00)	(37,653.02)	0.00	37,653.02	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		2,753.00	37,653.02	0.00	(37,653.02)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		1,796.56	16,356.80	22,500.00	6,143.20	27.30 %
Portability - Port In Deposits	7 03 4590.PID 5		(506.00)	(14,804.56)	0.00	14,804.56	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		506.00	14,804.56	0.00	(14,804.56)	-100.00 %
Total General Expense			1,844.52	20,456.41	37,499.94	17,043.53	45.45 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	37,499.94	37,499.94	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(37,499.94)	(37,499.94)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %

Report Criteria PHA: 7 Project: '01','02','03','04','05'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True
 Custom 1: Custom 2: VOUCH Custom 3:

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2023	9 Month(s) Ended December 31, 2023	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01	4715.1 5	420,699.80	3,623,917.53	3,069,845.19	(554,072.34)	-18.05 %
HAP Payments - Utilities	7 01	4715.4 5	11,491.00	94,071.00	24,750.00	(69,321.00)	-280.08 %
Fraud Recovery HUD	7 01	4715.8 5	0.00	(25.00)	2,999.97	3,024.97	100.83 %
HAP Portability	7 01	4715.P 5	(2,316.00)	(21,270.00)	5,999.94	27,269.94	454.50 %
HAP Payments - Port Out	7 01	4715.PO 5	1,089.00	8,920.00	29,999.97	21,079.97	70.27 %
HAP Payments - Rents	7 02	4715.1 5	4,358.00	39,319.00	114,090.75	74,771.75	65.54 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	14,999.94	14,999.94	100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	18,027.00	152,779.11	45,000.00	(107,779.11)	-239.51 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	177.00	1,539.00	7,499.97	5,960.97	79.48 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	7,499.97	7,499.97	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	13,782.00	129,151.00	37,499.94	(91,651.06)	-244.40 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	543.00	4,887.00	0.00	(4,887.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	27,841.50	27,841.50	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	1,310.00	11,665.00	27,841.50	16,176.50	58.10 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	82.00	492.00	7,499.97	7,007.97	93.44 %
Total Housing Assistance Payments			469,242.80	4,045,445.64	3,423,368.61	(622,077.03)	-18.17 %
Total Expenses			(528,059.79)	(4,511,745.66)	(3,963,426.57)	(548,319.09)	-13.83 %
Total Net Income (Loss)			(20,719.94)	53,812.45	0.81	53,811.64	5778230.87 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, FEBRUARY 21, 2024

CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
JANUARY 2024

Los Vecinos		
Apartment	Tenant Id.	Amounts
238	14122	\$509.00
303	27516	\$1,325.00
Los Vecinos Total		\$1,834.00
Bonita Park		
Apartment	Tenant Id.	Amounts
14	26742	\$100.00
64	13250	\$570.00
Bonita Park Total		\$670.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
Le Moyne Gardens Total		\$0.00
Grand Total		\$2,504.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 02/01/24

FOR THE MONTH OF JANUARY 2024

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
238	14122	-\$200.00	\$0.00	\$684.00	\$25.00	\$0.00	\$0.00	\$509.00	Unit Abandoned Non-payment of rents and late fee

Rents due: November 2023 \$535.00 + December 2023 (prorated move out) \$149.00 + Late fee: November 2023 \$25.00 = Amount due: \$709.00 - Security Deposit \$200.00 = \$509.00

303	27516	-\$200.00	\$0.00	\$1,397.00	\$75.00	\$53.00	\$0.00	\$1,325.00	Termination of Lease Non-payment of rents and late fees
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Rents due: November 2023 \$559.00 + December 2023 \$559.00 + January 2024 (prorated move out) \$279.00 + Late fees: November 2023 \$25.00 + December 2023 \$25.00 + January 2024 \$25.00 + Sales and Services fee: Spectrum Internet \$53.00 = Amount due: \$1,525.00 - Security Deposit \$200.00 = \$1,325.00

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	TOTALS	-\$400.00	\$0.00	\$2,081.00	\$100.00	\$53.00	\$0.00	\$1,834.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 20- Bonita Park, Sunset Terrace, Aragon, Arroyo Vista

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 02/01/24

FOR THE MONTH OF JANUARY 2024

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
14	26742	-\$50.00	\$0.00	\$125.00	\$25.00	\$0.00	\$0.00	\$100.00	Unit Abandoned Non-payment of rent and late fee

Rent due: November 2023 \$125.00 (prorated move out) + Late fees: November 2023 \$25.00 = Amount due: \$150.00 - Security Deposit \$50.00 = \$100.00

64	13250	-\$200.00	\$0.00	\$1.00	\$0.00	\$769.00	\$0.00	\$570.00	Termination of Lease Non-payment of rent, Sales and Service fees
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Rent due: December 2023 \$1.00 + Sales and Service Fees: Spectrum Internet: \$28.00 + Changing of locks \$55.00 + Trash and debris removal \$120.00 + Refrigerator replacement \$566.00 = Amount due: \$770.00 - Security Deposit \$200.00 = \$570.00

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	TOTALS	-\$250.00	\$0.00	\$126.00	\$25.00	\$769.00	\$0.00	\$670.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Amp 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 02/01/24

FOR THE MONTH OF JANUARY 2024

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

EXECUTIVE SUMMARY

BOARD MEETING DATE: February 21, 2024

AGENDA ITEM: Head Start Renovation work at Le Moyne Gardens subdivision

BRIEF OVERVIEW:

- The Head Start ended their lease with the Harlingen Housing Authority. We are working on converting the Head Start units to apartments. These apartments will be (2) two-bedroom handicap apartments equipped with washer and dryer hookups, central air, ceramic flooring, and granite kitchen countertops. G. M. S. Architects are assisting us with the project. An ad was published in the Valley Morning Star Newspaper on January 14, 2024 and January 21, 2024. The Pre-bid meeting was held on January 30, 2024 and the bid opening was on February 15, 2024.
- Contractors picked up plans and specifications from G.M.S. Bids were submitted
- The documentation is available for Board review

BUDGETED FROM: CFP 05020 and Le Moyne Gardens Funds

STAFF RECOMMENDATION: The recommendation from GMS and HHA Staff is for the lowest bidder

BOARD ACTION: _____ APPROVED _____ DISAPPROVED _____ NO ACTION

DATE AWARDED, REJECTED OR TABLED: _____

MOTION MADE BY: _____

SECONDED BY: _____

NOTES OR COMMENTS: _____

City of Harlingen Housing Authority

December 2023

Bank Balances

Comparative Income Statements/Charts

Accounting Report

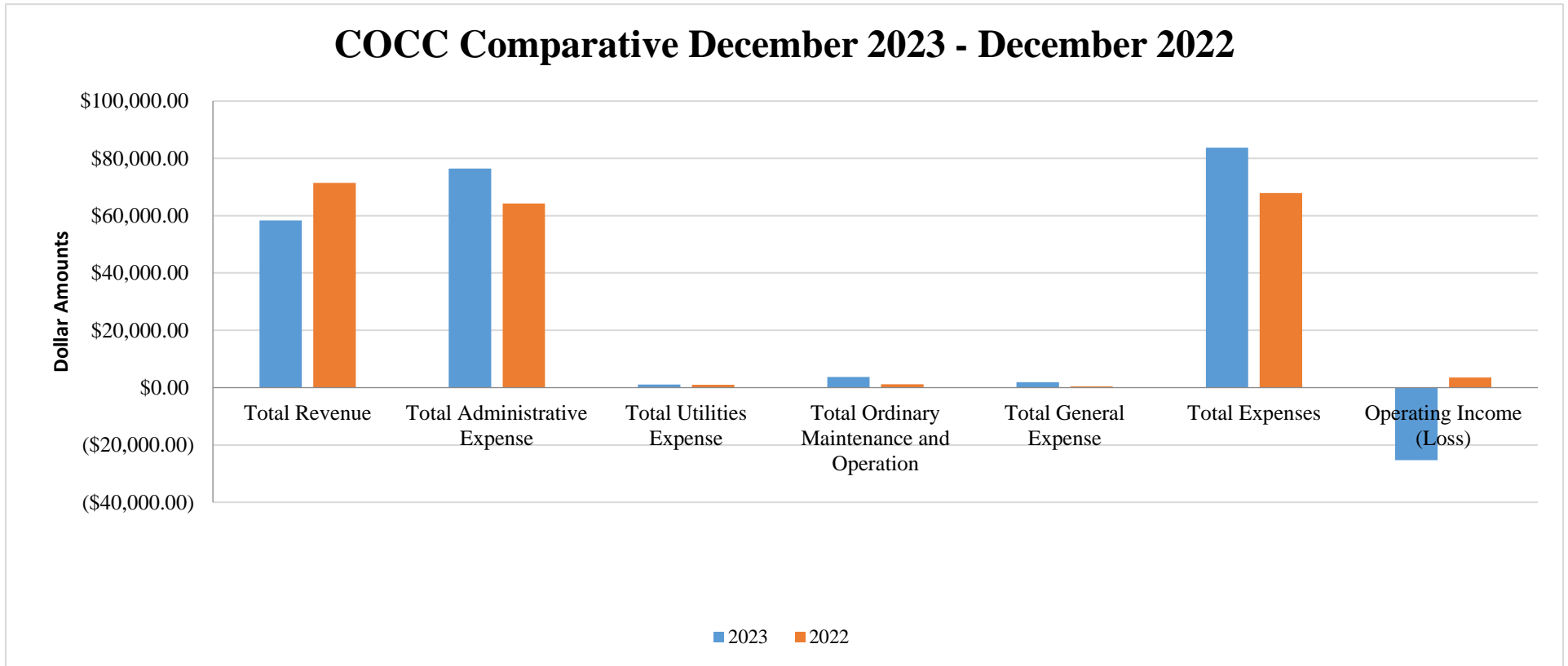


Bank Balances- Reserves as of 12/31/2023

	December 2023 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$58,951.87 COCC Investment Account		
\$534,974.49 COCC General Fund	\$83,694.60	7.10
Low Rent Reserves:		
\$1,804,401.68 Los Vecinos	\$86,958.33	20.75
\$1,194,409.72 Bonita Park	\$73,697.11	16.21
\$1,800,652.54 Le Moyne Gardens	\$95,545.53	18.85
Family Living Center Reserves:		
\$132,820.28 FLC bank cash account	\$2,564.41	51.79
HCV/Section 8 Reserves:		
\$72,945.81 Admin	\$58,816.99	1.24
\$83,269.86 HAP	\$469,242.80	0.18

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

	Start: 12/01/2023 End: 12/31/2023	Start: 12/01/2022 End: 12/31/2022
Total Revenue	\$58,371.71	\$71,410.61
Total Administrative Expense	\$76,437.92	\$64,264.09
Total Utilities Expense	\$1,056.05	\$981.44
Total Ordinary Maintenance and Operation	\$3,695.28	\$1,133.13
Total General Expense	\$1,907.43	\$463.28
Total Expenses	\$83,694.60	\$67,852.15
Operating Income (Loss)	(\$25,322.89)	\$3,558.46



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

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP 22	1	06	3690.29	5	0.00	13,260.00	(13,260.00)	-100.00 %
Total Operating Income					0.00	13,260.00	(13,260.00)	-100.00 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,107.52	1,036.14	71.38	6.89 %
OTHER INCOME	1	06	3690	5	309.12	42.66	266.46	624.61 %
Other Income - Management Fee	1	06	3690.2	5	38,857.76	38,967.00	(109.24)	-0.28 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	4,980.00	0.00	0.00 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,922.50	9,930.00	(7.50)	-0.08 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					56,172.90	55,951.80	221.10	0.40 %
Total Revenue					58,371.71	71,410.61	(13,038.90)	-18.26 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	46,199.48	42,098.43	(4,101.05)	-9.74 %
STAFF TRAINING	1	06	4140	5	0.00	300.00	300.00	100.00 %
TRAVEL	1	06	4150	5	224.00	0.00	(224.00)	0.00 %
Travel-Mileage Reimbursement	1	06	4150.2	5	339.29	0.00	(339.29)	0.00 %
Audit Fees	1	06	4171	5	2,991.47	0.00	(2,991.47)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	13,695.02	12,513.31	(1,181.71)	-9.44 %
SUNDRY	1	06	4190	5	1,609.24	0.00	(1,609.24)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	284.71	272.60	(12.11)	-4.44 %
PUBLICATIONS	1	06	4190.11	5	0.00	569.80	569.80	100.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	245.00	0.00	(245.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,585.36	1,994.29	(591.07)	-29.64 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	3,074.10	819.15	(2,254.95)	-275.28 %
Other Sundry Expense	1	06	4190.18	5	1,044.24	360.34	(683.90)	-189.79 %
Administrative Contact Costs	1	06	4190.19	5	1,178.50	5,336.17	4,157.67	77.91 %
BOARD MEETING EXPENSE	1	06	4190.9	5	2,967.51	0.00	(2,967.51)	0.00 %
Total Administrative Expense					76,437.92	64,264.09	(12,173.83)	-18.94 %
Utilities Expense								
WATER	1	06	4310	5	14.69	25.12	10.43	41.52 %
ELECTRICITY	1	06	4320	5	1,021.74	913.70	(108.04)	-11.82 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	19.62	42.62	23.00	53.97 %
Total Utilities Expense					1,056.05	981.44	(74.61)	-7.60 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	1,014.45	828.59	(185.86)	-22.43 %
MATERIALS	1	06	4420	5	1,071.34	48.99	(1,022.35)	-2086.85 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	99.00	(101.00)	-102.02 %
Contract Costs-Other Repairs	1	06	4430.03	5	1,235.72	0.00	(1,235.72)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	52.47	49.90	(2.57)	-5.15 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	74.51	59.86	(14.65)	-24.47 %
Total Ordinary Maintenance and Operation					3,695.28	1,133.13	(2,562.15)	-226.11 %
Protective Services								
Protective Services - Contract	1	06	4480	5	597.92	1,010.21	412.29	40.81 %
Total Protective Services					597.92	1,010.21	412.29	40.81 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

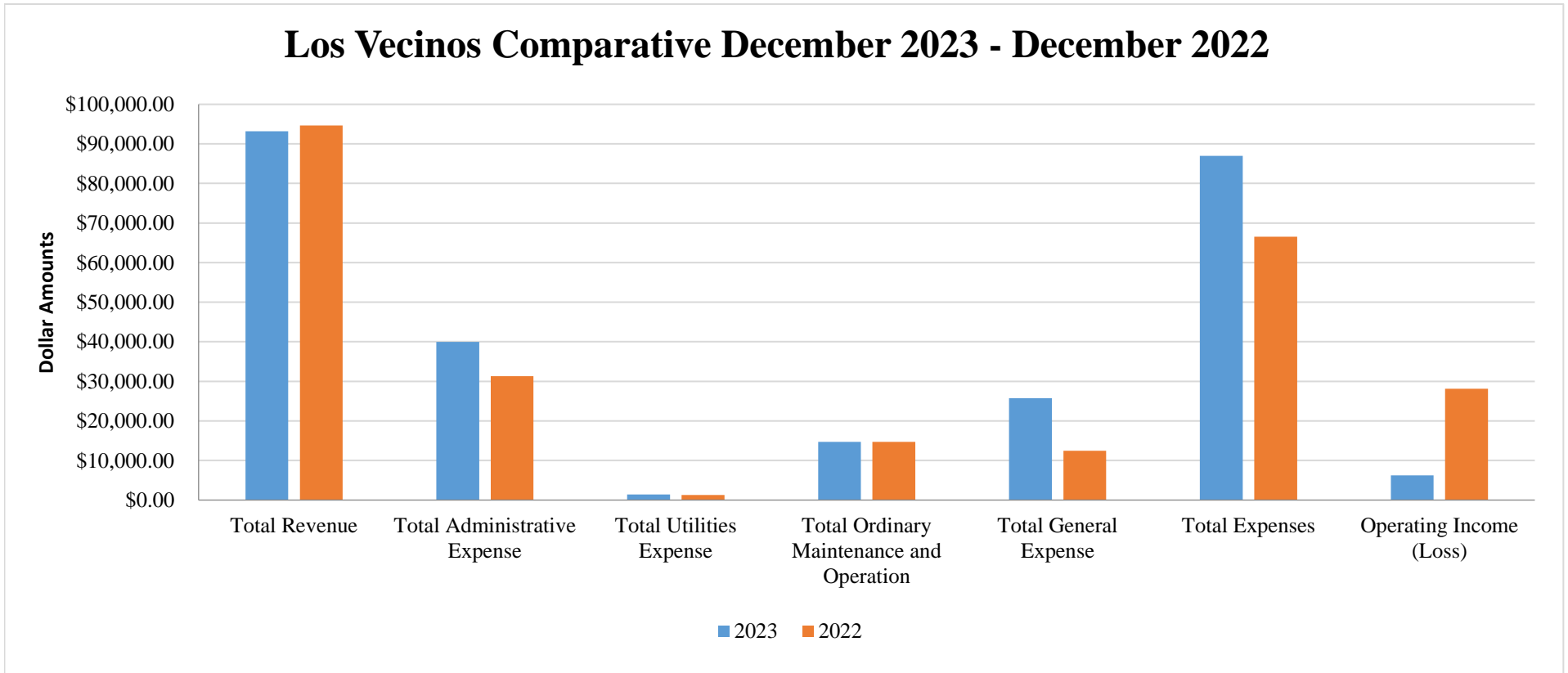
Housing Authority of the City of Harlingen
Comparative Income Statement
 HHA Low Rent
 ADMINISTRATION BUILDING

		Start: 12/01/2023	Start: 12/01/2022		
		End: 12/31/2023	End: 12/31/2022	Variance	Variance %
General Expense					
Insurance - Windstorm	1 06 4510.15 5	1,907.43	463.28	(1,444.15)	-311.72 %
Total General Expense		<u>1,907.43</u>	<u>463.28</u>	<u>(1,444.15)</u>	<u>-311.72 %</u>
Total Expenses		<u>(83,694.60)</u>	<u>(67,852.15)</u>	<u>(15,842.45)</u>	<u>23.35 %</u>
Net Income (Loss)		<u>(25,322.89)</u>	<u>3,558.46</u>	<u>(28,881.35)</u>	<u>-771.04 %</u>

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 12/01/2023 End: 12/31/2023	Start: 12/01/2022 End: 12/31/2022
Total Revenue	\$93,221.16	\$94,629.73
Total Administrative Expense	\$39,944.86	\$31,321.25
Total Utilities Expense	\$1,413.60	\$1,273.08
Total Ordinary Maintenance and Operation	\$14,733.97	\$14,709.23
Total General Expense	\$25,717.99	\$12,451.99
Total Expenses	\$86,958.33	\$66,520.28
Operating Income (Loss)	\$6,262.83	\$28,109.45



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

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	27,172.00	25,399.00	1,773.00	6.98 %
Total Rental Income					27,172.00	25,399.00	1,773.00	6.98 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	3.18	24.88	(21.70)	-87.22 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,065.98	3,050.85	15.13	0.50 %
Other Income-Tenants	1	01	3690	5	2,220.00	2,442.00	(222.00)	-9.09 %
Total Other Income					5,289.16	5,517.73	(228.57)	-4.14 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	60,760.00	63,713.00	(2,953.00)	-4.63 %
Total Other Receipts					60,760.00	63,713.00	(2,953.00)	-4.63 %
Total Revenue					93,221.16	94,629.73	(1,408.57)	-1.49 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	9,280.28	6,132.74	(3,147.54)	-51.32 %
Audit Fees	1	01	4171	5	5,663.07	0.00	(5,663.07)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,667.98	2,329.61	(1,338.37)	-57.45 %
Postage/FedEx/UPS	1	01	4190.03	5	98.10	93.93	(4.17)	-4.44 %
Publications	1	01	4190.11	5	0.00	555.00	555.00	100.00 %
Membership Dues and Fees	1	01	4190.12	5	0.00	344.48	344.48	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,196.57	1,087.49	(5,109.08)	-469.80 %
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	239.46	2,006.82	1,767.36	88.07 %
Other Sundry Expense	1	01	4190.18	5	149.94	277.92	127.98	46.05 %
Administrative Contact Costs	1	01	4190.19	5	2,110.00	5,905.86	3,795.86	64.27 %
Management Fee Expense - AMP	1	01	4190.21	5	8,772.96	8,805.90	32.94	0.37 %
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	1,102.50	1,117.50	15.00	1.34 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					39,944.86	31,321.25	(8,623.61)	-27.53 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	785.49	0.00	(785.49)	0.00 %
Ten Services - Recreation, Pub	1	01	4220	5	670.38	0.00	(670.38)	0.00 %
Total Tenant Services					1,455.87	0.00	(1,455.87)	0.00 %
Utilities Expense								
Water	1	01	4310	5	81.05	43.19	(37.86)	-87.66 %
Electricity	1	01	4320	5	1,070.00	1,051.74	(18.26)	-1.74 %
Gas	1	01	4330	5	144.39	152.17	7.78	5.11 %
Other Utility Expense - Sewer	1	01	4390	5	118.16	25.98	(92.18)	-354.81 %
Total Utilities Expense					1,413.60	1,273.08	(140.52)	-11.04 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	8,626.94	7,442.77	(1,184.17)	-15.91 %
Materials	1	01	4420	5	31.77	1,894.68	1,862.91	98.32 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	575.00	(75.00)	-13.04 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.56	16.77	0.21	1.25 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	52.47	106.35	53.88	50.66 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,900.00	1,500.00	(400.00)	-26.67 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	60.00	60.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	311.81	219.36	(92.45)	-42.15 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,144.42	2,894.30	(250.12)	-8.64 %
Total Ordinary Maintenance and Operation					14,733.97	14,709.23	(24.74)	-0.17 %

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: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Protective Services								
Protective Services - Contract	1	01	4480	5	3,692.04	6,764.73	3,072.69	45.42 %
Total Protective Services					<u>3,692.04</u>	<u>6,764.73</u>	<u>3,072.69</u>	<u>45.42 %</u>
General Expense								
Insurance - Windstorm	1	01	4510.15	5	23,217.99	9,951.99	(13,266.00)	-133.30 %
Payments in Lieu of Taxes	1	01	4520	5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense					<u>25,717.99</u>	<u>12,451.99</u>	<u>(13,266.00)</u>	<u>-106.54 %</u>
Total Expenses					<u>(86,958.33)</u>	<u>(66,520.28)</u>	<u>(20,438.05)</u>	<u>30.72 %</u>
Net Income (Loss)					<u>6,262.83</u>	<u>28,109.45</u>	<u>(21,846.62)</u>	<u>-77.72 %</u>

Report Criteria PHA: 1 Project: '01'

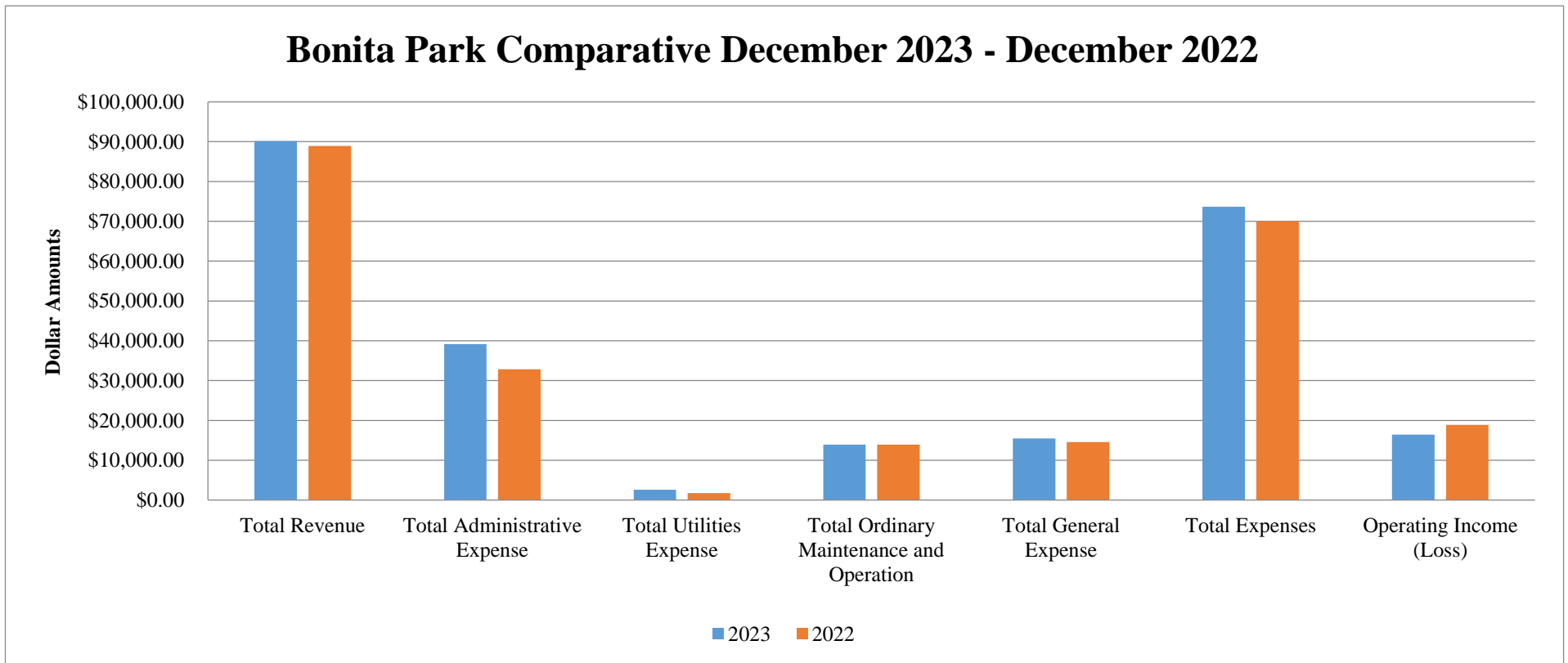
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 12/01/2023 End: 12/31/2023	Start: 12/01/2022 End: 12/31/2022
Total Revenue	\$90,167.36	\$88,945.47
Total Administrative Expense	\$39,160.77	\$32,830.43
Total Utilities Expense	\$2,579.02	\$1,784.92
Total Ordinary Maintenance and Operation	\$13,932.72	\$13,913.69
Total General Expense	\$15,488.92	\$14,570.65
Total Expenses	\$73,697.11	\$70,032.85
Operating Income (Loss)	\$16,470.25	\$18,912.62



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

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	30,513.00	26,358.00	4,155.00	15.76 %
Nondwelling Rental	1	02	3190	5	350.00	0.00	350.00	0.00 %
Total Rental Income					30,863.00	26,358.00	4,505.00	17.09 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,021.56	1,633.47	388.09	23.76 %
Other Income - Tenants	1	02	3690	5	2,258.00	3,516.00	(1,258.00)	-35.78 %
Other Income - Misc Other Reve	1	02	3690.1	5	21.80	0.00	21.80	0.00 %
Total Other Income					4,301.36	5,149.47	(848.11)	-16.47 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	55,003.00	57,438.00	(2,435.00)	-4.24 %
Total Other Receipts					55,003.00	57,438.00	(2,435.00)	-4.24 %
Total Revenue					90,167.36	88,945.47	1,221.89	1.37 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	9,622.09	9,274.41	(347.68)	-3.75 %
Audit Fees	1	02	4171	5	6,236.28	0.00	(6,236.28)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,825.61	2,959.74	134.13	4.53 %
Postage/FedEx/UPS	1	02	4190.03	5	98.10	93.93	(4.17)	-4.44 %
Publications	1	02	4190.11	5	0.00	547.60	547.60	100.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	343.81	343.81	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,117.26	1,631.28	(4,485.98)	-275.00 %
Forms & Office Supplies	1	02	4190.17	5	239.46	168.43	(71.03)	-42.17 %
Other Sundry Expense	1	02	4190.18	5	101.31	209.97	108.66	51.75 %
Administrative Contact Costs	1	02	4190.19	5	2,605.10	6,101.66	3,496.56	57.31 %
Management Fee Expense - AMP	1	02	4190.21	5	8,474.56	8,628.60	154.04	1.79 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,065.00	1,095.00	30.00	2.74 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					39,160.77	32,830.43	(6,330.34)	-19.28 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	673.13	0.00	(673.13)	0.00 %
Ten Services - Recreation, Pub	1	02	4220	5	567.87	0.00	(567.87)	0.00 %
Total Tenant Services					1,241.00	0.00	(1,241.00)	0.00 %
Utilities Expense								
Water	1	02	4310	5	175.52	133.36	(42.16)	-31.61 %
Electricity	1	02	4320	5	2,071.57	1,309.34	(762.23)	-58.21 %
Gas	1	02	4330	5	308.59	307.77	(0.82)	-0.27 %
Other Utility Expense - Sewer	1	02	4390	5	23.34	34.45	11.11	32.25 %
Total Utilities Expense					2,579.02	1,784.92	(794.10)	-44.49 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	442.55	4,516.96	4,074.41	90.20 %
Materials	1	02	4420	5	38.98	174.10	135.12	77.61 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	850.00	100.00	11.76 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.56	16.77	0.21	1.25 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	52.47	74.85	22.38	29.90 %
Contract Costs-Maintenance	1	02	4430.09	5	2,765.34	1,064.16	(1,701.18)	-159.86 %
Contract Costs-Other	1	02	4430.13	5	550.00	0.00	(550.00)	0.00 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	5,141.62	941.90	(4,199.72)	-445.88 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,875.00	2,600.00	(1,275.00)	-49.04 %
Contact Costs-Electrical Contr	1	02	4430.21	5	0.00	1,225.00	1,225.00	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 12/01/2023	Start: 12/01/2022			
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %	
Contact Costs-Plumbing Contrac	1	02	4430.22	5	0.00	850.00	850.00	100.00 %	
Connect/Disconnect Fees	1	02	4430.4	5	30.00	45.00	15.00	33.33 %	
Garbage and Trash Collection	1	02	4431	5	226.96	244.41	17.45	7.14 %	
Emp Benefit Cont - Maintenance	1	02	4433	5	43.24	1,310.54	1,267.30	96.70 %	
Total Ordinary Maintenance and Operation					13,932.72	13,913.69	(19.03)	-0.14 %	
Protective Services									
Protective Services - Contract	1	02	4480	5	1,294.68	6,933.16	5,638.48	81.33 %	
Total Protective Services					1,294.68	6,933.16	5,638.48	81.33 %	
General Expense									
Insurance - Windstorm	1	02	4510.15	5	8,580.92	9,265.65	684.73	7.39 %	
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %	
Collection Losses	1	02	4570	5	4,408.00	2,805.00	(1,603.00)	-57.15 %	
Total General Expense					15,488.92	14,570.65	(918.27)	-6.30 %	
Total Expenses					(73,697.11)	(70,032.85)	(3,664.26)	5.23 %	
Net Income (Loss)					16,470.25	18,912.62	(2,442.37)	-4.44 %	

Report Criteria PHA: 1 Project: '02'

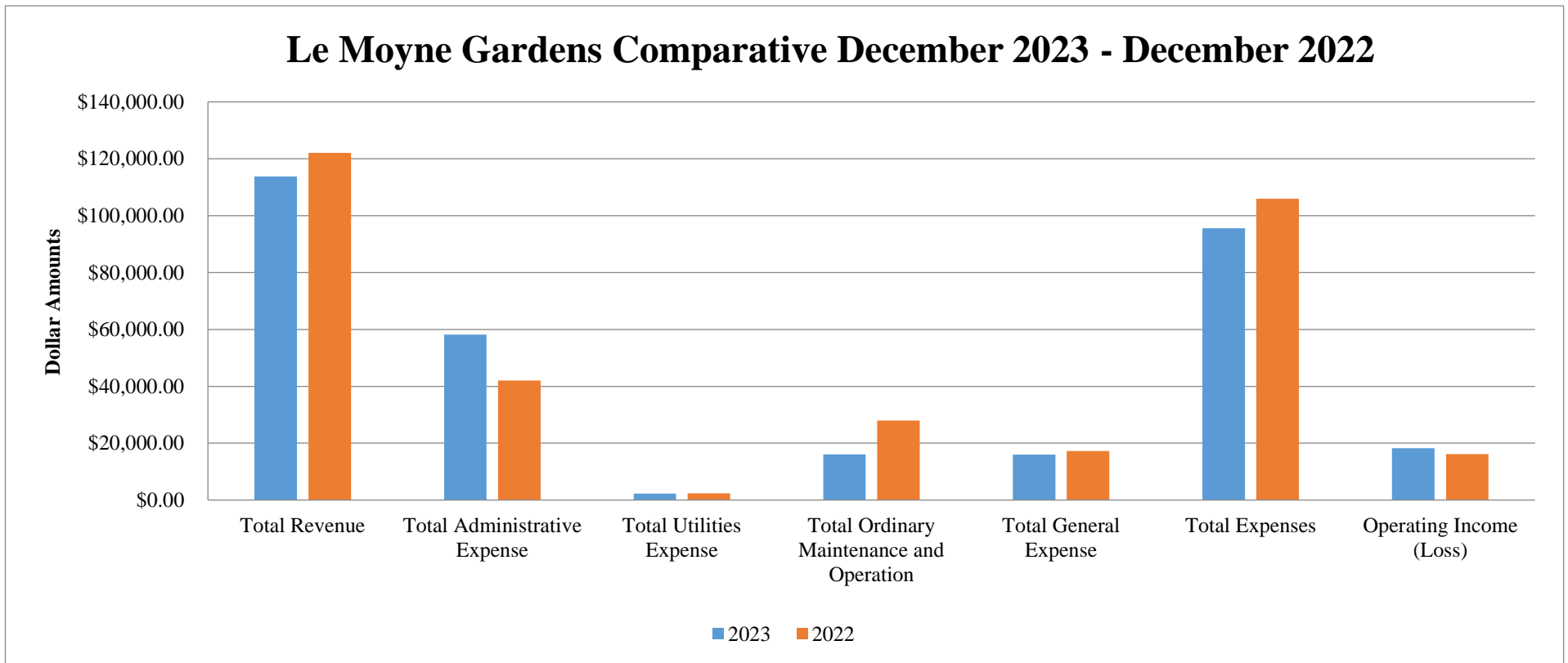
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 12/01/2023 End: 12/31/2023	Start: 12/01/2022 End: 12/31/2022
Total Revenue	\$113,827.25	\$122,073.20
Total Administrative Expense	\$58,125.34	\$42,030.07
Total Utilities Expense	\$2,263.70	\$2,333.47
Total Ordinary Maintenance and Operation	\$16,041.18	\$27,959.70
Total General Expense	\$16,003.66	\$17,244.34
Total Expenses	\$95,545.53	\$105,913.69
Operating Income (Loss)	\$18,281.72	\$16,159.51



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

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	24,374.00	30,413.50	(6,039.50)	-19.86 %
Total Rental Income					24,374.00	30,413.50	(6,039.50)	-19.86 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,056.25	3,014.50	41.75	1.38 %
Other Income-Tenants	1	03	3690	5	3,603.00	2,945.00	658.00	22.34 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	34.20	(34.20)	-100.00 %
Total Other Income					6,659.25	5,993.70	665.55	11.10 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	82,794.00	85,666.00	(2,872.00)	-3.35 %
Total Other Receipts					82,794.00	85,666.00	(2,872.00)	-3.35 %
Total Revenue					113,827.25	122,073.20	(8,245.95)	-6.75 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	14,680.68	11,590.88	(3,089.80)	-26.66 %
Audit Fees	1	03	4171	5	8,524.03	0.00	(8,524.03)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	3,330.13	2,946.98	(383.15)	-13.00 %
Postage/FedEx/UPS	1	03	4190.03	5	98.10	93.93	(4.17)	-4.44 %
Publications	1	03	4190.11	5	0.00	740.00	740.00	100.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	459.31	459.31	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	8,514.04	1,154.74	(7,359.30)	-87.14 %
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	239.46	974.74	735.28	75.43 %
Other Sundry Expense	1	03	4190.18	5	136.97	260.16	123.19	47.35 %
Administrative Contact Costs	1	03	4190.19	5	6,372.19	7,558.33	1,186.14	15.69 %
Management Fee Expense - AMP	1	03	4190.21	5	11,518.24	11,524.50	6.26	0.05 %
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	1,447.50	1,462.50	15.00	1.03 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					58,125.34	42,030.07	(16,095.27)	-38.29 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	785.13	5,460.46	4,675.33	85.62 %
Ten Services - Recreation, Pub	1	03	4220	5	484.47	0.00	(484.47)	0.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	1,866.12	1,866.12	100.00 %
Total Tenant Services					1,269.60	7,326.58	6,056.98	82.67 %
Utilities Expense								
Water	1	03	4310	5	331.50	525.57	194.07	36.93 %
Electricity	1	03	4320	5	1,720.67	1,596.90	(123.77)	-7.75 %
Gas	1	03	4330	5	147.52	149.28	1.76	1.18 %
Other Utility Expense - Sewer	1	03	4390	5	64.01	61.72	(2.29)	-3.71 %
Total Utilities Expense					2,263.70	2,333.47	69.77	2.99 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	5,846.60	8,899.27	3,052.67	34.30 %
Materials	1	03	4420	5	0.00	2,261.76	2,261.76	100.00 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	825.00	1,249.00	424.00	33.95 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	1,000.00	1,000.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.09	22.36	0.27	1.21 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	52.47	74.85	22.38	29.90 %
Contract Costs-Maintenance	1	03	4430.09	5	3,079.33	0.00	(3,079.33)	0.00 %
Contract Costs-Other	1	03	4430.13	5	1,100.00	0.00	(1,100.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	2,900.00	0.00	0.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	0.00	6,975.00	6,975.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	0.00	175.00	175.00	100.00 %

Report Criteria PHA: 1 Project: '02','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

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Garbage and Trash Collection	1	03	4431	5	149.57	724.15	574.58	79.35 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,066.12	3,678.31	1,612.19	43.83 %
Total Ordinary Maintenance and Operation					16,041.18	27,959.70	11,918.52	42.63 %
Protective Services								
Protective Services - Contract	1	03	4480	5	1,842.05	9,019.53	7,177.48	79.58 %
Total Protective Services					1,842.05	9,019.53	7,177.48	79.58 %
General Expense								
Insurance - Windstorm	1	03	4510.15	5	13,087.00	13,812.68	725.68	5.25 %
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	515.00	515.00	100.00 %
Total General Expense					16,003.66	17,244.34	1,240.68	7.19 %
Total Expenses					(95,545.53)	(105,913.69)	10,368.16	-9.79 %
Net Income (Loss)					18,281.72	16,159.51	2,122.21	9.95 %

Report Criteria PHA: 1 Project: '02','03'

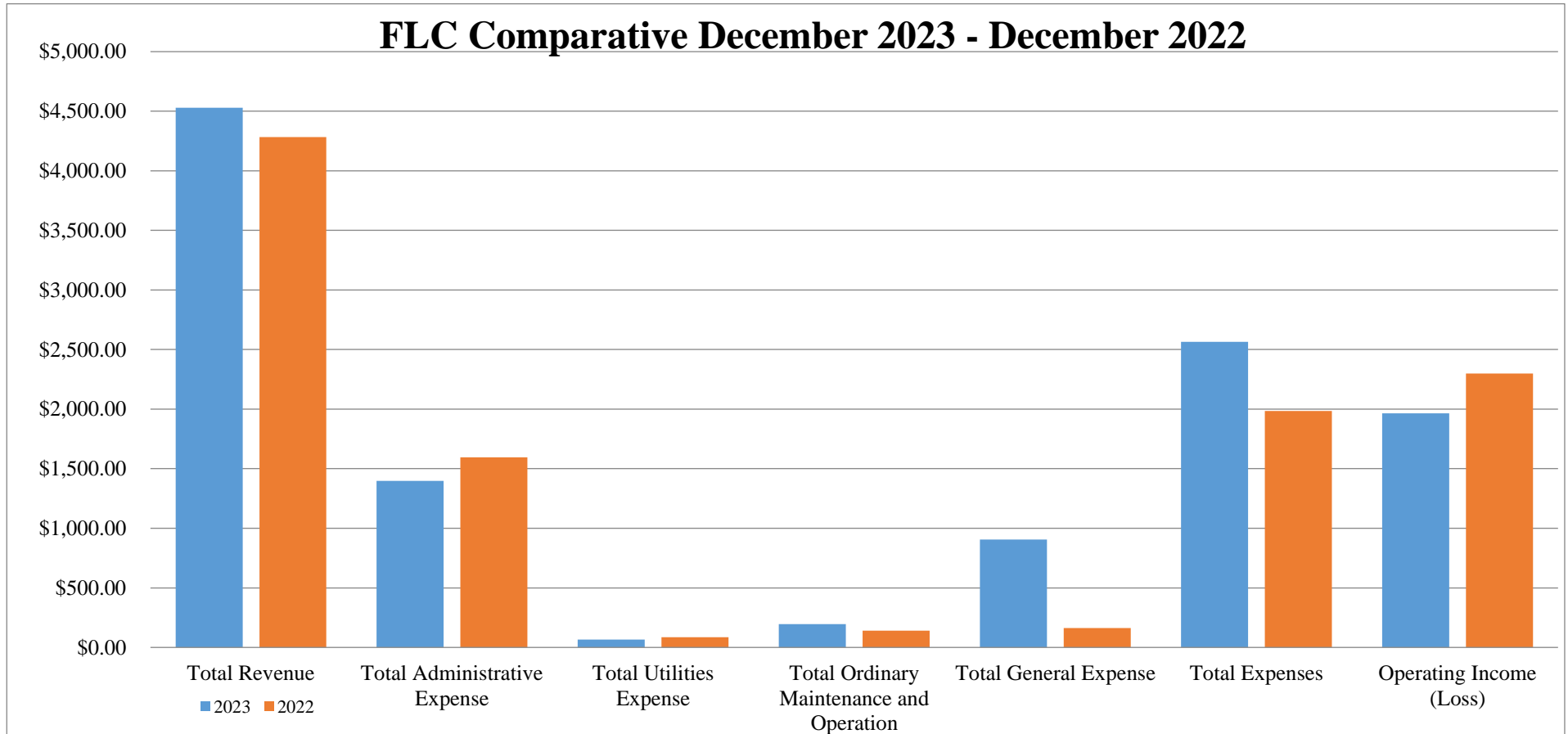
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 12/01/2023 End: 12/31/2023	Start: 12/01/2022 End: 12/31/2022
Total Revenue	\$4,529.94	\$4,284.07
Total Administrative Expense	\$1,398.30	\$1,595.53
Total Utilities Expense	\$65.00	\$86.36
Total Ordinary Maintenance and Operation	\$194.94	\$140.94
Total General Expense	\$906.17	\$162.15
Total Expenses	\$2,564.41	\$1,984.98
Operating Income (Loss)	\$1,965.53	\$2,299.09



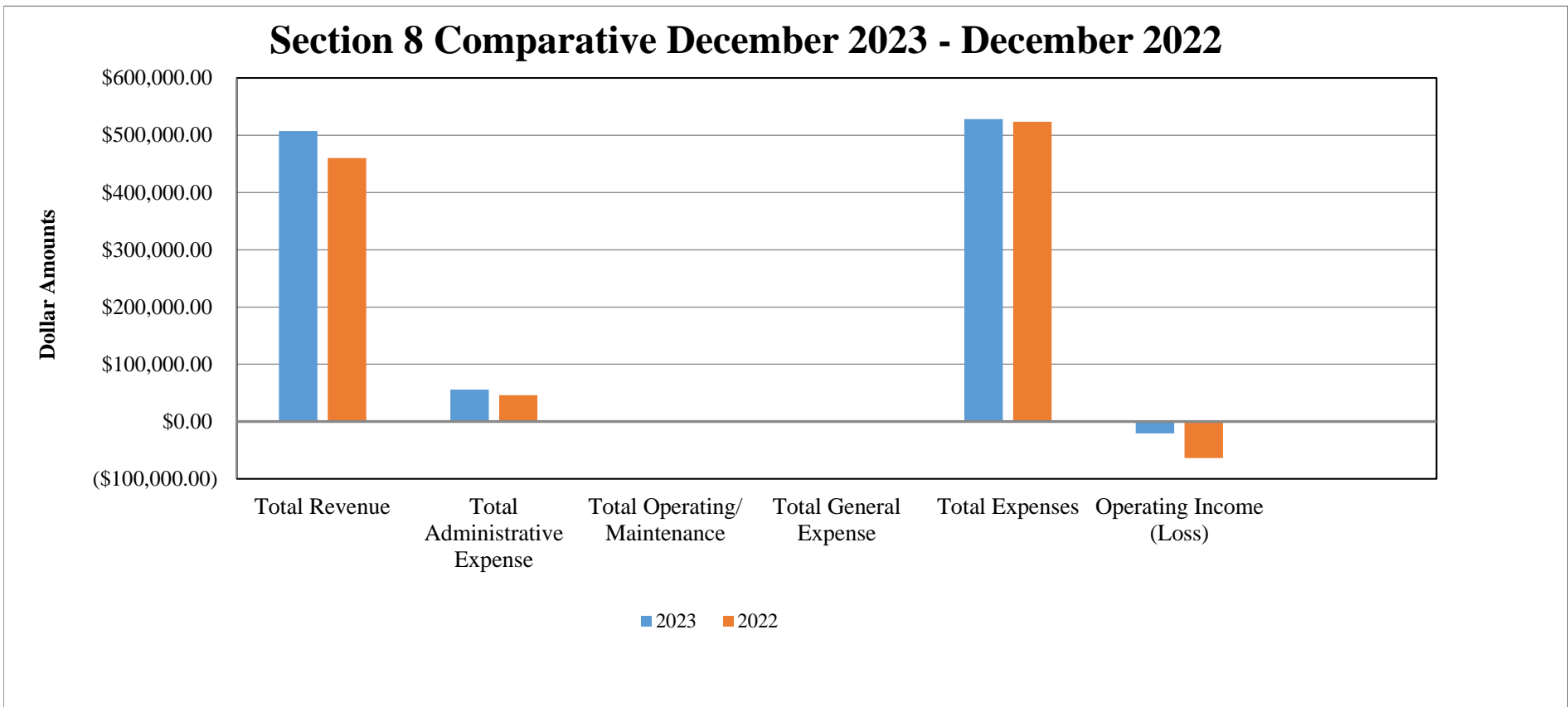
Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 12/01/2023	Start: 12/01/2022		
					End: 12/31/2023	End: 12/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,200.00	4,000.00	200.00	5.00 %
Total Rental Income					4,200.00	4,000.00	200.00	5.00 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	229.94	239.07	(9.13)	-3.82 %
Other Income-Tenants	3	01	3690	5	100.00	45.00	55.00	122.22 %
Total Other Income					329.94	284.07	45.87	16.15 %
Total Revenue					4,529.94	4,284.07	245.87	5.74 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	282.77	170.82	(111.95)	-65.54 %
Audit Fees	3	01	4171	5	1,018.47	0.00	(1,018.47)	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	20.92	12.57	(8.35)	-66.43 %
Sundry	3	01	4190	5	0.00	1,033.00	1,033.00	100.00 %
Publications	3	01	4190.11	5	0.00	44.40	44.40	100.00 %
Other Sundry Expense	3	01	4190.18	5	76.14	334.74	258.60	77.25 %
Total Administrative Expense					1,398.30	1,595.53	197.23	12.36 %
Utilities Expense								
Water	3	01	4310	5	24.27	30.93	6.66	21.53 %
Other Utility Expense - Sewer	3	01	4390	5	40.73	55.43	14.70	26.52 %
Total Utilities Expense					65.00	86.36	21.36	24.73 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	99.00	45.00	(54.00)	-120.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Total Ordinary Maintenance and Operation					194.94	140.94	(54.00)	-38.31 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	906.17	162.15	(744.02)	-458.85 %
Total General Expense					906.17	162.15	(744.02)	-458.85 %
Total Expenses					(2,564.41)	(1,984.98)	(579.43)	29.19 %
Net Income (Loss)					1,965.53	2,299.09	(333.56)	17.85 %

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

Start: 12/01/2023 Start: 12/01/2022
End: 12/31/2023 End: 12/31/2022

Total Revenue	\$507,339.85	\$459,908.24
Total Administrative Expense	\$55,789.19	\$45,798.84
Total Operating/ Maintenance	\$1,183.28	\$1,180.71
Total General Expense	\$1,844.52	\$1,785.89
Total Expenses	\$528,059.79	\$523,681.12
Operating Income (Loss)	(\$20,719.94)	(\$63,772.88)



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 12/01/2023	Start: 12/01/2022			
				End: 12/31/2023	End: 12/31/2022	Variance	Variance %	
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	58,030.00	62,830.00	(4,800.00)	-7.64 %
Interest Income HA Portion	7	01	3300	5	387.05	483.08	(96.03)	-19.88 %
Portable Admin Fees Earned	7	01	3300.P	5	218.80	309.16	(90.36)	-29.23 %
HAP Earned Income	7	01	4902	5	448,704.00	396,286.00	52,418.00	13.23 %
Total Operating Income					507,339.85	459,908.24	47,431.61	10.31 %
Total Revenue					507,339.85	459,908.24	47,431.61	10.31 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	20,082.48	11,275.86	(8,806.62)	-78.10 %
STAFF TRAINING	7	01	4140	5	1,100.00	0.00	(1,100.00)	0.00 %
Travel	7	01	4150	5	548.00	0.00	(548.00)	0.00 %
Audit Fees	7	01	4171	5	793.30	0.00	(793.30)	0.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	6,765.42	3,883.29	(2,882.13)	-74.22 %
Postage/FedEx/UPS	7	01	4190.03	5	487.32	466.60	(20.72)	-4.44 %
Publications	7	01	4190.11	5	0.00	1,235.80	1,235.80	100.00 %
Membership Dues and Fees	7	01	4190.12	5	0.00	1,764.40	1,764.40	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	3,304.00	466.59	(2,837.41)	-608.12 %
Other Sundry Expense	7	01	4190.18	5	55.89	58.95	3.06	5.19 %
Administrative Contact Costs	7	01	4190.19	5	5,185.28	9,316.35	4,131.07	44.34 %
Asset Management Fee - AMP	7	01	4190.22	5	9,204.00	9,036.00	(168.00)	-1.86 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,752.50	5,647.50	(105.00)	-1.86 %
Asset Management Fee - AMP	7	03	4190.22	5	888.00	972.00	84.00	8.64 %
AMP Bookkeeping Fees	7	03	4190.23	5	555.00	607.50	52.50	8.64 %
Total Administrative Expense					55,789.19	45,798.84	(9,990.35)	-21.81 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	52.47	49.90	(2.57)	-5.15 %
Total Operating Expenses					1,183.28	1,180.71	(2.57)	-0.22 %
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	47.96	51.18	3.22	6.29 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,753.00)	(7,573.88)	(4,820.88)	63.65 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,753.00	7,573.88	4,820.88	63.65 %
Portable Admin Fees Paid	7	03	4590.P	5	1,796.56	1,734.71	(61.85)	-3.57 %
Portability - Port In Deposits	7	03	4590.PID	5	(506.00)	0.00	506.00	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	506.00	0.00	(506.00)	0.00 %
Total General Expense					1,844.52	1,785.89	(58.63)	-3.28 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	420,699.80	431,374.68	10,674.88	2.47 %
HAP Payments - Utilities	7	01	4715.4	5	11,491.00	6,823.00	(4,668.00)	-68.42 %
HAP Portability	7	01	4715.P	5	(2,316.00)	0.00	2,316.00	0.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,089.00	1,311.00	222.00	16.93 %
HAP Payments - Rents	7	02	4715.1	5	4,358.00	3,375.00	(983.00)	-29.13 %
HAP Payments - Rent - VASH	7	03	4715.1	5	18,027.00	15,770.00	(2,257.00)	-14.31 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	177.00	92.00	(85.00)	-92.39 %
HAP Payments - Port Out	7	03	4715.PO	5	13,782.00	14,345.00	563.00	3.92 %
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 %
Total Housing Assistance Payments					469,242.80	474,915.68	5,672.88	1.19 %

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: 12/01/2023	Start: 12/01/2022	Variance	Variance %
	End: 12/31/2023	End: 12/31/2022		
Total Expenses	<u>(528,059.79)</u>	<u>(523,681.12)</u>	<u>(4,378.67)</u>	<u>0.84 %</u>
Net Income (Loss)	<u>(20,719.94)</u>	<u>(63,772.88)</u>	<u>43,052.94</u>	<u>-67.52 %</u>

Chief Financial Officer Report
for February 21, 2024
Highlights of Activities for January 2024

Ongoing Activities:

- Meetings for the month:
 - Weekly & monthly Staff meetings / Security meetings
 - Maintenance meetings
 - Los Vecinos Construction meetings
 - Motivational staff meetings
 - Board Meeting practices & Board meetings
 - Audit meeting
 - MRI Financial Training and Budget Workshops
 - HCISD Counselor meeting
 - HUD Two-Year Tool meeting
- 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
- Signed checks for payrolls and accounts payables
- Reviewed weekly staff reports and Board reports – submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked from home on Jan. 29th – half day due to disinfecting
- Attended new HHA employee and Temp. interviews
- Reviewed the newsletter and updated the Newsletter labels for Housing Authorities
- Worked and submitted the TWC Wage reports
- Generated and Submitted W-2's and 1099's to the Social Security Office and IRS
- Worked and submitted the IRS Quarterly Tax Return

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

HR/Accounting Coordinator Report
February 21, 2024
Highlights of Activities for January 2024

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Admin meeting
 - HUD San Antonio Field office meeting
 - Accounting department meetings on Thursdays
 - Maintenance meetings on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meetings practices
 - Board meetings
 - Board meetings overview
 - Security meeting
 - Financial Workshops
 - MRI Financial onsite training with Beka Harrison
- Reviewed and responded to emails and phone calls
- Entered invoices and processed them for payment
- Entered deposits into the bank accounts
- Updated employee annual and sick leave balances for the end of December
- Reviewed timesheets and processed payrolls for January
- Prepared Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Updated employee EIV forms and sent them in to be processed
- Assisted with balancing the GL for December
- Reviewed all vehicle inspections completed and saved for December
- Processed and submitted the HART Retirement for December
- Printed out bank ACH information for online rent payments
- Held an interview for a temp. clerk and interviews for maintenance
- Held an orientation for the new employee
- Continued training Accounting Clerk
- Sent out employee evaluations
- Updated employee information due to evaluations received
- Updated the tax tables for 2024

Please let me know if you have any questions.

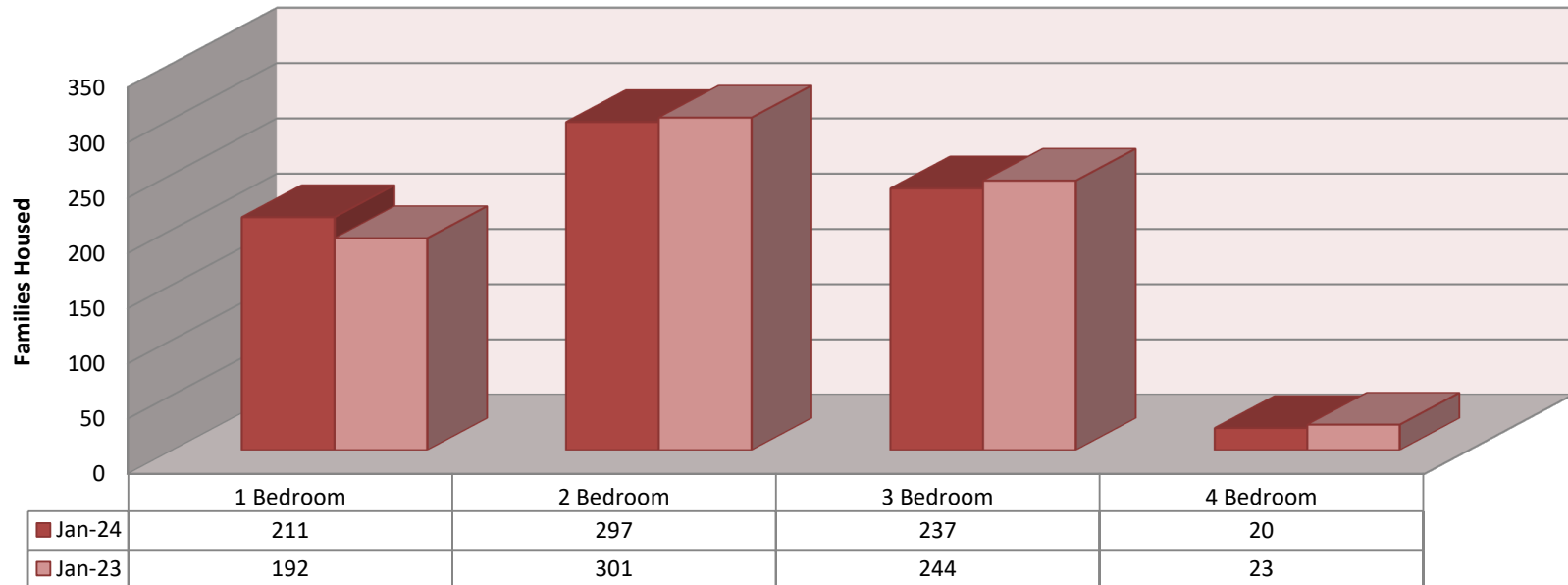
Thank you,

Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
February 21, 2024**

**Total Alloted Vouchers: 743
Vouchers Leased: 765
Pending Vouchers: 0
Vouchers Seaching: 54**

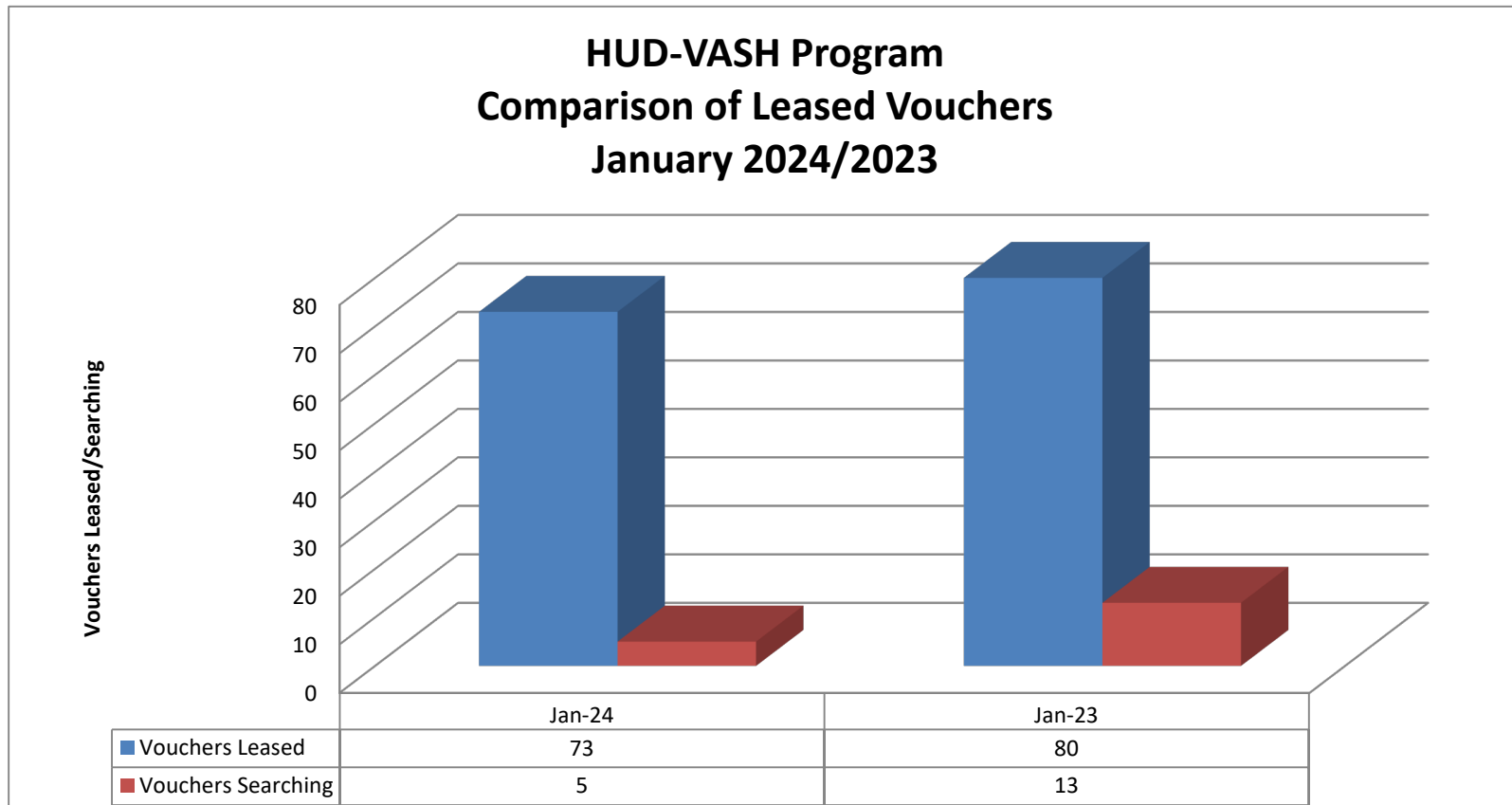
**HCV/Section 8 Program
Comparison of Leased Vouchers
January 2024/2023**



Total Families on Waiting List	420
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**Board Meeting Report
February 21, 2024**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 73
Port-outs: 39
Housed in Harlingen: 34**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report February 21, 2024

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
December 2023 Score is
97.67%

Quality Control

File audit was held on January 30, 2024 at Bonita Park
4 files were audited

Activities for the month of January 2024:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on January 11th (20 were received)
- Issued HAP Checks for February 2024
- Submitted VMS monthly report
- Submitted Lease up report to Finance Dept.
- Attended monthly meetings with Low Rent
- Attended Security meetings via Webex
- Attended Financial Training
- Attended budget workshop
- Attended Board Meeting @ COCC
- Hosted Friday Staff Meetings via Webex
- Attended Los Vecinos construction meeting updates
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Attended Two-Year Tool Meeting with HUD Field Office
- 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 2024	34	29	26	9	41	41	21	0	5	3
January 2023	28	30	28	5	44	44	0	0	2	11
Increase	6	0	0	4	0	0	21	0	3	0
Decrease	0	1	2	0	3	3	0	0	0	8

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-24	34	29	26	9	41	41	21	0	5	3
YTD	34	29	26	9	41	41	21	0	5	3

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	2	11
YTD	28	30	28	5	44	44	0	0	2	11

Housing Authority of the City of Harlingen, Texas

January 31, 2024

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	147	115	18	4	4	193	481
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	0	0
2 bed	1	2	0	0	0	1	4
3 bed	1	0	0	0	0	2	3
4 bed	0	0	1	0	0	0	1
Regular Vacancies →	2	2	1	0	0	3	8
Total Vacancies →	2	2	1	0	0	3	8

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 1.31.2024

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 98.67% 98.33% 95.00% 100.00% 100.00% 98.50% **98.39%**

* **VACANCY RATE:** 1.33% 1.67% 5.00% 0.00% 0.00% 1.50% **1.61%**

* does not include CFP units

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

Per unit Fee count 148 118 19 4 4 197 490

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 February 21, 2024

Activities for the month of January

WAITING LIST AS OF 01-31-2024

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	41
2 Bedroom	12
3 Bedroom	17
4 Bedroom	03
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 73

Unit offers mailed: 23

Security Deposits received: 07

Applications ready for review as of 01-31-2024: 19

Applications pending: 51

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 2024	59	59	19	98	3	13	7	9	69%
January 2023	64	55	25	0	2	20	9	5	25%
Increase	0	4	0	98	1	0	0	4	44%
Decrease	5	0	6	0	0	7	2	0	0%

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-24	59	59	19	98	3	13	7	9	69%
YTD Total:	59	59	19	98	3	13	7	9	69%

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	9	5	25%
YTD Total:	64	55	25	0	2	20	9	5	25%

Report By: Nancy Garza -Admissions Coordinator

Date: February 1, 2024

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – January 2024 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.

December 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 two (2) Termination of Assistance Hearings for the Public Housing Program, and I had zero (0) Denial Hearings for the HCV/S8 Program.

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.

Other Updates:

Security meetings are held every Monday with managers and the security team.

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 and conduct operation update meetings with all staff on Monday via WebEx.

Resident and Youth Activities Board Report
February 21, 2024
January 2024 Activities

Tenant Association Meetings: The tenant association meetings are held twice a month.

- Los Vecinos: January 10th and 24th, 2024 at 2:00 p.m. at the Los Vecinos Community Center
 - Topics: Los Vecinos Street Repairs – 0 residents attended
- Bonita Park: January 10th and 24th, 2024 at 2:00 p.m. at the Bonita Park Community Center
 - Topics: Upcoming fundraisers – 0 residents attended
- Sunset Terrace: January 10th and 24th, 2024 at 10:00 a.m. at the Sunset Terrace Learning Center
 - Topics: Upcoming fundraisers – 0 residents attended
- Le Moyne Gardens: January 10th and 24th, 2024 at 1:00 p.m. at the Le Moyne Gardens Community Center
 - Topics: Tenant Association Scholarship fund – 0 residents attended

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday and Wednesday at 4:00 p.m.
 - Five staff members and I are in attendance. We planted basil, lettuce, tomato, broccoli, cauliflower and peppers
 - Cauliflower and broccoli was harvested
- Los Vecinos: Garden is temporarily closed due to the Los Vecinos Street construction

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The quarterly Crime Prevention meeting was on January 23, 2024, at 3:00 p.m. at the Le Moyne Gardens Learning Center
 - Staff, G-Force Security, In House Courtesy Officers, and Guest speakers attended.
 - Anaid Hernandez and Samantha Garcia from Behavioral Health Solutions spoke on HIV prevention and awareness
 - Steven Benitez, K-9 Trainer with the Harlingen Police Department introduced K-9 Officer Azlan.

Connect Home USA:

- We continue with the ConnectHomeUSA program. 82% of the Public Housing residents are connected to high-speed internet wi-fi with Spectrum.
 - Update meetings were held on January 8th and 17th, 2024. Currently there are no updates for our region

Little Free Libraries:

- The Little Free Libraries are refilled and sanitized weekly. We refill an average a 20 books per site

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

- January 09, 2024: Story time presented by the Le Moyne Gardens Apartments. Maria Mejia, Public Housing Clerk read “I love you this much” by Nancy Parent
- January 26, 2024: Story time presented by the Bonita Park Learning Center. Norma Cavazos, Master Teacher at the Bonita Park Learning Center read “El Oso Se Comio tu Sandwich” by Julia Sarcone-Roach

NAHRO Merit Awards:

- 2023 Awards received:
 - Annual Back to School Event at Market Days
 - COVID-19 Vaccines in Public Housing
 - We were nominated for the Award of Excellence for the Annual Back to School Event at Market Days

Resident and Youth Activities Board Report
February 21, 2024
January 2024 Activities

- January 15, 2024: Ms. LaTonya Rajah, Member Services Manager from NAHRO advised us that we were not selected for the Award of Excellence for the Annual Back to School Event at Market Days

Feeding Program: The Low Rent staff is prepared for the Feeding Program with food handlers permits and City permits. We continue to look in to partnering with the HCISD food program.

Family Learning Centers:

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- Family Learning Centers re-opened on January 10, 2024
- Counselors submit a QR code for the monthly calendars. Students can scan the code for updates on the learning center daily activities
- Counselors continue to monitor student mentors at the learning centers

Tentative 2024 Scholarships Due Date:				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/26/2024	19	2	0
TX NAHRO	2/16/2024	24	0	0
HAHC	4/2024	0	0	0
LV Tenant Association	4/2024	0	0	0
BP/ST Tenant Association	4/2024	0	0	0
LMG Tenant Association	4/2024	0	0	0
HAVE-STR	5/2024	0	0	0
NELROD	5/2024	0	0	0

Family Learning Center	Number of Mentors	Number of students attending	Number of apartments utilizing center
Los Vecinos Master Teacher: Ms. Cano	2	7	4
Bonita Park Master Teacher: Mrs. Cavazos	4	5	3
Sunset Terrace Master Teacher: Mrs. Aguirre	2	9	5
Le Moyne Gardens: Master Teacher: Mr. Leal	3	11	7

**Resident and Youth Activities Board Report
February 21, 2024
January 2024 Activities**

BRE Storytime on Facebook



**Maria Mejia, HHA Public Housing Clerk
“I love you this much” by Nancy Parent**



**Anahid Hernandez, Prevetnion Specialist and
Samantha Garcia, Lead Navigator
Behavioral Health Soutions**



**Officer Steven Benitez and K-9 Officer Azlan
HPD K-9 Division**

HARLINGEN



Housing Authority

February 21, 2024

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of January 2024

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	230	0	1
Bonita Park	0	64	0	0	1
Le Moyne Gardens	0	0	95	0	1
Sunset Terrace	0	0	16	12	2
Aragon/Arroyo	0	1810 B	0	0	1
Total	0	2	3	1	6

Work orders completed for the Month of January 2024

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2024 - 01/31/2024	140	124	254	8	526

Work orders completed for the Month of January 2023 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2023 – 01/31/2023	196	63	222	7	488

Date: February 1, 2024

To: Harlingen Housing Authority Board of Commissioners

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

Subject: February 21, 2024, Board Report- January Activities

Report on Contracts:

Los Vecinos AMP #010:

Olympia 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 80% complete.

Southern Construction remodeled apartment # 230. 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 remodeled apartment #64. This job is 100% complete.

Rudy De La Cruz is remodeling apartment #14. This job is 45% 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.

Southern Construction remodeled 1810-B. This job is 100% complete.

Sunset Terrace AMP #020:

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

Rudy De La Cruz remodeled apartment #16. This job is 100% complete.

Rudy De La Cruz prepared apartment #12 for rent. This job is 100% complete.

G.S Electric & Remodeling installed playground security lighting. 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.

G.S Electric & Remodeling installed metal roofing at apartments #187 through #190. This job is 100% complete.

G.S Electric & Remodeling installed metal roofing at apartments #159 through #162. This job is 100% complete.

G.S Electric & Remodeling is installing metal roofing at apartments #169 through #172. This job is 80% complete.

G.S Electric & Remodeling is installing metal roofing at apartments #173 through #176. This job is 80% complete.

Rudy De La Cruz is remodeling apartment #83. This job is 5% 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.

Rudy De La Cruz replaced store front window glass pane at 209 Jackson Street St. This job is 100% complete.

Accounting Assistant /MIS Coordinator Board Report

February 21, 2024

January 2024 Activities

- Attended weekly Staff meetings and Security meetings
- Attended the Board meeting practices, the Board meetings, and overview
- Attended the HCISD counselor meeting
- Attended the HUD field office meeting
- Attended the HCV/Section 8 2-year tool meeting
- Attended MRI Financial training with Ms. Beka
- Attended the Budget workshops
- Reviewed the accounting team reports and combined
- Reviewed newsletter listing for Ms. Ariana
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board meeting
- Printed out all invoices that were emailed to me for payment
- Coded and Entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Filed invoices after processing checks for all accounts
- Closed Purchase orders once completed and approved by management
- Closed the End of Month and combined the End of Month reports; 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 Los Vecinos on 1-12-24 due to disinfecting of the COCC
- Worked from home in the morning on 1-29-24 due to disinfecting of the COCC
- CNG/Internet updates:
 - Spectrum agreement has been signed and technicians have been doing installations of Fiber; Will be getting an update from Mr. Medina. (emailed 1-25-24)
 - MRI cloud base server has been installed as of 12-18-23; Will meet with Oscar Graber on 2-2-24 to discuss progress.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: February 01, 2024

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the February 21, 2024, 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:

February 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 is subject to change.

Planned Activities:

February 2024: Schedule is subject to change

- 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 (Rescheduled by Counselors 03/07/2024)
- 01: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 01: Flyers for Scholarship for High School Graduating Seniors 2024!!
- 02: Friday Staff Mtg at 3:00 p.m. (Quotes on Texas Day) BP, approved LV
- 03: Market Days Downtown! BRE Reading of Books to Community by Bonita Park
- 05: BRE Read a Book to children on HHA Facebook 1st 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
- 06: HR Appt at 9:00 a.m. for Employee Devices & Passwords & Codes
- 06: Mtg with GMS at LMG for Head Start Renovations at 3:00 p.m.
- 06-07: Los Vecinos Inventory Fiscal Year End (FYE)
- 07: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 07: City of Harlingen Mtg at 5:30 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 (Forms/Leave Planning/Etc)
- 09: Budget by Departments due to Accounting/CFO by 12:00 (noon)
- 09: Agendas for Administrative Asst & Accounting due by 12 noon for Mtg on 02/27/2024
- 09: Friday Staff Mtg at 3:00 p.m. (Quotes on Heart Awareness Day) BP, approved by LV
- 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
- 12: Agendas for HCV/S8 & Admission and Low Rent due by 12 noon for Mtg on 02/28/2024
- 13: Pest Control at Los Vecinos
- 13: Board Mtg Practice at 9:00 a.m. at LMG
- 13-14: Bonita Park Inventory Fiscal Year End (FYE)
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)

- 14: Board Mtg Practice at 9:00 a.m. at BP
- 14: Cintas Medicine Cabinet & back Copier restock by Accounting
- 14: Pest Control at Bonita Park
- 15: Los Vecinos Construction Mtg at 9:00 a.m.
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 15: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 16: Board Mtg Practice at 9:00 a.m. at LV
- 16: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 16: Friday Staff Mtg at 3:00 p.m. (Quotes on Valentine's Day) BP, approved LV
- 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: HUD HCV/S8 Two Year Tool Mtg with HUD Field Office at 10:30 a.m.
- 20-21: Board Mtg Practice at 9:00 a.m. at Bonita Park
- 21: **Regular Board Meeting 12:00 p.m. (Noon)** at Bonita Park Invocation by Cynthia Lucio
- 21: Board Mtg Overview 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: Mtg with HCV/S8 Administrator at 11:00 a.m. or 4:00 p.m.
- 22: Thursday Maintenance Mtg at 3:00 p.m. at BP (Active Shooter Preparedness)
- 23: Audit & Review files by PH & S8 at 8:30 a.m. at Bonita Park
- 23: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 23: HAP Checks for March 2024
- 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 Leap Day) BP, approved LV
- 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
- 27: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due Friday, 02/09/24 at 12 p.m.
- 27: Admin Mtg with Accounting at 2:00 p.m.
Agenda for Mtg due Friday, 02/09/24 at 12 p.m.
- 27-28: Le Moyne Gardens Inventory Fiscal Year End (FYE)
- 28: Admin Mtg with HCV/S8 & Admissions at 10 a.m.
Agenda for Mtg due by Monday, 02/12/24 by 12 p.m.
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent Monday, 02/12/24 at 12 p.m.
- 29: Los Vecinos Construction Mtg at 9:00 a.m.
- 29: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 29: COCC Inventory Fiscal Year End (FYE)
- March 2024: Schedule is subject to change**
- 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 Board Mtg.
- 01: Friday Staff Mtg at 3:00 p.m. (Quotes Employee Appreciation Day) LMG, approved BP
- 02: Market Days Downtown! BRE Reading of Books to Community by Los Vecinos
- 04: BRE Read a Book to children on HHA Facebook 1st 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: Board Packet Review 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
- 07: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 08: Agendas for Administrative Asst & Accounting due by 12 noon for Mtg on 03/26/2024
- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on Women's Day) LMG, approved by BP
- 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
- 11: Agendas for HCV/S8 & Admission and Low Rent due by 12 noon for Mtg on 03/27/2024
- 12: Pest Control at Los Vecinos
- 12: Lone Star Shredding (Bins are due at COCC on Monday)
- 12: Board Mtg Practice at LMG at 9:00 a.m.
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 13: Pest Control at Bonita Park
- 13: Board Mtg Practice at BP at 9:00 a.m.
- 13: Cintas Medicine Cabinet & back Copier restock by Accounting
- 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. Webex (Electrical Safety)
- 15: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 15: Board Mtg Practice at LV at 9:00 a.m.
- 15: Friday Staff Mtg at 3:00 p.m. (Quotes on Spring Break/Easter) LMG, approved by BP
- 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: HUD HCV/S8 Two Year Tool Mtg with HUD Field Office at 10:30 a.m.
- 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.
- 20-21: Peat 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: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 22: Audit & Review files by PH & S8 at 8:30 a.m. at Sunset Terrace

- 22: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 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 Good Friday/Easter) LMG, approved by BP
- 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: HAP Checks for April 2024
- 26: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda for Mtg due Friday 03/08/24 at 12 p.m.
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 26: Admin Mtg with Accounting at 2:00 p.m. Agenda for Mtg due Friday, 03/08/24 at 12 p.m.
- 27: Admin Mtg with HCV/S8 & Admissions at 10 a.m. Agenda for Mtg due by Monday, 03/11/24 by 12 p.m.
- 27: Admin Mtg with Low Rent Team at 2:00 p.m. Agenda for Mtg due by Low Rent Monday, 03/11/24 at 12 p.m.
- 28: Los Vecinos Construction Mtg at 9:00 a.m.
- 28: Thursday Maintenance Mtg at 3:00 p.m. at Sunset Terrace (Ladder Safety)
- 29: Holiday (Good Friday)
- April 2024: Schedule is subject to change**
- 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 1st 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: Board Packet Review 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 April Fool's Day) HCV/S8, approved by LMG
- 06: Market Days Downtown! BRE Reading of Books to Community by Le Moyne Gardens
- 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: Cintas Medicine Cabinet & back Copier restock by Accounting
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)

- 11: HCV/S8 Applications (20)
- 11: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 11: Thursday Maintenance Mtg at 3:00 p.m. Webex (Driver Awareness & Auction Dates)
- 12: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 12: Board Mtg Practice at 9:00 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 Siblings Day) HCV/S8, approved by LMG
- 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: Board Mtg Overview 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 Earth Day) HCV/S8 approved by LMG
- 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: Lone Star Shredding (Bins are due at COCC on Monday)
- 23: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana Friday 04/12/24 at 12 p.m.
- 23: **Quarterly Crime Prevention Mtg at 3:00 p.m. at Bonita Park**
- 24: Professional Administrative Assistant Day!
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
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.
Agenda for Mtg due by Low Rent Monday, 04/15/24 at 12 p.m.
- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: HAP Check for May 2024
- 25: Thursday Maintenance Mtg at 11:00 a.m. at LMG (Sexual Harassment & Inventory)
(Lunch may be provided)
- 26: Audit & Review files by PH & S8 at 8:30 a.m. at Le Moyne Gardens
- 26: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 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 Superhero Day) HCV/S8 approved by LMG
- 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
- 29/30: Admin Mtg with the Accounting at 2:00 p.m.

Agenda for Mtg due by Accounting, Friday, 04/12/24 at 12 p.m.

May 2024: Schedule is subject to change

- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 01: Board Packet Review 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 Cinco De Mayo) Acct, approved HCV/S8
- 04: Market Days Downtown! BRE Reading of Books to Community by Bonita Park**
- 05: Time Change (Fall Back)**
- 06: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, **BP**
- 06: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 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.)**
- 08: Cintas Medicine Cabinet & back Copier restock by Accounting
- 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. (Mental Health/Hurricane Prepare) Webex
- 10: Disinfect & Sanitize Main Office at 9am **(Office Open at 1:00 p.m.)**
- 10: Board Mtg Practice at 9:00 a.m. at LV or Webex
- 10: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 05/21/2024**
- 10: Friday Staff Mtg at 3:00 p.m. (Quotes on Mother's Day) Acct. approved by HCV/S8
- 13: Security Mtg Monday at 9:00 a.m. Webex at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 05/22/2024**
- 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 Sunset Terrace
- 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: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 17: Friday Staff Mtg at 3:00 p.m. (Quotes on Police Week) Acct. approved by HCV/S8
- 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)

- 21: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 05/10/24 at 12 p.m.**
- 21: Admin Mtg with the Accounting Team at 2:00 p.m.
Agenda for Mtg due by Accounting Team, **Friday, 05/10/24 at 12 p.m.**
- 22: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Agenda for Mtg due by **Monday, 05/10/24 by 12 p.m.**
- 22: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 05/10/24 at 12 p.m.**
- 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 LV** (Hurricane & Emergency Contact)
- 24: HAP Check for June 2024
- 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: Tentative Board Agendas due June, July & August 2024
- 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 Turtle Day) Acct. approved by HCV/S8
- 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 (Tuesday) 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 Mtg at 9:00 a.m.
- 31: Audit & Review files by PH & S8 at 8:30 a.m. **at Los Vecinos**
- 31: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 31: Board Reports need to be updated by 12:00 p.m. (noon)
- 31: Friday Staff Mtg at 3:00 p.m. (Quotes on Memorial Day) Acct approved by HCV/S8
- June 2024: Schedule is subject to change**
- 01: Hurricane Season Begins
- 01: Market Days Downtown!** BRE Reading of Books to Community **by Los Vecinos**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 03: BRE Read a Book to children on HHA Facebook 1st Monday of month **LV**, LMG, BP
- 03: Security Mtg Monday at 9:00 a.m. Webex
- 03: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 04: Lone Star Shredding (Bins are due at COCC on Monday)
- 05: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 05: City of Harlingen Mtg at 5:30 p.m.
- 06: Los Vecinos Construction Mtg at 9:00 a.m.
- 06: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 07: Friday Staff Mtg at 3:00 p.m. (Quotes on Chocolate Day) LV, approved by Accounting
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg Monday at 9:00 a.m. Webex
- 10: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 11: Board Mtg Practice at 9:00 a.m. at LMG
- 12: Pest Control at Bonita Park
- 12: Board Mtg Practice at 9:00 a.m. at BP

- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 12: Cintas Medicine Cabinet & back Copier restock by Accounting
- 12-14: HAVE-STR Conference at SPI
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 13: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: HCV/S8 Applications (20)
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 13: Thursday Maintenance Meeting at 3:00 p.m. Webex (Heat Awareness)
- 14: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 14: Board Mtg Practice at 9:00 a.m. at LV or Webex
- 14: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 06/25/2024
- 14: Friday Staff Mtg at 3:00 p.m. (Quotes on Flag Day)
- 17: Security Mtg Monday at 9:00 a.m. Webex at ST
- 17: Board Mtg Practice at 9:30 a.m. at ST
- 17: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 17: Agendas due for HCV/S8 & LR by 12 noon for Mtgs on 06/26/2024
- 17: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 18-19: Board Mtg Practice at 9:00 a.m. at COCC
- 19: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Diana Perez
- 19: Board Mtg Overview at 2:00 p.m. Webex
- 19: City of Harlingen Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 20: Los Vecinos Construction Mtg at 9:00 a.m.
- 21: July 17, Board Agenda & Minutes for June 19, Board Mtg due 12 (noon)
- 21: Board Reports are Due by 12:00 (noon)
- 21: Friday Staff Mtg at 3:00 p.m. (Quotes on Father's Day)
- 24: 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)
- 24: Security Mtg Monday at 9:00 a.m. Webex
- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 25: HAP Check July 2024
- 25: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
Tentative Agenda for Mtg due by Ariana Friday, 06/14/24 at 12 p.m.
- 25: Admin Mtg with the Accounting Team at 2:00 p.m.
Tentative Agenda for Mtg due by Accounting Team, Friday, 06/14/24 at 12 p.m.
- 26: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 06/17/24 by 12 p.m.
- 26: Admin Mtg with Low Rent Team at 2:00 p.m.
Tentative Agenda for Mtg due by Low Rent Team. Monday, 06/17/24 at 12 p.m.
- 26: City of Harlingen Mtg at 5:30 p.m.
- 27: Los Vecinos Construction Mtg at 9:00 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m. at BP (PPE/Safety Awareness)
- 28: Audit & Review files by PH & S8 at 8:30 a.m. at Bonita Park
- 28: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 28: Board Reports need to be updated by 12:00 p.m. (noon)
- 28: Friday Staff Mtg at 3:00 p.m. (Quotes on Sunglasses)
- July 2024: Schedule is subject to change**
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!

- 01: Update Community letters with office hours and staff
- 01: BRE Read a Book to children on HHA Facebook 1st 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: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Mtg at 5:30 p.m.
- 04: Holiday (4th of July)
- 05: Friday Staff Mtg at 3:00 p.m. (Quotes on Independence Day)
- 06: **Market Days Downtown!** BRE Reading of Books to Community by Le Moyne Gardens
- 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.**)
- 10: Cintas Medicine Cabinet & back Copier restock by Accounting
- 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: HCISD Counselors Monthly Mtg at 11:30 a.m.
- 11: Thursday Maintenance Mtg at 3:00 p.m. Webex (Worker's Comp/Slips, Trips & Falls)
- 12: Disinfect & Sanitize Main Office at 9am (**Offices Open at 1:00 p.m.**)
- 12: Board Mtg Practice at 9:00 a.m. at LV
- 12: **Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 07/23/2024**
- 12: Friday Staff Mtg at 3:00 p.m. (Quotes on Simplicity 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 07/24/2024**
- 15: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 16: Lone Star Shredding (Bins are due at COCC on Monday)
- 16-17: Board Mtg Practice at 9:00 a.m. at COCC
- 17: **Regular Board Meeting 12:00 p.m. (Noon)** Invocation by Cynthia Lucio
- 17: **Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 17: Board Mtg Overview 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 Emoji Day)
- 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 07/12/24 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, 07/12/24 at 12 p.m.**

- 23: Quarterly Crime Prevention Mtg at 3:00 p.m. at Sunset Terrace
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.
Tentative Agenda for Mtg due by Monday, 07/15/24 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, 07/15/24 at 12 p.m.
- 25: Thursday Maintenance Mtg at 11:00 a.m. at COCC (Back Safety/Ergonomics)
(Lunch may be provided)
- 26: Audit & Review files by PH & S8 at 8:30 a.m. at Sunset Terrace
- 26: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 26: HAP Checks for August 2024
- 26: Tentative Board Agendas due for September, October & November 2024
- 26: September 25, Annual Board Agendas & Minutes for July, Board Mtgs due 12 (noon)
- 26: Friday Staff Mtg at 3:00 p.m. (Quotes on Lipstick Day)
- 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
- August 2024: Schedule is subject to change**
- 01: Update Community letters with office hours and staff
- 01: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Friday Staff Mtg at 3:00 p.m. (Quotes on Back to School)
- 03: Market Days Downtown! BRE Reading of Books to Community by all AMPs
- 05: BRE Read a Book to children on HHA Facebook 1st 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
- 06-07: Mid-Year Inventory Los Vecinos
- 07: City of Harlingen Mtg at 5:30 p.m.
- 08: HCV/S8 Applications (20)
- 08: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 08: Thursday Maintenance Mtg at 3:00 p.m. Webex (Hazzard Communication)
- 09: Friday Staff Mtg at 3:00 p.m. (Quotes on Purple Heart 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
- 13-14: Mid-Year Inventory Bonita Park
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 14: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 14: Pest Control at Bonita Park
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 16: Board Mtg Practice at 9:00 a.m. at LV
- 16: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 16: Friday Staff Mtg at 3:00 p.m. (Quotes on Tell a Joke Day)
- 19: Security Mtg at 9:00 a.m. Webex
- 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
- 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 LMG (Insurance Enroll/Inventory)
- 23: Audit & Review files by PH & S8 at 8:30 a.m.at
- 23: HAP Check for September 2024
- 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 Women's Equality 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
- 27-28: Mid-Year Inventory Le Moyne Gardens
- 29: Los Vecinos Construction Mtg at 9:00 a.m.
- 29: Mid-Year Inventory COCC
- 30: Audit & Review files by PH & S8 at 8:30 a.m.at Le Moyne Gardens
- 30: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 30: Friday Staff Mtg at 3:00 p.m. (Quotes on Beach Day)
- September 2024: Schedule subject to change**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Holiday (Labor Day)
- 03: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
- 03: (Tuesday) Security Mtg Monday at 9:00 a.m. Webex
- 03: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04 Board Packet Review 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 Mtg at 9:00 a.m.
- 06: Friday Staff Mtg at 3:00 p.m. (Quotes on Labor Day)
- 07: Market Days Downtown! BRE Reading of Books to Community by Los Vecinos
- 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
- 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.)
- 11: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 12: Los Vecinos Construction Mtg 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
- 13: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 13: Board Mtg Practice at LMG at 9:00 a.m.
- 13: Friday Staff Mtg at 3:00 p.m. (Quotes on National Literacy)

- 16: Security Mtg at 9:00 a.m. Webex
- 16: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17: Board Mtg Practice at LMG at 9:00 a.m.
- 18: Board Mtg Practice at BP at 9:00 a.m.
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 19: Los Vecinos Construction Mtg at 9:00 a.m.
- 20: Calendars due (AMPs will add Resident services and FLC activities)
- 20: Board Mtg Practice at LV at 9:00 a.m.
- 20: Friday Staff Mtg at 3:00 p.m. (Quotes on Comic Books)
- 23: Security Mtg at 9:00 a.m. Webex
- 23: Board Mtg Practice at ST at 9:30 a.m.
- 23: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 24: HAP Checks for October 2024
- 24: Board Mtg Practice at Convention Center at 3:00 p.m.
- 25: Board Mtg Practice at Convention Center at 9:00 a.m.
- 25: Annual Board Mtg at 11:30 a.m. Invocation by Mary Prieto
- 25: Annual Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.
- 25: Board Mtg Overview at 3:00 p.m. Webex
- 26: HAP&UA Checks for November 2023
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 26: Los Vecinos Construction site visit at 9:00 a.m.
- 26: Thursday Maintenance Mtg at 3:00 p.m. at Los Vecinos (Annual Fair at LV or LMG)
- 27: Audit & Review files by PH & S8 at 8:30 a.m. at Los Vecinos
- 27: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 27: Tentative Board Agendas due for October, November & December 2024
- 27: Board Reports are Due at 12:00 p.m. (noon)
- 27: October 16, Board Agenda & Minutes for September Board Mtgs, 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 Coffee 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
- October 2024: Schedule subject to change**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 02: City of Harlingen Mtg at 5:30 p.m.
- 03: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 04: Friday Staff Mtg at 3:00 p.m. (Quotes on Breast Cancer Awareness)
- 05: Market Days Downtown! BRE Reading of Books to Community by Le Moyne Gardens
- 07: BRE Read a Book to children on HHA Facebook 1stMonday of month by LV, LMG, BP
- 07: Security Mtg at 9:00 a.m. Webex
- 07: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 08: Board Mtg Practice at 9:00 a.m. at LMG

- 09: Pest Control at Bonita Park
- 09: Board Mtg Practice at 9:00 a.m. at BP
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 09: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 10: Financial Workshop at COCC at 10:00 a.m.-11:30 a.m.???
- 10: HCV/S8 Applications (20)
- 10: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 10: Thursday Maintenance Meeting at 3:00 p.m. Webex
- 11: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 11: Board Mtg Practice at 9:00 a.m. at LV or Webex
- 11: Friday Staff Mtg at 3:00 p.m. (Quotes on Indigenous People Day/Columbus)
- 12: Financial Workshop (Virtual) Webex 9-10 a.m.
- 14: Security Mtg Monday at 9:00 a.m. Webex at ST
- 14: Board Mtg Practice at 9:30 a.m. at ST
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 15-16: Board Mtg Practice at 9:00 a.m. at COCC
- 16: National Bosses Day!
- 16: Regular Board Meeting 12:00 p.m. (Noon) Invocation by M. Guajardo
- 16: Board Mtg Overview at 2:00 p.m. Webex
- 16: City of Harlingen Mtg at 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Financial Workshop at COCC at 10:00 a.m.-11:30 a.m.???
- 17: Annual Resource Fair at Le Moyne Gardens 4-7 p.m.
- 18: Vehicle Inspections at COCC at 10/11 a.m.
- 18: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 18: Friday Staff Mtg at 3:00 p.m. (Quotes on Fall Season)
- 19: Financial Workshop (Virtual) Webex 9-10 a.m.
- 21: Security Mtg at 9:00 a.m. Webex
- 21: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 21: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: Crime Prevention Mtg Quarterly at 3:00 p.m. at Los Vecinos
- 24: Thursday Maintenance Mtg at 11:00 a.m. at Bonita Park (Water/Wall Heater Safety) (Lunch may be provided)
- 24: Annual Resource Fair at Le Moyne Gardens 4-7 p.m.
- 25: Audit & Review files by PH & S8 at 8:30 a.m. at Bonita Park
- 25: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 25: HAP Checks for November 2024
- 25: Tentative Board Agendas due for November & December 2024 & January 2025
- 25: Board Reports are Due at 12:00 p.m. (noon)
- 25: November 20, Board Agenda & Minutes for October 16, Board Mtg due 12(noon)
- 25: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 25: Friday Staff Mtg at 3:00 p.m. (Quotes on Halloween)
- 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 at 9:00 a.m. Webex
- 28: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

31: Happy Halloween!

November 2024: Schedule subject to change

- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 01: Update Community letters with office hours and staff
- 01: HCV/S8 Landlord & Homeownership Conference at Los Vecinos 9:00 a.m. – 11:30 a.m.
- 01: Friday Staff Mtg at 3:00 p.m. (Quotes on Election Day) Los Vecinos
- 02: Market Days Downtown! BRE Reading of Books to Community Bonita Park
- 03: Time Change (Fall Back)
- 04: BRE Read a Book to children on HHA Facebook 1st 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: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 07: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 08: Friday Staff Mtg at 3:00 p.m. (Quotes on Daylight Savings Time Change-Fall Back) LV
- 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: Cintas Medicine Cabinet & back Copier restock by Accounting
- 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. (Fire Safety) Webex
- 15: Disinfect & Sanitize Main Office at 9am (Offices Open at 1:00 p.m.)
- 15: Board Mtg Practice at 9:00 a.m. at LV
- 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: Lone Star Shredding (Bins are due at COCC on Monday)
- 19-20: Board Mtg Practice at LV at 9:00 a.m.
- 20: Regular Board Meeting 12:00 p.m. at Los Vecinos Invocation by Patty Vega
- 20: Board Meeting Overview at 2:00 p.m.
- 20: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 20-21: Pest Control at Le Moyne Gardens
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 22: Audit & Review files by PH & S8 at 8:30 a.m. at Sunset Terrace
- 22: HAP Checks for December 2024
- 22: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 22: Tentative Board Agendas due for December 2024, January & February 2025
- 22: Board Reports are Due 12:00 p.m. (noon)
- 22: December 18, Board Agenda & Minutes for November 20, Board Mtg due 12 (noon)

- 25: 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)
- 25: Security Mtg (Tuesday) at 9:00 a.m. Webex
- 25: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 27: Early Release at 3:00 p.m.
- 28: Holiday (Thanksgiving)
- 29: Holiday (Day after Thanksgiving)
- 30: Hurricane Season Ends
- December 2024: Schedule subject to change**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
- 02: Security Mtg Monday at 9:00 a.m. Webex
- 02: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04 Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 04: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 06: Friday Staff Mtg at 3:00 p.m. (Quotes on Cookie Day)
- 07: Market Days Downtown! BRE Reading of Books to Community by Los Vecinos
- 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 LMG at 9:00 a.m.
- 11: Pest Control at Bonita Park
- 11: Board Mtg Practice at BP at 9:00 a.m.
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 11: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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 (Crime Prevention/Sick Leave/FH)
- 13: Board Mtg Practice at LV at 9:00 a.m.
- 13: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 13: Friday Staff Mtg at 3:00 p.m. (Quotes on Nobel Peace Prize)
- 16: Security Mtg at 9:00 a.m. Webex
- 16: Board Mtg Practice at COCC at 9:30 a.m.
- 16: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17-18: Board Mtg Practice at LMG at 9:00 a.m.
- 18: Regular Board Mtg at 12:00 p.m. at Le Moyne Gardens Invocation by Diana Perez
- 18: Board Mtg Overview at 2:00 p.m. Webex
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 20: Calendars due (AMPs will add Resident services and FLC activities)
- 20: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 20: HAP Checks for January 2025
- 20: Friday Staff Mtg at 3:00 p.m. (Quotes on Christmas)
- 23: Security Mtg at 9:00 a.m. Webex

- 23: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 23: Early Release at 3:00 p.m.
- 24: Holiday (Christmas Eve)
- 25: Holiday (Christmas Day)
- 26: Lone Star Shredding (Bins are due at COCC on Monday 12/23/24)
- 26: HAP&UA Checks for January 2025
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 27: Tentative Board Agendas due for January, February & March 2025
- 27: Board Reports are Due at 12:00 p.m. (noon)
- 27: January 15, Board Agendas & Minutes for December 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 Coffee 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: Early Release at 3:00 p.m.

Summary of Ongoing Activities:

TRAININGS / CONFERENCES: The HUD San Antonio Field Office held monthly video and conference calls for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams and are held the 2nd Thursday of every month. We also meet with the HUD San Antonio Field Office monthly for the HCV/S8 Two Year Tool. We are registered for 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 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

OTHER MEETINGS: On January 10, 2024, at 11:00 a.m. staff and I met with Mayor Sepulveda, City Officials, Harlingen Community Development Corporation and Affordable Homes of South Texas Inc. to discuss homeownership possibilities for families in Harlingen. The City of Harlingen agreed that they will set up another meeting soon to discuss future planning. A Quarterly Crime Prevention Meeting was held at Le Moyne Gardens on Tuesday, January 23, 2024, at 3:00 p.m. Agencies in attendance were In-House Police Officers, G-Force Security Company, the Harlingen Police Department K-9 representatives, Behavioral Health

representatives, HHA staff and some residents. We discussed the safety and well-being of all residents and Harlingen communities.

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. This project is extremely delayed due to contractor issues and difficulties but finally we are seeing some progress. The Administrative Staff reviewed the Minutes for the, January 17, 2024, Regular Board Meeting and HAHC Board of Directors Meeting and the agenda for the February 21, 2024, Regular Board Meeting at 12:00 p.m. at the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas 78550.

Board Meeting Schedule 2024:

*2024 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, March 20, 2024, at the Main Office, 219 E. Jackson Street, Harlingen, Texas. The option to attend the board meetings virtually by Webex or conference call is available. A board quorum must be present in person.

Let me know if you have any questions or if more information is needed.

Thanks,

Hilda Benavides, CEO

2024 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 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 21, 2024	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 20, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 15, 2024	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 19, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 21, 2024 No Board Meeting Scheduled			
Wednesday, September 25, 2024	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 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.