



REGULAR BOARD MEETING  
Wednesday, March 20, 2024 @ 12:00 p.m. (Noon)  
At the Administrative Building  
219 East Jackson Street, Harlingen, Texas 78550

### AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, March 20, 2024 @ 12:00 p.m. (Noon) at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [lha.my.webex.com](https://lha.my.webex.com), Meeting #2550 974 3641, Password:hha20; or join the video conference by phone at 408-418-9388, Password:22440.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](http://www.harlingenha.org).

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

#### I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item”. Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
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 February 21, 2024. (pg.3-6)
9. Presentation of “Employee of the Quarter” for the months of April, May, and June 2024. Presenter: Hilda Benavides (pg. 7)

#### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of January 2024, and to take action to approve the Unaudited Financial Statement as presented. Presenter: Cynthia Lucio (pg.8-25)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of February 2024 as presented. Presenter: Mary Prieto (pg.26-29)
3. Consider and take action to pass Resolution 1503 adopting the Harlingen Housing Authority Fiscal Year ending March 31, 2025, Operating Budgets that include a cost of living increase for employees. Presenter: Cynthia Lucio (pg.30-44)

4. Consider and take action to pass Resolution 1504 adopting the Harlingen Housing Authority's Housing Choice Voucher/Section 8 Program Utility Allowances to become effective April 1, 2024.  
Presenter: Diana Perez (pg.45-47)
5. Consider and take action to pass Resolution 1505 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2024.  
Presenter: Mary Prieto (pg.48-56)

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

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.57-76)
  - b) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.77)
  - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.78-82)  
*(Comparative summary report for January-February 2024-2023)*
  - d) Low Rent Occupancy Report by Nancy Garza; (pg.83-86)  
*(Comparative summary report for January-February 2024-2023)*
  - e) Senior Property Manager Report with Resident Activities by Mary Prieto; (pg.87-91)
  - f) Maintenance Report by Mary Prieto; (pg.92)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.93-94)
  - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.95)
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.96-111)

### 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, March 15, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 15<sup>th</sup> day of March 2024



Ariana Valle, Administrative Assistant



Harlingen Housing Authority  
Minutes of the Regular Board Meeting  
Wednesday, February 21, 2024, at 12:00 p.m. (noon)  
At the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas 78552

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, February 21, 2024, at 12:00 p.m. (noon) at the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas 78552 Remote Meeting via Telephone and Video Conference.

**CONFLICT OF INTEREST**

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

**ROLL CALL/DETERMINATION OF A QUORUM**

Chair Perez determined a quorum was present. Those in attendance were: Carlos “Charlie” Perez, Irma Sánchez Peña, Maria I. Borjas, and Carlos Muñiz. Bettina Elliott arrived at 12:04 p.m.

**INVOCATION**

Chief Financial Officer, Cynthia Lucio gave the invocation.

**PLEDGE OF ALLEGIANCE**

Chief Financial Officer, Cynthia Lucio led the Pledge of Allegiance.

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

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

**PUBLIC COMMENTS**

No members of the public were present at the Bonita Park Community Building, 601 South Rangerville Road, 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 JANUARY 17, 2024.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of January 17, 2024. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of January 17, 2024. Motion was seconded by Commissioner Muñiz and passed unanimously.

**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.**

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

<b>Harlingen Housing Authority Summary of Revenues &amp; Expenditures For the Month Ended December 2023</b>							
	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	\$360,117.42	\$58,371.71	\$93,221.16	\$90,167.36	\$113,827.25	\$4,529.94	\$507,339.85
Total Expenditures	\$342,459.98	\$83,694.60	\$86,958.33	\$73,697.11	\$95,545.53	\$2,564.41	\$528,059.79
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	\$0.00	\$25,322.89	\$0.00	\$0.00	\$0.00	\$0.00	\$20,719.94

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

Chair Perez asked why is the COCC at a deficit? Chief Financial Officer Lucio stated the deficit is due to CFP funds received in the month of January and due to extra payroll in the month of December. Commissioner Muñiz asked why is there a large variance in protective services at Los Vecinos? Chief Financial Officer Lucio stated Los Vecinos has acquired extra security services due to the street and parking construction. Commissioner Muñiz asked is security guarding the construction equipment? Chief Financial Officer Lucio stated no, the security officer monitors the safety of our residents. Vice-Chair Sánchez Peña asked, does the Construction Company provide their own security? Chief Executive Officer Benavides 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 December 2023, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of December 2023 as presented by Administration. Motion was seconded by Commissioner Elliott and passed unanimously.

**2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF JANUARY 2024 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 January 2024 in the total amount of \$2,504.00. Total amounts consist of:

<b>For the month of January 2024</b>						
<b>Development</b>	<b>Los Vecinos</b>	<b>Bonita Park</b>	<b>Sunset Terrace</b>	<b>Aragon</b>	<b>Arroyo Vista</b>	<b>Le Moyne Gardens</b>
<b>Total Charge-Off</b>	\$ 1,834.00	\$ 670.00	\$ -	\$ -	\$ -	\$ -
		<b>Grand Total</b>	<b>\$ 2,504.00</b>			

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 January 2024 in the total amount of \$2,504.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit account for the month of January 2024 in the total amount of \$2,504.00. Motion was seconded by Commissioner Elliott and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT BIDS AND AWARD CONTRACT FOR THE HEAD START RENOVATION WORK AT THE LE MOYNE GARDENS SUBDIVISION.**

Senior Property Manager Prieto informed the board that the Head Start Renovation Bid was advertised in the Valley Morning Star on January 14, 2024, and January 21, 2024. Six companies picked up the bid packets and two bids were received.

**BID TABULATION**  
 Harlingen Housing Authority  
 Head Start Renovation Work at  
 Le Moyne Gardens Subdivision  
 Harlingen, Texas  
 February 15, 2024

CONTRACTOR	BID BOND	BASE BID	Unit Price #1: Provide the removal, replacement, and painting of existing rot-out or water damaged metal drip edge, 2 x wood fascia board including 1 x wood trim at overhang soffit.	Unit Price #2: Provide the removal, replacement, and painting of existing rot-out or water damaged overhang plywood or cement board soffit	No. of Days	ADDENDUM 1
JAMS Contracting LLC	No Bid					
H2O Const. Services, Inc.	X	\$457,900.00	\$20.00	\$35.00	120	X
Verde Global Corp.	No Bid					
Rio United Builders LLC	No Bid					
G & G Contractors	No Bid					
CRC	X	\$384,320.00	\$350.00	\$125.00	180	X

The Harlingen Housing Authority recommends awarding the contract for the Head Start Renovation work at the Le Moyne Gardens Subdivision to CRC due to being the lowest qualifying bidder in the amount of \$384,320.00. Chair Perez asked how many units were used for the Head Start? Senior Property Manager Prieto stated two units. Chair Perez asked does Bonita Park have a Head Start? Senior Property Manager Prieto stated yes. Chair Perez asked where is the Head Start relocating to? Chief Executive Officer Benavides stated to TSTC. Vice-Chair Sánchez Peña asked what is the time of completion? Chief Executive Officer Benavides stated 180 days. Vice-Chair Sánchez Peña asked what funding is being used for the renovation? Chief Executive Officer Benavides stated the Capital Funds Program and the Le Moyne Gardens operating funds. After some discussion no other questions were asked. Chair Perez entertained a motion to accept the bids presented and award the contract for the Head Start Renovation work at the Le Moyne Gardens Subdivision to CRC in the amount of \$384,320.00. Commissioner Muñiz made the motion to accept the bids presented and award the contract for the Head Start Renovation work at the Le Moyne Gardens Subdivision to CRC in the amount of \$384,320.00. The 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) Financial Report by Cynthia Lucio
- b) HR/Accounting Coordinator Report by Melissa Guajardo
- c) Housing Choice Voucher/Section 8 Report by Diana Perez  
*(Comparative summary report for January 2024-2023)*
- d) Low Rent Occupancy Report by Nancy Garza  
*(Comparative summary report for January 2024-2023)*
- 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 how can attendance improve at the resident meetings? Chief Executive Officer Benavides stated incentives like gift cards would improve attendance. Chair Perez recommended to conduct a resident survey for dates and times that work best for them. After some discussion no other questions were asked.

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet and informed the Board that our next Regular Board meeting will be March 20, 2024, at 12:00 p.m. at the Administrative Building. After some discussion no 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 12:29 p.m.

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

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

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

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

**Commissioners:**

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

March 01, 2024

Counselor:  
Law Office of  
Alan T. Ozuna

Melissa Guajardo, HR/Accounting Coordinator  
Harlingen Housing Authority  
219 E. Jackson St.  
Harlingen, TX 78550

Chief Executive Officer:  
Hilda Benavides

Dear Ms. Guajardo:

Congratulations on being selected the “Employee of the Quarter” for April, May, and June 2024.

Your employment began on October 12, 2015, as an Admissions Specialist for the Public Housing & HCV/Section 8 Programs. You have been able to gain experience and promotions through the years. Currently you are the HR/Accounting Coordinator where you assist employees with personnel matters, you take the lead with our maintenance meetings and assist the accounting department with specific tasks such as payroll, leave tracking and retirement allocations.

Your hard work and dedication show in your daily tasks. Your positive attitude and willingness to help others is a great asset to our organization. It is a pleasure working with you and we look forward to your continued growth with our agency.

You will be recognized for your accomplishments by our Board, and you will receive a plaque, a gift card, and a reserved parking space. You will get to compete with your colleagues for “Employee of the Year 2024-2025”.

Sincerely,



Hilda Benavides,  
CEO

Carlos Perez,  
Chair

Irma Sánchez Peña,  
Vice-Chair

Carlos Muñiz,  
Commissioner

Maria I. Borjas,  
Commissioner

Bettina Elliott,  
Commissioner



# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**January 2024**

**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 January 2024**

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$502,051.12</u>	<u>\$86,821.78</u>	<u>\$108,749.50</u>	<u>\$169,711.18</u>	<u>\$132,014.25</u>	<u>\$4,754.41</u>	<u>\$510,985.23</u>
Total Expenditures	<u>\$409,159.43</u>	<u>\$101,412.17</u>	<u>\$105,785.23</u>	<u>\$72,822.32</u>	<u>\$123,654.34</u>	<u>\$5,485.37</u>	<u>\$547,364.43</u>
Revenues Over (Under) Expenditures	<u>\$92,891.69</u>	<u>(\$14,590.39)</u>	<u>\$2,964.27</u>	<u>\$96,888.86</u>	<u>\$8,359.91</u>	<u>(\$730.96)</u>	<u>(\$36,379.20)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$14,590.39</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$730.96</u>	<u>\$36,379.20</u>

**Note: COCC**  
**Sick leave incentive pay and Unemployment payment for the Quarter was paid**

**HCV/Section 8**  
**HAP expenses are higher than subsidy due to higher rents and more families assisted**

**FLC**  
**Unexpected Contract work, Boys & Girls Club roof leak repair & exhaust replacement in #202**

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended January 2024**

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$4,239,820.95</u>	<u>\$714,361.94</u>	<u>\$1,058,818.67</u>	<u>\$1,089,383.16</u>	<u>\$1,331,808.95</u>	<u>\$45,448.23</u>	<u>\$5,076,543.34</u>
Total Expenditures	<u>\$3,292,690.50</u>	<u>\$688,395.49</u>	<u>\$871,778.49</u>	<u>\$742,369.44</u>	<u>\$961,711.80</u>	<u>\$28,435.28</u>	<u>\$5,059,110.09</u>
Revenues Over (Under) Expenditures	<u>\$947,130.45</u>	<u>\$25,966.45</u>	<u>\$187,040.18</u>	<u>\$347,013.72</u>	<u>\$370,097.15</u>	<u>\$17,012.95</u>	<u>\$17,433.25</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 January 31, 2024	10 Month(s) Ended January 31, 2024	Budget	Variance	Variance %	
<b>Revenue</b>									
<b>Operating Income</b>									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	10,000.00	(10,000.00)	-100.00 %
CFP Admin 50121	1	06	3690.28	5	0.00	0.00	41,666.60	(41,666.60)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	0.00	53,040.00	106,666.60	(53,626.60)	-50.27 %
Other Income - CFP23	1	06	3690.30	5	27,056.00	81,168.00	0.00	81,168.00	100.00 %
<b>Total Operating Income</b>					<b>27,056.00</b>	<b>134,208.00</b>	<b>158,333.20</b>	<b>(24,125.20)</b>	<b>-15.24 %</b>
<b>Rental Income</b>									
NON-DWELLING RENT	1	06	3190	5	2,198.81	20,857.29	22,363.30	(1,506.01)	-6.73 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>20,857.29</b>	<b>22,363.30</b>	<b>(1,506.01)</b>	<b>-6.73 %</b>
<b>Other Income</b>									
Investment Income - Unrestricted	1	06	3610	5	1,071.23	10,641.30	6,666.60	3,974.70	59.62 %
OTHER INCOME	1	06	3690	5	1,769.80	4,015.37	13,380.00	(9,364.63)	-69.99 %
Other Income - Management Fee - CC	1	06	3690.2	5	28,825.44	318,108.48	328,780.00	(10,671.52)	-3.25 %
Other Income - Asset Management Fe	1	06	3690.3	5	15,012.00	118,444.50	148,600.00	(30,155.50)	-20.29 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,892.50	98,127.00	98,100.00	27.00	0.03 %
IT Fees	1	06	3690.5	5	996.00	9,960.00	9,800.00	160.00	1.63 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	416.60	(416.60)	-100.00 %
<b>Total Other Income</b>					<b>57,566.97</b>	<b>559,296.65</b>	<b>605,743.20</b>	<b>(46,446.55)</b>	<b>-7.67 %</b>
<b>Total Revenue</b>					<b>86,821.78</b>	<b>714,361.94</b>	<b>786,439.70</b>	<b>(72,077.76)</b>	<b>-9.17 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
NONTECHNICAL SALARIES	1	06	4110	5	53,322.99	339,953.27	357,708.30	17,755.03	4.96 %
LEGAL EXPENSE	1	06	4130	5	0.00	6,691.75	7,666.60	974.85	12.72 %
STAFF TRAINING	1	06	4140	5	998.00	4,432.50	14,166.60	9,734.10	68.71 %
TRAVEL	1	06	4150	5	1,752.01	17,151.22	20,833.30	3,682.08	17.67 %
Travel-Mileage Reimbursment	1	06	4150.2	5	20.31	1,546.28	1,666.60	120.32	7.22 %
Accounting Fees	1	06	4170	5	0.00	0.00	30,833.30	30,833.30	100.00 %
Audit Fees	1	06	4171	5	0.00	2,991.47	4,166.60	1,175.13	28.20 %
Employee Benefits Cont - Admin	1	06	4182	5	17,574.28	132,669.26	109,416.60	(23,252.66)	-21.25 %
SUNDRY	1	06	4190	5	425.43	2,896.84	1,981.60	(915.24)	-46.19 %
Postage/FedEx/UPS	1	06	4190.03	5	278.06	3,292.91	3,333.30	40.39	1.21 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	4,166.60	4,166.60	100.00 %
PUBLICATIONS	1	06	4190.11	5	163.00	2,148.10	5,000.00	2,851.90	57.04 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	345.00	2,916.60	2,571.60	88.17 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,157.01	22,826.64	20,000.00	(2,826.64)	-14.13 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	818.57	15,187.52	13,333.30	(1,854.22)	-13.91 %
Other Sundry Expense	1	06	4190.18	5	800.08	8,037.91	5,833.30	(2,204.61)	-37.79 %
Administrative Contact Costs	1	06	4190.19	5	6,274.97	49,158.44	85,830.00	36,671.56	42.73 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	13,281.14	11,666.60	(1,614.54)	-13.84 %
<b>Total Administrative Expense</b>					<b>85,584.71</b>	<b>622,610.25</b>	<b>700,519.20</b>	<b>77,908.95</b>	<b>11.12 %</b>
<b>Utilities Expense</b>									
WATER	1	06	4310	5	14.17	129.12	333.30	204.18	61.26 %
ELECTRICITY	1	06	4320	5	924.16	8,917.22	12,500.00	3,582.78	28.66 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	18.48	169.78	833.30	663.52	79.63 %
<b>Total Utilities Expense</b>					<b>956.81</b>	<b>9,216.12</b>	<b>13,666.60</b>	<b>4,450.48</b>	<b>32.56 %</b>
<b>Ordinary Maintenance and Operation</b>									
LABOR - WAGES/SALARIES	1	06	4410	5	632.18	8,103.16	12,500.00	4,396.84	35.17 %
MATERIALS	1	06	4420	5	371.45	4,433.35	5,000.00	566.65	11.33 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	200.00	1,295.00	1,000.00	(295.00)	-29.50 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	1,235.72	5,833.30	4,597.58	78.82 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	92.86	697.49	4,166.60	3,469.11	83.26 %
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	6,666.60	6,286.60	94.30 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	4,166.60	4,166.60	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	421.11	1,000.00	578.89	57.89 %

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	10 Month(s) Ended	Budget	Variance	Variance %
					January 31, 2024	January 31, 2024				
Emp Benefit Cont - Maintenance	1	06	4433	5	46.81	517.02	0.00	(517.02)	-100.00 %	
<b>Total Ordinary Maintenance and Operation</b>					<b>1,390.09</b>	<b>19,482.75</b>	<b>40,333.10</b>	<b>20,850.35</b>	<b>51.70 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1	06	4480	5	1,043.88	4,526.36	16,666.60	12,140.24	72.84 %	
<b>Total Protective Services</b>					<b>1,043.88</b>	<b>4,526.36</b>	<b>16,666.60</b>	<b>12,140.24</b>	<b>72.84 %</b>	
<b>General Expense</b>										
INSURANCE	1	06	4510	5	0.00	14.00	0.00	(14.00)	-100.00 %	
Insurance -Property (Fire & EC)	1	06	4510.01	5	951.72	3,208.09	2,500.00	(708.09)	-28.32 %	
Insurance - General Liability	1	06	4510.02	5	137.50	533.11	833.30	300.19	36.02 %	
Insurance - Automobile	1	06	4510.03	5	311.36	1,653.76	1,500.00	(153.76)	-10.25 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	3,476.33	4,166.60	690.27	16.57 %	
Insurance - Fidelity Bond	1	06	4510.09	5	259.67	1,007.18	833.30	(173.88)	-20.87 %	
Insurance - Windstorm	1	06	4510.15	5	1,907.43	13,442.13	5,000.00	(8,442.13)	-168.84 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	356.41	416.60	60.19	14.45 %	
Emp Benefit Cont-Unemployment	1	06	4540.8	5	8,869.00	8,869.00	0.00	(8,869.00)	-100.00 %	
<b>Total General Expense</b>					<b>12,436.68</b>	<b>32,560.01</b>	<b>15,249.80</b>	<b>(17,310.21)</b>	<b>-113.51 %</b>	
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	41,666.60	41,666.60	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(41,666.60)	(41,666.60)	-100.00 %	
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>	
<b>Total Expenses</b>					<b>(101,412.17)</b>	<b>(688,395.49)</b>	<b>(786,435.30)</b>	<b>98,039.81</b>	<b>12.47 %</b>	
<b>Total Net Income (Loss)</b>					<b>(14,590.39)</b>	<b>25,966.45</b>	<b>4.40</b>	<b>25,962.05</b>	<b>1537014.77 %</b>	

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	27,885.00	185.90	262,451.00	174.97	242,704.30	19,746.70	8.14 %
<b>Total Rental Income</b>			<b>27,885.00</b>	<b>185.90</b>	<b>262,451.00</b>	<b>174.97</b>	<b>242,704.30</b>	<b>19,746.70</b>	<b>8.14 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	30.87	0.21	104.88	0.07	12,500.00	(12,395.12)	-99.16 %
Interest Income - Bank Statement	1 01 3610.01	5	3,071.30	20.48	30,819.74	20.55	0.00	30,819.74	100.00 %
Other Income-Tenants	1 01 3690	5	2,803.00	18.69	28,183.00	18.79	23,333.30	4,849.70	20.78 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	208.30	(208.30)	-100.00 %
Other Income - Insurance Equity	1 01 3690.451	5	0.00	0.00	0.00	0.00	250.00	(250.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	468.00	0.31	500.00	(32.00)	-6.40 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	97,401.72	64.93	75,000.00	22,401.72	29.87 %
<b>Total Other Income</b>			<b>5,905.17</b>	<b>39.37</b>	<b>156,977.34</b>	<b>104.65</b>	<b>111,791.60</b>	<b>45,185.74</b>	<b>40.42 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	74,959.33	499.73	639,390.33	426.26	605,825.00	33,565.33	5.54 %
<b>Total Other Receipts</b>			<b>74,959.33</b>	<b>499.73</b>	<b>639,390.33</b>	<b>426.26</b>	<b>605,825.00</b>	<b>33,565.33</b>	<b>5.54 %</b>
<b>Total Revenue</b>			<b>108,749.50</b>	<b>725.00</b>	<b>1,058,818.67</b>	<b>705.88</b>	<b>960,320.90</b>	<b>98,497.77</b>	<b>10.26 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	8,911.37	59.41	68,475.15	45.65	89,166.60	20,691.45	23.21 %
Legal Expense	1 01 4130	5	0.00	0.00	758.55	0.51	2,500.00	1,741.45	69.66 %
Staff Training	1 01 4140	5	166.33	1.11	263.71	0.18	2,916.60	2,652.89	90.96 %
Travel	1 01 4150	5	50.85	0.34	50.85	0.03	2,916.60	2,865.75	98.26 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	5,663.07	3.78	6,292.30	629.23	10.00 %
Employee Benefits Cont - Admin	1 01 4182	5	4,051.47	27.01	32,154.01	21.44	35,000.00	2,845.99	8.13 %
Sundry	1 01 4190	5	0.00	0.00	10.00	0.01	833.30	823.30	98.80 %
Postage/FedEx/UPS	1 01 4190.03	5	95.81	0.64	967.76	0.65	833.30	(134.46)	-16.14 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	2,083.30	2,083.30	100.00 %
Publications	1 01 4190.11	5	163.00	1.09	2,639.50	1.76	1,666.60	(972.90)	-58.38 %
Membership Dues and Fees	1 01 4190.12	5	294.00	1.96	1,683.83	1.12	1,666.60	(17.23)	-1.03 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	6,469.36	43.13	54,635.08	36.42	7,500.00	(47,135.08)	-628.47 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	8,640.00	5.76	8,640.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	1,483.47	9.89	8,869.36	5.91	8,333.30	(536.06)	-6.43 %
Other Sundry Expense	1 01 4190.18	5	157.30	1.05	1,926.62	1.28	6,388.60	4,461.98	69.84 %
Administrative Contact Costs	1 01 4190.19	5	4,694.44	31.30	43,790.86	29.19	62,500.00	18,709.14	29.93 %

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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 01	4190.21 5	8,772.96	58.49	88,147.36	58.76	90,000.00	1,852.64	2.06 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	15,000.00	10.00	15,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,102.50	7.35	11,077.50	7.38	11,666.60	589.10	5.05 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,000.00	2.00	3,000.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>39,076.86</b>	<b>260.51</b>	<b>347,753.21</b>	<b>231.84</b>	<b>359,903.70</b>	<b>12,150.49</b>	<b>3.38 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 01	4210 5	588.00	3.92	8,038.08	5.36	15,000.00	6,961.92	46.41 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	3,449.57	2.30	6,666.60	3,217.03	48.26 %	
<b>Total Tenant Services</b>			<b>588.00</b>	<b>3.92</b>	<b>11,487.65</b>	<b>7.66</b>	<b>21,666.60</b>	<b>10,178.95</b>	<b>46.98 %</b>	
<b>Utilities Expense</b>										
Water	1 01	4310 5	56.03	0.37	599.67	0.40	2,916.60	2,316.93	79.44 %	
Electricity	1 01	4320 5	913.61	6.09	9,512.46	6.34	12,500.00	2,987.54	23.90 %	
Gas	1 01	4330 5	145.79	0.97	1,168.23	0.78	1,666.60	498.37	29.90 %	
Other Utility Expense - Sewer	1 01	4390 5	49.42	0.33	534.24	0.36	1,250.00	715.76	57.26 %	
<b>Total Utilities Expense</b>			<b>1,164.85</b>	<b>7.77</b>	<b>11,814.60</b>	<b>7.88</b>	<b>18,333.20</b>	<b>6,518.60</b>	<b>35.56 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 01	4410 5	9,655.75	64.37	62,130.52	41.42	68,333.30	6,202.78	9.08 %	
Materials	1 01	4420 5	766.13	5.11	18,287.64	12.19	41,666.60	23,378.96	56.11 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	20,833.30	20,833.30	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	650.00	4.33	6,000.00	4.00	9,166.60	3,166.60	34.54 %	
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	20,395.00	13.60	25,000.00	4,605.00	18.42 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.56	0.11	166.15	0.11	833.30	667.15	80.06 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	52.47	0.35	2,642.34	1.76	5,166.60	2,524.26	48.86 %	
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	15,083.05	10.06	16,666.60	1,583.55	9.50 %	
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	6,111.56	4.07	20,833.30	14,721.74	70.66 %	
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	570.00	0.38	12,500.00	11,930.00	95.44 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,900.00	12.67	25,150.00	16.77	47,500.00	22,350.00	47.05 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	2,950.00	19.67	4,945.00	3.30	25,000.00	20,055.00	80.22 %	
Contract Costs-Electrical Contracts	1 01	4430.21 5	2,500.00	16.67	6,675.00	4.45	16,666.60	9,991.60	59.95 %	
Contract Costs-Plumbing Contracts	1 01	4430.22 5	1,770.00	11.80	3,095.00	2.06	37,500.00	34,405.00	91.75 %	
Contract Costs-Janitorial Contracts	1 01	4430.23 5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	30.00	0.20	480.00	0.32	1,666.60	1,186.60	71.20 %	
Garbage and Trash Collection	1 01	4431 5	106.38	0.71	3,888.78	2.59	2,916.60	(972.18)	-33.33 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	3,625.49	24.17	29,492.56	19.66	26,666.60	(2,825.96)	-10.60 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>24,022.78</b>	<b>160.15</b>	<b>205,112.60</b>	<b>136.74</b>	<b>379,749.30</b>	<b>174,636.70</b>	<b>45.99 %</b>	
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480 5	3,662.07	24.41	63,213.80	42.14	50,000.00	(13,213.80)	-26.43 %	

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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>3,662.07</b>	<b>24.41</b>	<b>63,213.80</b>	<b>42.14</b>	<b>50,000.00</b>	<b>(13,213.80)</b>	<b>-26.43 %</b>
<b>General Expense</b>									
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	6,584.17	43.89	22,378.83	14.92	15,000.00	(7,378.83)	-49.19 %
Insurance - General Liability	1 01	4510.02 5	121.00	0.81	469.16	0.31	500.00	30.84	6.17 %
Insurance - Automobile	1 01	4510.03 5	447.58	2.98	2,377.28	1.58	2,500.00	122.72	4.91 %
Insurance - Workman's Comp	1 01	4510.04 5	0.00	0.00	2,569.47	1.71	3,333.30	763.83	22.92 %
Insurance - Fidelity Bond	1 01	4510.09 5	191.93	1.28	744.44	0.50	916.60	172.16	18.78 %
Insurance - Windstorm	1 01	4510.15 5	23,217.99	154.79	141,629.74	94.42	75,000.00	(66,629.74)	-88.84 %
Payments in Lieu of Taxes	1 01	4520 5	2,500.00	16.67	54,595.00	36.40	29,166.60	(25,428.40)	-87.18 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.03	83.30	32.72	39.28 %
Collection Losses	1 01	4570 5	4,208.00	28.05	7,562.00	5.04	4,166.60	(3,395.40)	-81.49 %
<b>Total General Expense</b>			<b>37,270.67</b>	<b>248.47</b>	<b>232,396.63</b>	<b>154.93</b>	<b>130,666.40</b>	<b>(101,730.23)</b>	<b>-77.85 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 01	7540.4 5	39,950.00	266.33	108,950.00	72.63	458,333.30	349,383.30	76.23 %
Operating Exp For Property - Contra	1 01	7590 5	(39,950.00)	(266.33)	(108,950.00)	(72.63)	(458,333.30)	(349,383.30)	-76.23 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(105,785.23)</b>	<b>(705.23)</b>	<b>(871,778.49)</b>	<b>(581.19)</b>	<b>(960,319.20)</b>	<b>88,540.71</b>	<b>9.22 %</b>
<b>Net Income (Loss)</b>			<b>2,964.27</b>	<b>19.76</b>	<b>187,040.18</b>	<b>124.69</b>	<b>1.70</b>	<b>187,038.48</b>	<b>31554222.35 %</b>

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	30,530.00	206.28	294,822.00	199.20	248,333.30	46,488.70	18.72 %
Nondwelling Rental	1 02 3190	5	350.00	2.36	3,150.00	2.13	3,500.00	(350.00)	-10.00 %
<b>Total Rental Income</b>			<b>30,880.00</b>	<b>208.65</b>	<b>297,972.00</b>	<b>201.33</b>	<b>251,833.30</b>	<b>46,138.70</b>	<b>18.32 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	7,285.80	(7,285.80)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	2,050.85	13.86	19,453.85	13.14	0.00	19,453.85	100.00 %
Other Income - Tenants	1 02 3690	5	3,758.00	25.39	30,537.00	20.63	28,000.00	2,537.00	9.06 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	49.51	0.03	0.00	49.51	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	261.60	(261.60)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	636.00	0.43	416.60	219.40	52.66 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	97,401.72	65.81	75,000.00	22,401.72	29.87 %
<b>Total Other Income</b>			<b>5,808.85</b>	<b>39.25</b>	<b>148,078.08</b>	<b>100.05</b>	<b>110,964.00</b>	<b>37,114.08</b>	<b>33.45 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	133,022.33	898.80	643,333.08	434.68	543,120.00	100,213.08	18.45 %
<b>Total Other Receipts</b>			<b>133,022.33</b>	<b>898.80</b>	<b>643,333.08</b>	<b>434.68</b>	<b>543,120.00</b>	<b>100,213.08</b>	<b>18.45 %</b>
<b>Total Revenue</b>			<b>169,711.18</b>	<b>1,146.70</b>	<b>1,089,383.16</b>	<b>736.07</b>	<b>905,917.30</b>	<b>183,465.86</b>	<b>20.25 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	7,042.04	47.58	68,586.65	46.34	127,500.00	58,913.35	46.21 %
Legal Expense	1 02 4130	5	0.00	0.00	2,318.55	1.57	2,083.30	(235.25)	-11.29 %
Staff Training	1 02 4140	5	665.33	4.50	762.71	0.52	2,916.60	2,153.89	73.85 %
Travel	1 02 4150	5	203.40	1.37	203.40	0.14	2,916.60	2,713.20	93.03 %
Travel-Mileage Reimbursement	1 02 4150.2	5	87.12	0.59	87.12	0.06	666.60	579.48	86.93 %
Audit Fees	1 02 4171	5	0.00	0.00	6,236.28	4.21	5,456.60	(779.68)	-14.29 %
Employee Benefits Cont - Admin	1 02 4182	5	3,046.97	20.59	29,651.05	20.03	47,916.60	18,265.55	38.12 %
Sundry	1 02 4190	5	0.00	0.00	20.00	0.01	416.60	396.60	95.20 %
Postage/FedEx/UPS	1 02 4190.03	5	95.81	0.65	967.76	0.65	833.30	(134.46)	-16.14 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	2,776.60	2,776.60	100.00 %
Publications	1 02 4190.11	5	163.00	1.10	2,618.20	1.77	1,666.60	(951.60)	-57.10 %
Membership Dues and Fees	1 02 4190.12	5	294.00	1.99	1,683.38	1.14	833.30	(850.08)	-102.01 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	6,589.45	44.52	54,941.25	37.12	12,708.30	(42,232.95)	-332.33 %
Forms & Office Supplies	1 02 4190.17	5	902.05	6.09	6,555.58	4.43	5,833.30	(722.28)	-12.38 %
Other Sundry Expense	1 02 4190.18	5	112.40	0.76	1,476.13	1.00	1,453.80	(22.33)	-1.54 %
Administrative Contact Costs	1 02 4190.19	5	6,357.01	42.95	60,523.24	40.89	62,500.00	1,976.76	3.16 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA



**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21	5	8,414.88	56.86	85,163.36	57.54	88,333.30	3,169.94	3.59 %
Asset Management Fee - AMP	1 02	4190.22	5	1,480.00	10.00	14,800.00	10.00	14,000.00	(800.00)	-5.71 %
AMP Bookkeeping Fees	1 02	4190.23	5	1,057.50	7.15	10,702.50	7.23	11,250.00	547.50	4.87 %
IT Fees - COCC	1 02	4190.24	5	296.00	2.00	2,960.00	2.00	3,000.00	40.00	1.33 %
<b>Total Administrative Expense</b>				<b>36,806.96</b>	<b>248.70</b>	<b>350,257.16</b>	<b>236.66</b>	<b>395,061.40</b>	<b>44,804.24</b>	<b>11.34 %</b>
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210	5	504.00	3.41	6,895.42	4.66	11,666.60	4,771.18	40.90 %
Ten Services - Recreation, Pubs, Other	1 02	4220	5	40.00	0.27	2,675.65	1.81	5,833.30	3,157.65	54.13 %
<b>Total Tenant Services</b>				<b>544.00</b>	<b>3.68</b>	<b>9,571.07</b>	<b>6.47</b>	<b>17,499.90</b>	<b>7,928.83</b>	<b>45.31 %</b>
<b>Utilities Expense</b>										
Water	1 02	4310	5	239.29	1.62	2,092.30	1.41	2,333.30	241.00	10.33 %
Electricity	1 02	4320	5	182.17	1.23	10,172.83	6.87	11,666.60	1,493.77	12.80 %
Gas	1 02	4330	5	307.77	2.08	2,575.19	1.74	2,750.00	174.81	6.36 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2	5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Other Utility Expense - Sewer	1 02	4390	5	85.91	0.58	497.99	0.34	833.30	335.31	40.24 %
<b>Total Utilities Expense</b>				<b>815.14</b>	<b>5.51</b>	<b>15,338.31</b>	<b>10.36</b>	<b>18,416.50</b>	<b>3,078.19</b>	<b>16.71 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410	5	138.43	0.94	20,782.69	14.04	60,000.00	39,217.31	65.36 %
Materials	1 02	4420	5	2,542.25	17.18	27,086.86	18.30	43,023.60	15,936.74	37.04 %
Contract Costs	1 02	4430	5	0.00	0.00	0.00	0.00	16,666.60	16,666.60	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01	5	750.00	5.07	7,877.00	5.32	10,000.00	2,123.00	21.23 %
Contract Costs-Other Repairs	1 02	4430.03	5	150.00	1.01	5,030.00	3.40	40,160.80	35,130.80	87.48 %
Contract Costs-Maint Cell Phone	1 02	4430.04	5	16.56	0.11	166.15	0.11	333.30	167.15	50.15 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08	5	52.47	0.35	3,063.95	2.07	2,500.00	(563.95)	-22.56 %
Contract Costs-Maintenance	1 02	4430.09	5	2,192.40	14.81	23,717.17	16.03	20,833.30	(2,883.87)	-13.84 %
Contract Costs-Other	1 02	4430.13	5	0.00	0.00	1,999.00	1.35	12,500.00	10,501.00	84.01 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17	5	0.00	0.00	7,708.62	5.21	10,000.00	2,291.38	22.91 %
Contract Costs-Landscape & Ground	1 02	4430.19	5	2,600.00	17.57	38,643.50	26.11	41,666.60	3,023.10	7.26 %
4430.01-EXTERMINATING/PEST CONTROL	1 02	4430.2	5	0.00	0.00	0.00	0.00	4,166.60	4,166.60	100.00 %
Contract Costs-Unit Turnaround	1 02	4430.20	5	0.00	0.00	21,945.00	14.83	12,500.00	(9,445.00)	-75.56 %
Contact Costs-Electrical Contracts	1 02	4430.21	5	1,650.00	11.15	3,455.00	2.33	0.00	(3,455.00)	-100.00 %
Contact Costs-Plumbing Contracts	1 02	4430.22	5	3,335.00	22.53	20,420.00	13.80	12,500.00	(7,920.00)	-63.36 %
Connect/Disconnect Fees	1 02	4430.4	5	75.00	0.51	735.00	0.50	1,250.00	515.00	41.20 %
Garbage and Trash Collection	1 02	4431	5	450.33	3.04	3,397.51	2.30	2,916.60	(480.91)	-16.49 %
Emp Benefit Cont - Maintenance	1 02	4433	5	10.17	0.07	8,160.68	5.51	30,833.30	22,672.62	73.53 %
<b>Total Ordinary Maintenance and Operation</b>				<b>13,962.61</b>	<b>94.34</b>	<b>194,188.13</b>	<b>131.21</b>	<b>321,850.70</b>	<b>127,662.57</b>	<b>39.67 %</b>
<b>Protective Services</b>										

Report Criteria PHA: 1 Project: '02'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True Custom 1: Custom 2: AMP2 Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 02 4480	5	2,290.30	15.48	23,740.85	16.04	37,500.00	13,759.15	36.69 %
<b>Total Protective Services</b>			<b>2,290.30</b>	<b>15.47</b>	<b>23,740.85</b>	<b>16.04</b>	<b>37,500.00</b>	<b>13,759.15</b>	<b>36.69 %</b>
<b>General Expense</b>									
Insurance	1 02 4510	5	0.00	0.00	20.13	0.01	0.00	(20.13)	-100.00 %
Insurance -Property (Fire & EC)	1 02 4510.01	5	6,584.17	44.49	22,378.83	15.12	13,333.30	(9,045.53)	-67.84 %
Insurance - General Liability	1 02 4510.02	5	110.00	0.74	426.50	0.29	416.60	(9.90)	-2.38 %
Insurance - Automobile	1 02 4510.03	5	447.58	3.02	2,377.28	1.61	2,333.30	(43.98)	-1.88 %
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	2,418.32	1.63	2,750.00	331.68	12.06 %
Insurance - Fidelity Bond	1 02 4510.09	5	180.64	1.22	700.64	0.47	862.50	161.86	18.77 %
Insurance - Windstorm	1 02 4510.15	5	8,580.92	57.98	52,656.61	35.58	66,666.60	14,009.99	21.02 %
Payments in Lieu of Taxes	1 02 4520	5	2,500.00	16.89	52,881.53	35.73	25,000.00	(27,881.53)	-111.53 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.03	62.50	11.92	19.07 %
Collection Losses	1 02 4570	5	0.00	0.00	15,363.50	10.38	4,166.60	(11,196.90)	-268.73 %
<b>Total General Expense</b>			<b>18,403.31</b>	<b>124.35</b>	<b>149,273.92</b>	<b>100.86</b>	<b>115,591.40</b>	<b>(33,682.52)</b>	<b>-29.14 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 02 7540.4	5	72,450.00	489.53	132,950.00	89.83	178,333.30	45,383.30	25.45 %
Operating Exp For Property - Contra	1 02 7590	5	(72,450.00)	(489.53)	(132,950.00)	(89.83)	(178,333.30)	(45,383.30)	-25.45 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(72,822.32)</b>	<b>(492.04)</b>	<b>(742,369.44)</b>	<b>(501.60)</b>	<b>(905,919.90)</b>	<b>163,550.46</b>	<b>18.05 %</b>
<b>Net Income (Loss)</b>			<b>96,888.86</b>	<b>654.64</b>	<b>347,013.72</b>	<b>234.47</b>	<b>(2.60)</b>	<b>347,016.32</b>	<b>15092293.08 %</b>

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS  
 U/M Month: 200 - U/M YTD: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 03 3110	5	24,387.00	121.94	252,469.00	126.23	293,741.40	(41,272.40)	-14.05 %
Nondwelling Rental	1 03 3190	5	0.00	0.00	2,800.00	1.40	3,500.00	(700.00)	-20.00 %
<b>Total Rental Income</b>			<b>24,387.00</b>	<b>121.94</b>	<b>255,269.00</b>	<b>127.63</b>	<b>297,241.40</b>	<b>(41,972.40)</b>	<b>-14.12 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,048.58	15.24	30,305.12	15.15	16,666.60	13,638.52	81.83 %
Other Income-Tenants	1 03 3690	5	4,914.00	24.57	40,846.00	20.42	25,641.10	15,204.90	59.30 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	3,851.45	1.93	1,083.30	2,768.15	255.53 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	799.50	0.40	458.30	341.20	74.45 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	129,868.96	64.93	82,500.00	47,368.96	57.42 %
<b>Total Other Income</b>			<b>7,962.58</b>	<b>39.81</b>	<b>205,671.03</b>	<b>102.84</b>	<b>126,349.30</b>	<b>79,321.73</b>	<b>62.78 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 03 8020	0	99,664.67	498.32	870,868.92	435.43	819,650.00	51,218.92	6.25 %
<b>Total Other Receipts</b>			<b>99,664.67</b>	<b>498.32</b>	<b>870,868.92</b>	<b>435.43</b>	<b>819,650.00</b>	<b>51,218.92</b>	<b>6.25 %</b>
<b>Total Revenue</b>			<b>132,014.25</b>	<b>660.07</b>	<b>1,331,808.95</b>	<b>665.90</b>	<b>1,243,240.70</b>	<b>88,568.25</b>	<b>7.12 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 03 4110	5	16,531.22	82.66	100,001.66	50.00	157,583.30	57,581.64	36.54 %
Legal Expense	1 03 4130	5	0.00	0.00	2,659.15	1.33	3,333.30	674.15	20.22 %
Staff Training	1 03 4140	5	665.33	3.33	795.17	0.40	3,333.30	2,538.13	76.14 %
Travel	1 03 4150	5	203.40	1.02	605.90	0.30	3,333.30	2,727.40	81.82 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	59.28	0.03	1,666.60	1,607.32	96.44 %
Audit Fees	1 03 4171	5	0.00	0.00	8,524.03	4.26	8,333.30	(190.73)	-2.29 %
Employee Benefits Cont - Admin	1 03 4182	5	3,963.67	19.82	25,819.66	12.91	65,833.30	40,013.64	60.78 %
Sundry	1 03 4190	5	0.00	0.00	10.00	0.01	3,333.30	3,323.30	99.70 %
Postage/FedEx/UPS	1 03 4190.03	5	95.81	0.48	967.66	0.48	1,666.60	698.94	41.94 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Publications	1 03 4190.11	5	163.00	0.82	3,792.00	1.90	4,166.60	374.60	8.99 %
Membership Dues and Fees	1 03 4190.12	5	392.00	1.96	2,245.12	1.12	1,666.60	(578.52)	-34.71 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	9,014.12	45.07	76,584.49	38.29	16,666.60	(59,917.89)	-359.51 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	8,640.00	4.32	8,640.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	1,083.38	5.42	5,278.33	2.64	12,500.00	7,221.67	57.77 %
Other Sundry Expense	1 03 4190.18	5	155.33	0.78	2,084.91	1.04	4,166.60	2,081.69	49.96 %
Administrative Contact Costs	1 03 4190.19	5	9,244.56	46.22	90,579.45	45.29	66,666.60	(23,912.85)	-35.87 %
Management Fee Expense - AMP	1 03 4190.21	5	11,637.60	58.19	115,301.76	57.65	120,833.30	5,531.54	4.58 %

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: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1	03 4190.22	5 2,000.00	10.00	20,000.00	10.00	20,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1	03 4190.23	5 1,462.50	7.31	14,490.00	7.25	15,000.00	510.00	3.40 %	
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	4,000.00	2.00	4,000.00	0.00	0.00 %	
<b>Total Administrative Expense</b>			<b>57,875.92</b>	<b>289.38</b>	<b>482,438.57</b>	<b>241.22</b>	<b>525,222.60</b>	<b>42,784.03</b>	<b>8.15 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1	03 4210	5 588.00	2.94	8,048.08	4.02	15,000.00	6,951.92	46.35 %	
Ten Services - Recreation, Pubs, Other	1	03 4220	5 0.00	0.00	2,876.86	1.44	6,666.60	3,789.74	56.85 %	
<b>Total Tenant Services</b>			<b>588.00</b>	<b>2.94</b>	<b>10,924.94</b>	<b>5.46</b>	<b>21,666.60</b>	<b>10,741.66</b>	<b>49.58 %</b>	
<b>Utilities Expense</b>										
Water	1	03 4310	5 402.68	2.01	3,664.82	1.83	6,666.60	3,001.78	45.03 %	
Electricity	1	03 4320	5 1,568.90	7.84	15,555.88	7.78	17,500.00	1,944.12	11.11 %	
Gas	1	03 4330	5 148.06	0.74	1,174.89	0.59	1,666.60	491.71	29.50 %	
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	416.60	416.60	100.00 %	
Other Utility Expense - Sewer	1	03 4390	5 96.07	0.48	853.27	0.43	1,666.60	813.33	48.80 %	
<b>Total Utilities Expense</b>			<b>2,215.71</b>	<b>11.08</b>	<b>21,248.86</b>	<b>10.62</b>	<b>27,916.40</b>	<b>6,667.54</b>	<b>23.88 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1	03 4410	5 8,995.54	44.98	50,671.96	25.34	97,500.00	46,828.04	48.03 %	
Materials	1	03 4420	5 602.91	3.01	16,613.71	8.31	58,333.30	41,719.59	71.52 %	
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	16,666.60	16,666.60	100.00 %	
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 825.00	4.13	10,870.00	5.43	25,000.00	14,130.00	56.52 %	
Contract Costs-Other Repairs	1	03 4430.03	5 650.00	3.25	5,740.00	2.87	16,666.60	10,926.60	65.56 %	
Contract Costs-Maint Cell Phone	1	03 4430.04	5 22.09	0.11	221.63	0.11	833.30	611.67	73.40 %	
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 2,370.67	11.85	4,887.05	2.44	7,681.70	2,794.65	36.38 %	
Contract Costs-Maintenance	1	03 4430.09	5 564.80	2.82	21,024.71	10.51	12,500.00	(8,524.71)	-68.20 %	
Contract Costs-Other	1	03 4430.13	5 1,190.00	5.95	11,650.50	5.83	25,000.00	13,349.50	53.40 %	
Contact Costs-Heating & Cooling Contract	1	03 4430.17	5 0.00	0.00	1,090.09	0.55	41,666.60	40,576.51	97.38 %	
Contract Costs-Landscape & Ground	1	03 4430.19	5 4,350.00	21.75	43,385.50	21.69	48,333.30	4,947.80	10.24 %	
Contract Costs-Unit Turnaround	1	03 4430.20	5 5,985.00	29.93	29,925.00	14.96	20,833.30	(9,091.70)	-43.64 %	
Contact Costs-Electrical Contracts	1	03 4430.21	5 0.00	0.00	2,895.00	1.45	29,166.60	26,271.60	90.07 %	
Contact Costs-Plumbing Contracts	1	03 4430.22	5 650.00	3.25	2,150.00	1.07	10,000.00	7,850.00	78.50 %	
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	833.30	833.30	100.00 %	
Connect/Disconnect Fees	1	03 4430.4	5 150.00	0.75	840.00	0.42	1,666.60	826.60	49.60 %	
Garbage and Trash Collection	1	03 4431	5 294.67	1.47	2,578.33	1.29	5,833.30	3,254.97	55.80 %	
Emp Benefit Cont - Maintenance	1	03 4433	5 2,913.77	14.57	25,602.87	12.80	36,666.60	11,063.73	30.17 %	
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	585.80	585.80	100.00 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>29,564.45</b>	<b>147.82</b>	<b>230,146.35</b>	<b>115.07</b>	<b>455,766.90</b>	<b>225,620.55</b>	<b>49.50 %</b>	
<b>Protective Services</b>										

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS  
 U/M Month: 200 - U/M YTD: 2000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 03 4480	5	2,296.76	11.48	29,596.24	14.80	50,000.00	20,403.76	40.81 %
<b>Total Protective Services</b>			<b>2,296.76</b>	<b>11.48</b>	<b>29,596.24</b>	<b>14.80</b>	<b>50,000.00</b>	<b>20,403.76</b>	<b>40.81 %</b>
<b>General Expense</b>									
Insurance	1 03 4510	5	0.00	0.00	27.13	0.01	0.00	(27.13)	-100.00 %
Insurance -Property (Fire & EC)	1 03 4510.01	5	7,997.75	39.99	27,176.99	13.59	15,416.60	(11,760.39)	-76.28 %
Insurance - General Liability	1 03 4510.02	5	165.00	0.83	639.76	0.32	1,583.30	943.54	59.59 %
Insurance - Automobile	1 03 4510.03	5	603.26	3.02	3,204.17	1.60	3,333.30	129.13	3.87 %
Insurance - Workman's Comp	1 03 4510.04	5	0.00	0.00	4,080.91	2.04	6,166.60	2,085.69	33.82 %
Insurance - Fidelity Bond	1 03 4510.09	5	304.83	1.52	1,182.34	0.59	1,250.00	67.66	5.41 %
Insurance - Windstorm	1 03 4510.15	5	13,087.00	65.44	79,830.70	39.92	100,000.00	20,169.30	20.17 %
Payments in Lieu of Taxes	1 03 4520	5	2,916.66	14.58	58,830.41	29.42	29,166.60	(29,663.81)	-101.70 %
PROPERTY TAXES	1 03 4520.1	5	0.00	0.00	67.43	0.03	83.30	15.87	19.05 %
Collection Losses	1 03 4570	5	6,039.00	30.20	12,317.00	6.16	6,000.00	(6,317.00)	-105.28 %
<b>Total General Expense</b>			<b>31,113.50</b>	<b>155.57</b>	<b>187,356.84</b>	<b>93.68</b>	<b>162,999.70</b>	<b>(24,357.14)</b>	<b>-14.94 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 03 7540.4	5	9,300.00	46.50	188,373.20	94.19	266,878.90	78,505.70	29.42 %
Operating Exp For Property - Contra	1 03 7590	5	(9,300.00)	(46.50)	(188,373.20)	(94.19)	(266,878.90)	(78,505.70)	-29.42 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(123,654.34)</b>	<b>(618.27)</b>	<b>(961,711.80)</b>	<b>(480.86)</b>	<b>(1,243,572.20)</b>	<b>281,860.40</b>	<b>22.67 %</b>
<b>Net Income (Loss)</b>			<b>8,359.91</b>	<b>41.78</b>	<b>370,097.15</b>	<b>185.05</b>	<b>(331.50)</b>	<b>370,428.65</b>	<b>135425.14 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 Family Living Center  
 U/M Month: 11 - U/M YTD: 110 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %	
<b>Rental Income</b>										
Dwelling Rental	3	01 3110	5	4,400.00	550.00	41,832.00	522.90	40,000.00	1,832.00	4.58 %
<b>Total Rental Income</b>				<b>4,400.00</b>	<b>550.00</b>	<b>41,832.00</b>	<b>522.90</b>	<b>40,000.00</b>	<b>1,832.00</b>	<b>4.58 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01 3610	5	229.41	28.68	2,471.23	30.89	2,083.30	387.93	18.62 %
Other Income-Tenants	3	01 3690	5	125.00	15.63	1,145.00	14.31	416.60	728.40	174.84 %
<b>Total Other Income</b>				<b>354.41</b>	<b>44.30</b>	<b>3,616.23</b>	<b>45.20</b>	<b>2,499.90</b>	<b>1,116.33</b>	<b>44.65 %</b>
<b>Total Revenue</b>				<b>4,754.41</b>	<b>594.30</b>	<b>45,448.23</b>	<b>568.10</b>	<b>42,499.90</b>	<b>2,948.33</b>	<b>6.94 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01 4110	5	215.80	26.98	2,090.36	26.13	3,750.00	1,659.64	44.26 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	328.30	328.30	100.00 %
Audit Fees	3	01 4171	5	0.00	0.00	1,018.47	12.73	2,500.00	1,481.53	59.26 %
Employee Benefits Cont - Admin	3	01 4182	5	15.58	1.95	143.17	1.79	0.00	(143.17)	-100.00 %
Sundry	3	01 4190	5	0.00	0.00	412.00	5.15	3,333.30	2,921.30	87.64 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	0.00	0.00	208.30	208.30	100.00 %
Publications	3	01 4190.11	5	0.00	0.00	211.80	2.65	166.60	(45.20)	-27.13 %
Forms & Office Supplies	3	01 4190.17	5	0.00	0.00	6.77	0.08	0.00	(6.77)	-100.00 %
Other Sundry Expense	3	01 4190.18	5	125.08	15.64	4,834.07	60.43	7,083.30	2,249.23	31.75 %
BOARD MEETING EXPENSES	3	01 4190.9	5	0.00	0.00	1,484.54	18.56	0.00	(1,484.54)	-100.00 %
<b>Total Administrative Expense</b>				<b>356.46</b>	<b>44.56</b>	<b>10,201.18</b>	<b>127.51</b>	<b>17,369.80</b>	<b>7,168.62</b>	<b>41.27 %</b>
<b>Tenant Services</b>										
Ten Services - Recreation, Pubs, Other	3	01 4220	5	483.46	60.43	704.77	8.81	0.00	(704.77)	-100.00 %
<b>Total Tenant Services</b>				<b>483.46</b>	<b>60.43</b>	<b>704.77</b>	<b>8.81</b>	<b>0.00</b>	<b>(704.77)</b>	<b>-100.00 %</b>
<b>Utilities Expense</b>										
Water	3	01 4310	5	21.36	2.67	285.59	3.57	355.00	69.41	19.55 %
Other Utility Expense - Sewer	3	01 4390	5	34.33	4.29	514.75	6.43	650.00	135.25	20.81 %
<b>Total Utilities Expense</b>				<b>55.69</b>	<b>6.96</b>	<b>800.34</b>	<b>10.00</b>	<b>1,005.00</b>	<b>204.66</b>	<b>20.36 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01 4410	5	0.00	0.00	151.79	1.90	2,500.00	2,348.21	93.93 %
Materials	3	01 4420	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60	100.00 %
Contract Cots-Extermination	3	01 4430.01	5	99.00	12.38	621.00	7.76	666.60	45.60	6.84 %
Contract Costs-Other Repairs	3	01 4430.03	5	2,300.00	287.50	2,300.00	28.75	5,416.60	3,116.60	57.54 %
Contract Costs-Other	3	01 4430.13	5	0.00	0.00	2,185.00	27.31	4,166.60	1,981.60	47.56 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	0.00	0.00	365.00	4.56	3,333.30	2,968.30	89.05 %
Connect/Disconnect Fees	3	01 4430.4	5	0.00	0.00	15.00	0.19	25.00	10.00	40.00 %

**Report Criteria** PHA: 3 Project: '01','02'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 Family Living Center  
 U/M Month: 11 - U/M YTD: 110 - U/M Year: 132

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	PUM	10 Month(s) Ended January 31, 2024	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3 01 4431	5	95.94	11.99	863.46	10.79	1,083.30	219.84	20.29 %
Emp Benefit Cont - Maintenance	3 01 4433	5	0.00	0.00	11.19	0.14	0.00	(11.19)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>2,494.94</b>	<b>311.87</b>	<b>6,512.44</b>	<b>81.41</b>	<b>18,858.00</b>	<b>12,345.56</b>	<b>65.47 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	3 01 4510.01	5	1,172.15	146.52	3,992.62	49.91	2,666.60	(1,326.02)	-49.73 %
Insurance - General Liability	3 01 4510.02	5	16.50	2.06	63.92	0.80	100.00	36.08	36.08 %
Insurance - Windstorm	3 01 4510.15	5	906.17	113.27	6,160.01	77.00	2,500.00	(3,660.01)	-146.40 %
<b>Total General Expense</b>			<b>2,094.82</b>	<b>261.85</b>	<b>10,216.55</b>	<b>127.71</b>	<b>5,266.60</b>	<b>(4,949.95)</b>	<b>-93.99 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	3 01 7540.4	5	0.00	0.00	26,500.00	331.25	0.00	(26,500.00)	-100.00 %
Operating Exp For Property - Contra	3 01 7590	5	0.00	0.00	(26,500.00)	(331.25)	0.00	26,500.00	100.00 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(5,485.37)</b>	<b>(685.67)</b>	<b>(28,435.28)</b>	<b>(355.44)</b>	<b>(42,499.40)</b>	<b>14,064.12</b>	<b>33.09 %</b>
<b>Net Income (Loss)</b>			<b>(730.96)</b>	<b>(91.37)</b>	<b>17,012.95</b>	<b>212.66</b>	<b>0.50</b>	<b>17,012.45</b>	<b>-1897510.00 %</b>

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

Fiscal Year End Date:	3/31/2024				ACCOUNT	1 Month(s) Ended	10 Month(s) Ended	Budget	Variance	Variance %
						January 31, 2024	January 31, 2024			
<b>Revenue</b>										
<b>Operating Income</b>										
Administrative Fees Earned	7	01	3112	5		54,976.00	603,432.00	568,035.00	35,397.00	6.23 %
Interest Income HA Portion	7	01	3300	5		318.43	2,383.81	4,000.00	(1,616.19)	-40.40 %
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	6,145.80	(6,145.80)	-100.00 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	428.00	416.60	11.40	2.74 %
Portable Admin Fees Earned	7	01	3300.P	5		218.80	6,744.03	21,380.00	(14,635.97)	-68.46 %
Other Income	7	01	3690	5		0.00	0.00	87.50	(87.50)	-100.00 %
HAP Earned Income	7	01	4902	5		455,472.00	4,463,530.50	3,803,743.30	659,787.20	17.35 %
<b>Total Operating Income</b>						<b>510,985.23</b>	<b>5,076,543.34</b>	<b>4,403,808.20</b>	<b>672,735.14</b>	<b>15.28 %</b>
<b>Total Revenue</b>						<b>510,985.23</b>	<b>5,076,543.34</b>	<b>4,403,808.20</b>	<b>672,735.14</b>	<b>15.28 %</b>
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	7	01	4110	5		19,178.02	149,228.20	125,000.00	(24,228.20)	-19.38 %
Legal Expense	7	01	4130	5		0.00	546.00	4,166.60	3,620.60	86.90 %
STAFF TRAINING	7	01	4140	5		499.00	2,720.00	12,500.00	9,780.00	78.24 %
Travel	7	01	4150	5		1,947.37	4,664.43	12,500.00	7,835.57	62.68 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	0.00	1,666.60	1,666.60	100.00 %
Audit Fees	7	01	4171	5		0.00	793.30	4,166.60	3,373.30	80.96 %
Office Rent & Utilities	7	01	4180	5		1,068.00	10,680.00	11,030.00	350.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		7,532.17	60,038.39	43,333.30	(16,705.09)	-38.55 %
Sundry	7	01	4190	5		0.00	30.00	8,123.30	8,093.30	99.63 %
Postage/FedEx/UPS	7	01	4190.03	5		475.92	4,807.31	4,166.60	(640.71)	-15.38 %
Advertising and Marketing	7	01	4190.08	5		0.00	0.00	12,500.00	12,500.00	100.00 %
Publications	7	01	4190.11	5		163.00	4,100.09	8,333.30	4,233.21	50.80 %
Membership Dues and Fees	7	01	4190.12	5		1,596.00	1,782.21	4,166.60	2,384.39	57.23 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		1,410.91	11,227.30	20,833.30	9,606.00	46.11 %
Forms & Office Supplies	7	01	4190.17	5		1,645.26	12,555.67	20,833.30	8,277.63	39.73 %
Other Sundry Expense	7	01	4190.18	5		57.61	1,604.94	7,395.00	5,790.06	78.30 %
Administrative Contact Costs	7	01	4190.19	5		7,524.60	69,153.68	83,333.30	14,179.62	17.02 %
Asset Management Fee - AMP	7	01	4190.22	5		9,156.00	89,136.00	89,160.00	24.00	0.03 %
AMP Bookkeeping Fees	7	01	4190.23	5		5,722.50	55,710.00	55,725.00	15.00	0.03 %
Asset Management Fee - AMP	7	03	4190.22	5		876.00	9,324.00	10,440.00	1,116.00	10.69 %
AMP Bookkeeping Fees	7	03	4190.23	5		547.50	5,827.50	6,525.00	697.50	10.69 %
<b>Total Administrative Expense</b>						<b>59,399.86</b>	<b>493,929.02</b>	<b>545,897.80</b>	<b>51,968.78</b>	<b>9.52 %</b>
<b>Operating Expenses</b>										
Maintenance & Operating Sec 8	7	01	4400	5		1,130.81	11,228.85	12,500.00	1,271.15	10.17 %
4400 Materials	7	01	4420	5		175.09	902.35	0.00	(902.35)	-100.00 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5		52.47	541.62	0.00	(541.62)	-100.00 %
<b>Total Operating Expenses</b>						<b>1,358.37</b>	<b>12,672.82</b>	<b>12,500.00</b>	<b>(172.82)</b>	<b>-1.38 %</b>
<b>General Expense</b>										
Insurance	7	01	4510	5		0.00	6.11	0.00	(6.11)	-100.00 %
Insurance -Property (Fire & EC)	7	01	4510.01	5		6.11	6.11	0.00	(6.11)	-100.00 %
Insurance - Automobile	7	01	4510.03	5		136.22	723.53	1,250.00	526.47	42.12 %
Insurance - Workman's Comp	7	01	4510.04	5		0.00	2,569.47	12,500.00	9,930.53	79.44 %
Insurance - Fidelity Bond	7	01	4510.09	5		191.93	744.44	0.00	(744.44)	-100.00 %
Insurance - Windstorm	7	01	4510.15	5		0.00	0.00	1,666.60	1,666.60	100.00 %
Admin Fee - Paid for Portability	7	01	4590.P	5		47.96	432.17	1,250.00	817.83	65.43 %
Portability - Port In Deposits	7	01	4590.PID	5		(2,323.59)	(39,976.61)	0.00	39,976.61	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		2,323.59	39,976.61	0.00	(39,976.61)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,892.48	18,249.28	25,000.00	6,750.72	27.00 %
Portability - Port In Deposits	7	03	4590.PID	5		(1,790.74)	(16,595.30)	0.00	16,595.30	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5		1,790.74	16,595.30	0.00	(16,595.30)	-100.00 %
<b>Total General Expense</b>						<b>2,274.70</b>	<b>22,731.11</b>	<b>41,666.60</b>	<b>18,935.49</b>	<b>45.45 %</b>
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipm€	7	01	7520	5		0.00	0.00	41,666.60	41,666.60	100.00 %
Operating Exp For Property - Contra	7	01	7590	5		0.00	0.00	(41,666.60)	(41,666.60)	-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 January 31, 2024	10 Month(s) Ended January 31, 2024	Budget	Variance	Variance %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Housing Assistance Payments</b>							
HAP Payments - Rents	7 01 4715.1 5		435,207.50	4,059,125.03	3,410,939.10	(648,185.93)	-19.00 %
HAP Payments - Utilities	7 01 4715.4 5		11,895.00	105,966.00	27,500.00	(78,466.00)	-285.33 %
Fraud Recovery HUD	7 01 4715.8 5		0.00	(25.00)	3,333.30	3,358.30	100.75 %
HAP Portability	7 01 4715.P 5		(2,316.00)	(23,586.00)	6,666.60	30,252.60	453.79 %
HAP Payments - Port Out	7 01 4715.PO 5		1,089.00	10,009.00	33,333.30	23,324.30	69.97 %
HAP Payments - Rents	7 02 4715.1 5		4,358.00	43,677.00	126,767.50	83,090.50	65.55 %
HAP Payments - Utilities	7 02 4715.4 5		0.00	0.00	16,666.60	16,666.60	100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		17,889.00	170,668.11	50,000.00	(120,668.11)	-241.34 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		133.00	1,672.00	8,333.30	6,661.30	79.94 %
HAP Payments - Portability	7 03 4715.P 5		0.00	0.00	8,333.30	8,333.30	100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		14,141.00	143,292.00	41,666.60	(101,625.40)	-243.90 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		543.00	5,430.00	0.00	(5,430.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04 4715.HO 5		0.00	0.00	30,935.00	30,935.00	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		1,310.00	12,975.00	30,935.00	17,960.00	58.06 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5		82.00	574.00	8,333.30	7,759.30	93.11 %
<b>Total Housing Assistance Payments</b>			<b>484,331.50</b>	<b>4,529,777.14</b>	<b>3,803,742.90</b>	<b>(726,034.24)</b>	<b>-19.09 %</b>
<b>Total Expenses</b>			<b>(547,364.43)</b>	<b>(5,059,110.09)</b>	<b>(4,403,807.30)</b>	<b>(655,302.79)</b>	<b>-14.88 %</b>
<b>Total Net Income (Loss)</b>			<b>(36,379.20)</b>	<b>17,433.25</b>	<b>0.90</b>	<b>17,432.35</b>	<b>1074783.33 %</b>

# HARLINGEN



**Housing Authority**  
 REGULAR BOARD MEETING  
 WEDNESDAY, MARCH 20, 2024

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

<b>Los Vecinos</b>		
Apartment	Tenant Id.	Amounts
<b>Los Vecinos Total</b>		<b>\$0.00</b>
<b>Bonita Park</b>		
Apartment	Tenant Id.	Amounts
<b>Bonita Park Total</b>		<b>\$0.00</b>
<b>Sunset Terrace</b>		
Apartment	Tenant Id.	Amounts
<b>Sunset Terrace Total</b>		<b>\$0.00</b>
<b>Aragon</b>		
Apartment	Tenant Id.	Amounts
<b>Aragon Total</b>		<b>\$0.00</b>
<b>Arroyo Vista</b>		
Apartment	Tenant Id.	Amounts
<b>Arroyo Vista Total</b>		<b>\$0.00</b>
<b>Le Moyne Gardens</b>		
Apartment	Tenant Id.	Amounts
70	30116	\$3,390.00
73	27894	\$308.00
123	27076	\$2,020.00
<b>Le Moyne Gardens Total</b>		<b>\$5,718.00</b>
<b>Grand Total</b>		<b>\$5,718.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 03/01/24

**FOR THE MONTH OF FEBRUARY 2024**

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

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

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Cynthia De La Fuente

DATE: 03/01/24

**FOR THE MONTH OF FEBRUARY 2024**

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 03/01/24

**FOR THE MONTH OF FEBRUARY 2024**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
70	30116	-\$200.00	\$2,020.00	\$1,470.00	\$50.00	\$50.00	\$0.00	\$3,390.00	Termination of Lease Nonpayment of rents, late fees, sales & service, retroactive balance due

**Retroactive balance due: \$2,020.00 + Rents due: January 2024 \$735.00 + February 2024 \$735.00 + Late fees: January 2024 \$25.00 + February 2024 \$25.00 + Sales and Service fees: Spectrum \$50.00 = Amount due: \$3,590.00 - Security Deposit \$200.00 = \$3,390.00**

73	27894	-\$100.00	\$0.00	\$178.00	\$25.00	\$205.00	\$0.00	\$308.00	Abandoned Nonpayment of rent, late fee, sales & service
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**Rent due: February 2024 \$178.00 + Late Fee: February 2024 \$25.00 + Sales and Service Fees: Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of bathroom \$50.00 + Changing door locks \$55.00 = Amount due: \$408.00 - Security Deposit \$100.00 = \$308.00**

123	27076	-\$100.00	\$1,516.00	\$504.00	\$50.00	\$50.00	\$0.00	\$2,020.00	Termination of Lease Nonpayment of rents, late fees, sales & service, retroactive balance due
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**Retroactive balance due: \$1,516.00 + Rents due: January 2024 \$252.00 + February 2024 \$252.00 + Late fees: January 2024 \$25.00 + February 2024 \$25.00 + Sales and Service fees: Spectrum \$50.00 = Amount due: \$2,120.00 - Security Deposit \$100.00 = \$2,020.00**

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	<b>TOTALS</b>	-\$400.00	\$3,536.00	\$2,152.00	\$125.00	\$305.00	\$0.00	\$5,718.00	
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## Resolution #1503

### Operating Budgets for fiscal year 2024-2025

The Harlingen Housing Authority Team met to review last year's budget and expenditures as a part of four budget workshops. Two workshops were held in October 2023 to introduce the budget planning for the next fiscal year. Two workshops were held in January 2024 to finalize the budget planning. Historical data, future planning and a 4% inflation increase were considered when we prepared the budgets.

The enclosed budgets are balanced and include a 2% cost of living increase for all employees for the upcoming fiscal year.

**PHA Board Resolution**  
Approving Operating Budget

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 07/31/2019)

**Public reporting burden** for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: .....PHA Code:

PHA Fiscal Year Beginning: .....Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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## Housing Authority of the City of Harlingen

**Operating Budget**  
HHA Low Rent  
ADMINISTRATION BUILDING

Fiscal Year End Date:	3/31/2025				12 Month(s)	Ended	Diff
					March 31, 2025	March 31, 2024	
ACCOUNT							
Rental Income							
NON-DWELLING RENT	1	06	3190	5	26,386.00	26,836.00	(450.00)
Total Rental Income					26,386.00	26,836.00	(450.00)
Other Income							
Investment Income - Unrestricted	1	06	3610	5	12,760.00	8,000.00	4,760.00
OTHER INCOME	1	06	3690	5	3,000.00	16,056.00	(13,056.00)
Other Income - CFP Admin 50123	1	06	3690.28	5	39,780.00	50,000.00	(10,220.00)
Other Income - CFP Admin 50124	1	06	3690.29		159,120.00	128,000.00	31,120.00
Other Income - Management Fee - COCC	1	06	3690.2	5	394,536.00	394,536.00	0.00
Other Income - Asset Management Fee - COCC	1	06	3690.3	5	58,800.00	58,800.00	0.00
Other Income - Asset Management Fee - Sec 8	1	06	3690.3	5	106,992.00	106,992.00	0.00
Other Income -Asset Mgmt-Fees Sec 8 Vash	1	06	3690.3	5	12,528.00	12,528.00	0.00
Other Income - Bookkeeping Fee - COCC	1	06	3690.4	5	43,020.00	43,020.00	0.00
Other Income - Bookkeeping Fee - Sec 8	1	06	3690.4	5	66,870.00	66,870.00	0.00
Other Income - Bookkeeping fee - Sec 8 Vash	1	06	3690.4	5	7,830.00	7,830.00	0.00
Other Income - sale of equip./insurance equity	1	06	3690.88	5	100.00	500.00	(400.00)
IT Fees	1	06	3690.5	5	11,952.00	11,760.00	192.00
Other income - Operating transfer in FLC	1	06	3690.21	5	0.00	0.00	0.00
Other income - Operating transfer in AH	1	06	3690.22	5	12,000.00	12,000.00	0.00
Total Other Income					929,288.00	916,892.00	12,396.00
Total Revenue					955,674.00	943,728.00	11,946.00
Administrative Expense							
NONTECHNICAL SALARIES	1	06	4110	5	418,074.00	429,250.00	(11,176.00)
Administrative Salaries - Comp Absences	1	06	4110.75	5	0.00	0.00	0.00
LEGAL EXPENSE	1	06	4130	5	9,200.00	9,200.00	0.00
STAFF TRAINING	1	06	4140	5	17,000.00	17,000.00	0.00
TRAVEL	1	06	4150	5	25,000.00	25,000.00	0.00
Travel-Mileage Reimbursement	1	06	4150.2	5	2,000.00	2,000.00	0.00
Accounting Fees	1	06	4170	5	0.00	37,000.00	(37,000.00)
Audit Fees	1	06	4171	5	7,000.00	5,000.00	2,000.00
Employee Benefits Cont - Admin	1	06	4182	5	157,000.00	131,300.00	25,700.00
SUNDRY	1	06	4190	5	3,000.00	2,378.00	622.00
Postage/FedEx/UPS	1	06	4190.03	5	4,000.00	4,000.00	0.00
Advertising and Marketing	1	06	4190.08	5	2,000.00	5,000.00	(3,000.00)
PUBLICATIONS	1	06	4190.11	5	4,000.00	6,000.00	(2,000.00)
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	1,000.00	3,500.00	(2,500.00)
Telephone/Cell Phone/Internet	1	06	4190.13	5	38,000.00	24,000.00	14,000.00
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	16,000.00	16,000.00	0.00
Other Sundry Expense	1	06	4190.18	5	7,000.00	7,000.00	0.00
Administrative Contract Costs	1	06	4190.19	5	118,000.00	103,000.00	15,000.00
BOARD MEETING EXPENSE	1	06	4190.9	5	25,000.00	14,000.00	11,000.00
Total Administrative Expense					853,274.00	840,628.00	12,646.00
Tenant Services							
TENANT SERVICES - SALARIES	1	06	4210	5	0.00	0.00	0.00
Employee Benefits Cont -Ten Svc	1	06	4222	5	0.00	0.00	0.00
Total Tenant Services					0.00	0.00	0.00
Utility Expense							
WATER	1	06	4310	5	400.00	400.00	0.00
ELECTRICITY	1	06	4320	5	15,000.00	15,000.00	0.00



OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	1,000.00	1,000.00	0.00
Total Utility Expense					16,400.00	16,400.00	0.00
Ordinary Maintenance & Operations							
LABOR - WAGES/SALARIES	1	06	4410	5	15,000.00	15,000.00	0.00
MATERIALS	1	06	4420	5	6,000.00	6,000.00	0.00
Contract Cots-Extermination/Pest Control	1	06	4430.01	5	1,500.00	1,200.00	300.00
Contract Costs-Maint Cell Phone	1	06	4430.04	5	0.00	0.00	0.00
Contract Costs - Other Repairs	1	06	4430.03	5	7,000.00	7,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	06	4430.08	5	5,000.00	5,000.00	0.00
Contact Costs-Heating & Cooling Contract	1	06	4430.17	5	8,000.00	8,000.00	0.00
Contract Costs - Other	1	06	4430.13	5	0.00	0.00	0.00
Contact Costs-Electrical Contracts	1	06	4430.21	5	5,000.00	5,000.00	0.00
Garbage and Trash Removal	1	06	4431	5	1,200.00	1,200.00	0.00
Emp Benefit Cont - Maintenance	1	06	4433	5	0.00	0.00	0.00
Total Ordinary Maintenance & Operations					48,700.00	48,400.00	300.00
Protective Services							
Protective Services - Contract Costs	1	06	4480	5	10,000.00	20,000.00	(10,000.00)
Total Protective Services					10,000.00	20,000.00	(10,000.00)
General Expense							
Insurance -Property (Fire & EC)	1	06	4510.01	5	3,000.00	3,000.00	0.00
Insurance - General Liability	1	06	4510.02	5	1,000.00	1,000.00	0.00
Insurance - Automobile	1	06	4510.03	5	1,800.00	1,800.00	0.00
Insurance - Workman's Comp	1	06	4510.04	5	5,000.00	5,000.00	0.00
Insurance - Fidelity Bond	1	06	4510.09	5	1,000.00	1,000.00	0.00
Insurance - Other	1	06	4510.15	5	15,000.00	6,000.00	9,000.00
Other General Expense	1	06	4590	5	0.00	0.00	0.00
Matland Property Taxes	1	06	4520.1	5	500.00	500.00	0.00
Total General Expense					27,300.00	18,300.00	9,000.00
Other Expenditures							
Property Better & Add-Contract Costs	1	06	7540.4	5	75,000.00	50,000.00	25,000.00
Operating Exp For Property - Contra	1	06	7590	5	(75,000.00)	(50,000.00)	(25,000.00)
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					955,674.00	943,728.00	11,946.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

**Operating Budget**  
HHA Low Rent  
Los Vecinos

Fiscal Year End Date:	ACCOUNT				12 Month(s) Ended		Diff
3/31/2025					March 31, 2025	March 31, 2024	
<b>Rental Income</b>							
Dwelling Rental	1	01	3110	5	312,754.00	291,245.16	21,508.84
Nondwelling Rental	1	01	3190	5	0.00	0.00	0.00
<b>Total Rental Income</b>					<b>312,754.00</b>	<b>291,245.16</b>	<b>21,508.84</b>
<b>Other Income</b>							
Interest Earned on Gen Fund Investments	1	01	3610	5	15,000.00	15,000.00	0.00
Interest Income-Bank Statement	1	01	3610.01	5	0.00	0.00	0.00
Other Income-Tenants	1	01	3690	5	33,840.00	28,000.00	5,840.00
Other Income - Misc Other Revenue	1	01	3690.1	5	250.00	250.00	0.00
Other Income - Insurance Equity	1	01	3690.451	5	0.00	300.00	(300.00)
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	600.00	600.00	0.00
Other Income - OP Trans in From CFP	1	01	3690.99	5	97,400.00	90,000.00	7,400.00
<b>Total Other Income</b>					<b>147,090.00</b>	<b>134,150.00</b>	<b>12,940.00</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Year	1	01	8020	0	752,574.00	726,990.00	25,584.00
<b>Total Other Receipts</b>					<b>752,574.00</b>	<b>726,990.00</b>	<b>25,584.00</b>
<b>Total Revenue</b>					<b>1,212,418.00</b>	<b>1,152,385.16</b>	<b>60,032.84</b>
<b>Administrative Expense</b>							
Nontechnical Salaries	1	01	4110	5	111,000.00	107,000.00	4,000.00
Legal Expense	1	01	4130	5	3,000.00	3,000.00	0.00
Staff Training	1	01	4140	5	3,500.00	3,500.00	0.00
Travel	1	01	4150	5	3,500.00	3,500.00	0.00
Travel-Mileage Reimbursment	1	01	4150.2	5	500.00	1,200.00	(700.00)
Audit Fees	1	01	4171	5	7,550.00	7,550.76	(0.76)
Employee Benefits Cont - Admin	1	01	4182	5	40,000.00	42,000.00	(2,000.00)
Sundry	1	01	4190	5	1,000.00	1,000.00	0.00
Postage/FedEx/UPS	1	01	4190.03	5	2,000.00	1,000.00	1,000.00
Advertising and Marketing	1	01	4190.08	5	500.00	2,500.00	(2,000.00)
Tenant Tracker	1	01	4190.10	5	0.00	0.00	0.00
Publications	1	01	4190.11	5	4,000.00	2,000.00	2,000.00
Membership Dues and Fees	1	01	4190.12	5	2,000.00	2,000.00	0.00
Telephone/Cell Phones/Internet	1	01	4190.13	5	90,000.00	9,000.00	81,000.00
Rental of Warehouse Space	1	01	4190.14	5	10,368.00	10,368.00	0.00
Forms & Office Supplies	1	01	4190.17	5	10,000.00	10,000.00	0.00
Other Sundry Expense	1	01	4190.18	5	3,000.00	7,666.40	(4,666.40)
Administrative Contact Costs	1	01	4190.19	5	75,000.00	75,000.00	0.00
Management Fee Expense - AMP	1	01	4190.21	5	108,000.00	108,000.00	0.00
Asset Management Fee - AMP	1	01	4190.22	5	18,000.00	18,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	01	4190.23	5	14,000.00	14,000.00	0.00
IT Fees-COCC	1	01	4190.24	5	3,600.00	3,600.00	0.00
BOARD MEETING EXPENSES	1	01	4190.9	5	0.00	0.00	0.00
<b>Total Administrative Expense</b>					<b>510,518.00</b>	<b>431,885.16</b>	<b>78,632.84</b>
<b>Tenant Services</b>							
Tenant Services - Salaries	1	01	4210	5	13,000.00	18,000.00	(5,000.00)
Ten Services - Recreation, Pubs, Other	1	01	4220	5	8,000.00	8,000.00	0.00
Employee Benefits Cont -Ten Svc	1	01	4222	5	0.00	0.00	0.00
<b>Total Tenant Services</b>					<b>21,000.00</b>	<b>26,000.00</b>	<b>(5,000.00)</b>
<b>Utility Expense</b>							
Water	1	01	4310	5	1,500.00	3,500.00	(2,000.00)
Electricity	1	01	4320	5	15,000.00	15,000.00	0.00
Gas	1	01	4330	5	2,000.00	2,000.00	0.00

Other Utility Expense - Sewer	1	01	4390	5	1,500.00	1,500.00	0.00
<b>Total Utility Expense</b>					<b>20,000.00</b>	<b>22,000.00</b>	<b>(2,000.00)</b>
<b>Ordinary Maintenance &amp; Operations</b>							
Labor	1	01	4410	5	82,000.00	82,000.00	0.00
Materials	1	01	4420	5	50,000.00	50,000.00	0.00
Contract Costs	1	01	4430	5	5,000.00	25,000.00	(20,000.00)
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	11,000.00	11,000.00	0.00
Contract Costs-Other Repairs	1	01	4430.03	5	30,000.00	30,000.00	0.00
Contract Costs-Maint Cell Phone	1	01	4430.04	5	300.00	1,000.00	(700.00)
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	4,000.00	6,200.00	(2,200.00)
Contract Costs-Maintenance	1	01	4430.09	5	25,000.00	20,000.00	5,000.00
Contract Costs-Other	1	01	4430.13	5	10,000.00	25,000.00	(15,000.00)
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	7,000.00	15,000.00	(8,000.00)
Contract Costs-Landscape & Ground	1	01	4430.19	5	35,000.00	57,000.00	(22,000.00)
Contract Costs-Unit Turnaround	1	01	4430.20	5	20,000.00	30,000.00	(10,000.00)
Contact Costs-Electrical Contracts	1	01	4430.21	5	10,000.00	20,000.00	(10,000.00)
Contact Costs-Plumbing Contracts	1	01	4430.22	5	25,000.00	45,000.00	(20,000.00)
Contract Costs-Janitorial Contracts	1	01	4430.23	5	0.00	1,000.00	(1,000.00)
Connect/Disconnect Fees	1	01	4430.4	5	2,000.00	2,000.00	0.00
Garbage and Trash Collection	1	01	4431	5	8,000.00	3,500.00	4,500.00
Emp Benefit Cont - Maintenance	1	01	4433	5	35,000.00	32,000.00	3,000.00
<b>Total Ordinary Maintenance &amp; Operations</b>					<b>359,300.00</b>	<b>455,700.00</b>	<b>(96,400.00)</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	1	01	4480	5	80,000.00	60,000.00	20,000.00
<b>Total Protective Services</b>					<b>80,000.00</b>	<b>60,000.00</b>	<b>20,000.00</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	1	01	4510.01	5	22,000.00	18,000.00	4,000.00
Insurance - General Liability	1	01	4510.02	5	600.00	600.00	0.00
Insurance - Automobile	1	01	4510.03	5	3,000.00	3,000.00	0.00
Insurance - Workman's Comp	1	01	4510.04	5	4,000.00	4,000.00	0.00
Insurance - Fidelity Bond	1	01	4510.09	5	1,100.00	1,100.00	0.00
Insurance - Other	1	01	4510.15	5	150,800.00	90,000.00	60,800.00
Payments in Lieu of Taxes	1	01	4520	5	35,000.00	35,000.00	0.00
Property Taxes	1	01	4520.1	5	100.00	100.00	0.00
Collection Losses	1	01	4570	5	5,000.00	5,000.00	0.00
<b>Total General Expense</b>					<b>221,600.00</b>	<b>156,800.00</b>	<b>64,800.00</b>
<b>Other Expenditures</b>							
Extraordinary Maint-Labor	1	01	4610.1	5	0.00	0.00	0.00
Extraordinary Maint-Materials	1	01	4610.2	5	0.00	0.00	0.00
Property Better & Add-Contract Co:	1	01	7540.4	5	550,000.00	550,000.00	0.00
Operating Exp For Property - Contra	1	01	7590	5	(550,000.00)	(550,000.00)	0.00
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>					<b>1,212,418.00</b>	<b>1,152,385.16</b>	<b>60,032.84</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Housing Authority of the City of Harlingen

**Operating Budget**

HHA Low Rent

BONITA PARK

Fiscal Year End Date: 3/31/2025

					<b>12 Month(s) Ended</b>		
					<b>March 31, 2025</b>	<b>March 31, 2024</b>	<b>Diff</b>
<b>ACCOUNT</b>							
<b>Rental Income</b>							
Dwelling Rental	1	02	3110	5	352,389.00	298,000.00	54,389.00
Nondwelling Rental	1	02	3190	5	4,200.00	4,200.00	0.00
<b>Total Rental Income</b>					<b>356,589.00</b>	<b>302,200.00</b>	<b>54,389.00</b>
<b>Other Income</b>							
Interest Earned on Gen Fund Investments	1	02	3610	5	22,480.00	8,743.00	13,737.00
Interest Earned -Bank Statemet	1	02	3610.01	5	0.00	0.00	0.00
Other Income - Tenants	1	02	3690	5	35,705.00	33,595.00	2,110.00
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	0.00
Other Income - Insurance Equity	1	02	3690.451	5	314.00	314.00	0.00
Other Income - Gain/Loss on Sale of Equipment	1	02	3690.88	5	500.00	500.00	0.00
Other Income - OP Trans in From CFP	1	02	3690.99	5	97,402.00	90,000.00	7,402.00
<b>Total Other Income</b>					<b>156,401.00</b>	<b>133,152.00</b>	<b>23,249.00</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Year	1	02	8020	0	681,000.00	651,754.00	29,246.00
<b>Total Other Receipts</b>					<b>681,000.00</b>	<b>651,754.00</b>	<b>29,246.00</b>
<b>Total Revenue</b>					<b>1,193,990.00</b>	<b>1,087,106.00</b>	<b>106,884.00</b>
<b>Administrative Expense</b>							
Nontechnical Salaries	1	02	4110	5	145,000.00	153,000.00	(8,000.00)
Legal Expense	1	02	4130	5	3,200.00	2,500.00	700.00
Staff Training	1	02	4140	5	3,500.00	3,500.00	0.00
Travel	1	02	4150	5	3,500.00	3,500.00	0.00
Travel-Mileage Reimbursement	1	02	4150.2	5	1,000.00	800.00	200.00
Audit Fees	1	02	4171	5	6,548.00	6,548.00	0.00
Employee Benefits Cont - Admin	1	02	4182	5	60,000.00	57,500.00	2,500.00
Sundry	1	02	4190	5	500.00	500.00	0.00
Postage/FedEx/UPS	1	02	4190.03	5	1,000.00	1,000.00	0.00
Advertising and Marketing	1	02	4190.08	5	3,332.00	3,332.00	0.00
Tenant Tracker	1	02	4190.10	5	0.00	0.00	0.00
Publications	1	02	4190.11	5	2,000.00	2,000.00	0.00
Membership Dues and Fees	1	02	4190.12	5	2,000.00	1,000.00	1,000.00
Telephone/Cell Phone/Internet	1	02	4190.13	5	90,000.00	15,250.00	74,750.00
Rental of Warehouse Space	1	02	4190.14	5	0.00	0.00	0.00
Forms & Office Supplies	1	02	4190.17	5	8,000.00	7,000.00	1,000.00
Other Sundry Expense	1	02	4190.18	5	3,000.00	1,744.63	1,255.37
Administrative Contact Costs	1	02	4190.19	5	75,000.00	75,000.00	0.00
Management Fee Expense - AMP	1	02	4190.21	5	106,000.00	106,000.00	0.00
Asset Management Fee - AMP	1	02	4190.22	5	20,000.00	16,800.00	3,200.00
Asset Mgmt-AMP Bookkeeping Fees	1	02	4190.23	5	13,500.00	13,500.00	0.00
IT Fees - COCC	1	02	4190.24	5	4,000.00	3,600.00	400.00
Mileage reimbursement	1	02	4330.2	5	1,000.00	1,000.00	0.00
<b>Total Administrative Expense</b>					<b>552,080.00</b>	<b>475,074.63</b>	<b>77,005.37</b>

**Tenant Services**

Tenant Services - Salaries	1	02	4210	5	14,000.00	14,000.00	0.00
Ten Services - Recreation, Pubs, Other	1	02	4220	5	7,000.00	7,000.00	0.00
Employee Benefits Cont -Ten Svc	1	02	4222	5	0.00	0.00	0.00
<b>Total Tenant Services</b>					<b>21,000.00</b>	<b>21,000.00</b>	<b>0.00</b>

**Utility Expense**

Water	1	02	4310	5	3,500.00	2,800.00	700.00
Electricity	1	02	4320	5	15,000.00	14,000.00	1,000.00
Gas	1	02	4330	5	3,300.00	3,300.00	0.00
Other Utility Expense - Sewer	1	02	4390	5	1,000.00	1,000.00	0.00
<b>Total Utility Expense</b>					<b>22,800.00</b>	<b>21,100.00</b>	<b>1,700.00</b>

**Ordinary Maintenance & Operations**

Labor	1	02	4410	5	75,000.00	72,000.00	3,000.00
Materials	1	02	4420	5	80,000.00	51,628.34	28,371.66
Contract Costs	1	02	4430	5	2,000.00	20,000.00	(18,000.00)
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	12,000.00	12,000.00	0.00
Contract Costs-Other Repairs	1	02	4430.03	5	30,000.00	48,193.03	(18,193.03)
Contract Costs-Maint Cell Phone	1	02	4430.04	5	400.00	400.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	6,000.00	3,000.00	3,000.00
Contract Costs-Maintenance	1	02	4430.09	5	51,000.00	25,000.00	26,000.00
Contract Costs-Other	1	02	4430.13	5	1,000.00	15,000.00	(14,000.00)
Contact Costs-Heating & Cooling Contract	1	02	4430.17	5	12,000.00	12,000.00	0.00
Contract Costs-Landscape & Ground	1	02	4430.19	5	50,000.00	50,000.00	0.00
Contract Costs-Unit Turnaround	1	02	4430.20	5	30,000.00	15,000.00	15,000.00
Contract Costs-Electrical Contracts	1	02	4430.21	5	5,000.00	5,000.00	0.00
Contact Costs-Plumbing Contracts	1	02	4430.22	5	20,000.00	15,000.00	5,000.00
Contract Costs-Janitorial Contracts	1	02	4430.23	5	0.00	0.00	0.00
Connect/Disconnect Fees	1	02	4430.4	5	1,500.00	1,500.00	0.00
Garbage and Trash Collection	1	02	4431	5	3,500.00	3,500.00	0.00
Emp Benefit Cont - Maintenance	1	02	4433	5	39,000.00	37,000.00	2,000.00
<b>Total Ordinary Maintenance &amp; Operations</b>					<b>418,400.00</b>	<b>386,221.37</b>	<b>32,178.63</b>

**Protective Services**

Protective Services - Contract Costs	1	02	4480	5	35,000.00	45,000.00	(10,000.00)
<b>Total Protective Services</b>					<b>35,000.00</b>	<b>45,000.00</b>	<b>(10,000.00)</b>

**General Expense**

Insurance -Property (Fire & EC)	1	02	4510.01	5	22,000.00	16,000.00	6,000.00
Insurance - General Liability	1	02	4510.02	5	500.00	500.00	0.00
Insurance - Automobile	1	02	4510.03	5	2,800.00	2,800.00	0.00
Insurance - Workman's Comp	1	02	4510.04	5	3,300.00	3,300.00	0.00
Insurance - Fidelity Bond	1	02	4510.09	5	1,035.00	1,035.00	0.00
Insurance - Other	1	02	4510.15	5	80,000.00	80,000.00	0.00
Payments in Lieu of Taxes	1	02	4520	5	30,000.00	30,000.00	0.00
PROPERTY TAXES	1	02	4520.1	5	75.00	75.00	0.00
Collection Losses	1	02	4570	5	5,000.00	5,000.00	0.00
Other General Expense	1	02	4590	5	0.00	0.00	0.00
<b>Total General Expense</b>					<b>144,710.00</b>	<b>138,710.00</b>	<b>6,000.00</b>

**Other Expenditures**

Replacement Of Non-Expend Equipment	1	02	7520	5			
Property Better & Add-Contract Costs	1	02	7540.4	5	300,000.00	214,000.00	86,000.00
Operating Exp For Property - Contra	1	02	7590	5	(300,000.00)	(214,000.00)	(86,000.00)
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

<b>Total Expenses</b>					<b>1,193,990.00</b>	<b>1,087,106.00</b>	<b>106,884.00</b>
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<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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## Housing Authority of the City of Harlingen

## Operating Budget

Harlingen Affordable Housing Corporation

Fiscal Year End Date:		3/31/2025		12 Month(s) Ended			
				March 31, 2025	March 31, 2024	Diff	
<b>Revenue</b>	<b>ACCOUNT</b>						
<b>Rental Income</b>							
Dwelling Rent	2	01	3110 5	87,000.00	81,600.00	5,400.00	
Nondwelling Rental	2	01	3190 5	25,625.00	22,464.00	3,161.00	
<b>Total Rental Income</b>				<b>112,625.00</b>	<b>104,064.00</b>	<b>8,561.00</b>	
<b>Other Income</b>							
Other Income-Scholarship Donations	2	01	3690 5	5,000.00	5,000.00	0.00	
Other Income - Misc Other Revenue	2	01	3690.1 5	5,000.00	5,000.00	0.00	
Other Income - Insurance Equity	2	01	3690.4 5	0.00	0.00	0.00	
<b>Total Other Income</b>				<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	
<b>Total Revenue</b>				<b>122,625.00</b>	<b>114,064.00</b>	<b>8,561.00</b>	
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	2	01	4110 5	22,000.00	20,000.00	2,000.00	
Legal Expense	2	01	4130 5	4,000.00	2,000.00	2,000.00	
Accounting Fees	2	01	4170 5	1,500.00	1,500.00	0.00	
Audit Fees	2	01	4171 5	1,500.00	1,500.00	0.00	
Employee Benefits Cont - Admin	2	01	4182 5	0.00	0.00	0.00	
Advertising and Marketing	2	01	4190.0 5	4,000.00	4,000.00	0.00	
Other Sundry Expense	2	01	4190.1 5	15,000.00	15,000.00	0.00	
Administrative Contract Costs	2	01	4190.1 5	5,000.00	5,000.00	0.00	
<b>Total Administrative Expense</b>				<b>53,000.00</b>	<b>49,000.00</b>	<b>4,000.00</b>	
<b>Tenant Services</b>							
Resident Events/Education Expense	2	01	4220.1 5	3,000.00	3,000.00	0.00	
<b>Total Tenant Services</b>				<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>	
<b>Utilities Expense</b>							
Water	2	01	4310 5	100.00	100.00	0.00	
Electricity	2	01	4320 5	3,100.00	3,100.00	0.00	
Sewer	2	01	4390 5	100.00	100.00	0.00	
<b>Total Utilities Expense</b>				<b>3,300.00</b>	<b>3,300.00</b>	<b>0.00</b>	
<b>Ordinary Maintenance and Operatio</b>							
Labor	2	01	4410 5	1,500.00	1,000.00	500.00	
Materials	2	01	4420 5	3,000.00	3,000.00	0.00	
Contract Costs-Extermination	2	01	4430.0 5	2,000.00	1,500.00	500.00	
Contract Costs-Other Repairs	2	01	4430.0 5	28,169.00	28,164.00	5.00	
Connect/Disconnect Fees	2	01	4430.4 5	0.00	0.00	0.00	
Garbage and Trash Collection	2	01	4431 5	100.00	100.00	0.00	
Emp Benefit Cont - Maintenance	2	01	4433 5	0.00	0.00	0.00	
<b>Total Ordinary Maintenance and Ope</b>				<b>34,769.00</b>	<b>33,764.00</b>	<b>1,005.00</b>	
<b>Protective Services</b>							
Protective Services - Contract Costs	2	01	4480 5	1,500.00	1,500.00	0.00	
<b>Total Protective Services</b>				<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>	
<b>General Expense</b>							

Insurance -Property (Fire & EC)	2	01	4510.0 5	1,000.00	500.00	500.00
Insurance-Flood	2	01	4510.1 5	4,000.00	3,000.00	1,000.00
Insurance - Windstorm	2	01	4510.1 5	5,056.00	3,000.00	2,056.00
Transfer of Funds - COCC	2	01	4590.0 5	12,000.00	12,000.00	0.00
Scholarship Payments	2	01	4590.2 5	5,000.00	5,000.00	0.00
<b>Total General Expense</b>				<b>27,056.00</b>	<b>23,500.00</b>	<b>3,556.00</b>
<b>Other Expenditures</b>						
Property Better & Add-Contract Cost	2	01	7540.4 5	150,000.00	20,000.00	130,000.00
Operating Exp for Property - Contra	2	01	7590 5	(150,000.00)	(20,000.00)	(130,000.00)
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>				<b>122,625.00</b>	<b>114,064.00</b>	<b>8,561.00</b>
<b>Net Income (Loss)</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Housing Authority of the City of Harlingen

**Operating Budget**

HHA Low Rent  
LE MOYNE GARDENS

Fiscal Year End Date: 3/31/2025					12 Month(s) Ended		
					March 31, 2025	March 31, 2024	Diff
<b>ACCOUNT</b>							
<b>Rental Income</b>							
Dwelling Rental	1	03	3110	5	305,000.00	352,489.71	(47,489.71)
Nondwelling Rental	1	03	3190	5	0.00	4,600.00	(4,600.00)
<b>Total Rental Income</b>					<b>305,000.00</b>	<b>357,089.71</b>	<b>(52,089.71)</b>
<b>Other Income</b>							
Interest Earned on Gen Fund Investments	1	03	3610	5	36,500.00	20,000.00	16,500.00
Other Income-Tenants	1	03	3690	5	50,000.00	30,769.33	19,230.67
Other Income - Misc Other Revenue	1	03	3690.1	5	5,135.00	1,300.00	3,835.00
Other Income - Insurance Equity	1	03	3690.4515		0.00	0.00	0.00
Other Income - Gain/Loss on Sale of Equip	1	03	3690.88	5	550.00	550.00	0.00
Other Income - OP Trans in From CFP	1	03	3690.99	5	129,869.00	99,000.00	30,869.00
<b>Total Other Income</b>					<b>222,054.00</b>	<b>151,619.33</b>	<b>70,434.67</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Year	1	03	8020	0	983,580.00	983,580.00	0.00
<b>Total Other Receipts</b>					<b>983,580.00</b>	<b>983,580.00</b>	<b>0.00</b>
<b>Total Revenue</b>					<b>1,510,634.00</b>	<b>1,492,289.04</b>	<b>18,344.96</b>
<b>Administrative Expense</b>							
Nontechnical Salaries	1	03	4110	5	189,100.00	189,100.00	0.00
Legal Expense	1	03	4130	5	4,000.00	4,000.00	0.00
Staff Training	1	03	4140	5	2,000.00	4,000.00	(2,000.00)
Travel	1	03	4150	5	2,000.00	4,000.00	(2,000.00)
Travel-Mileage Reimbursement	1	03	4150.2	5	1,000.00	2,000.00	(1,000.00)
Audit Fees	1	03	4171	5	10,000.00	10,000.00	0.00
Employee Benefits Cont - Admin	1	03	4182	5	79,000.00	79,000.00	0.00
Sundry	1	03	4190	5	3,000.00	4,000.00	(1,000.00)
Postage/FedEx/UPS	1	03	4190.03	5	3,000.00	2,000.00	1,000.00
Advertising and Marketing	1	03	4190.08	5	3,000.00	3,000.00	0.00
Tenant Tracker	1	03	4190.10	5	0.00	0.00	0.00
Publications	1	03	4190.11	5	5,000.00	5,000.00	0.00
Membership Dues and Fees	1	03	4190.12	5	2,500.00	2,000.00	500.00
Telephone/Cell Phone/Internet	1	03	4190.13	5	125,000.00	20,000.00	105,000.00
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	10,368.00	0.00
Forms & Office Supplies	1	03	4190.17	5	15,000.00	15,000.00	0.00
Other Sundry Expense	1	03	4190.18	5	2,591.00	5,000.00	(2,409.00)
Administrative Contact Costs	1	03	4190.19	5	95,000.00	80,000.00	15,000.00
Management Fee Expense - AMP	1	03	4190.21	5	145,000.00	145,000.00	0.00
Asset Management Fee - AMP	1	03	4190.22	5	24,000.00	24,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	03	4190.23	5	18,000.00	18,000.00	0.00
IT Fees - COCC	1	03	4190.24	5	4,800.00	4,800.00	0.00
Mileage Reimbursement	1	03	4190.9	5	500.00	500.00	0.00
<b>Total Administrative Expense</b>					<b>743,859.00</b>	<b>630,768.00</b>	<b>113,091.00</b>



**Tenant Services**

Tenant Services - Salaries	1	03	4210	5	15,000.00	18,000.00	(3,000.00)
Ten Services - Recreation, Pubs, Other	1	03	4220	5	8,000.00	8,000.00	0.00
Employee Benefits Cont -Ten Svc	1	03	4222	5	0.00	0.00	0.00
<b>Total Tenant Services</b>					<b>23,000.00</b>	<b>26,000.00</b>	<b>(3,000.00)</b>

**Utility Expense**

Water	1	03	4310	5	8,000.00	8,000.00	0.00
Electricity	1	03	4320	5	21,000.00	21,000.00	0.00
Gas	1	03	4330	5	2,000.00	2,000.00	0.00
Other Utility Expense - Sewer	1	03	4390	5	2,000.00	2,000.00	0.00
<b>Total Utility Expense</b>					<b>33,000.00</b>	<b>33,000.00</b>	<b>0.00</b>

**Ordinary Maintenance & Operations**

Labor	1	03	4410	5	117,000.00	117,000.00	0.00
Materials	1	03	4420	5	70,000.00	70,000.00	0.00
Contract Costs	1	03	4430	5	2,000.00	20,000.00	(18,000.00)
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	20,000.00	30,000.00	(10,000.00)
Contract Costs-Other Repairs	1	03	4430.03	5	30,000.00	20,000.00	10,000.00
Contract Costs-Maint Cell Phone	1	03	4430.04	5	1,000.00	1,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	5,000.00	9,218.04	(4,218.04)
Contract Costs-Maintenance	1	03	4430.09	5	15,000.00	15,000.00	0.00
Contract Costs-Other	1	03	4430.13	5	25,000.00	30,000.00	(5,000.00)
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	20,000.00	50,000.00	(30,000.00)
Contract Costs-Landscape & Ground	1	03	4430.19	5	45,472.00	58,000.00	(12,528.00)
Contract Costs-Unit Turnaround	1	03	4430.20	5	25,000.00	25,000.00	0.00
Contact Costs-Electrical Contracts	1	03	4430.21	5	20,000.00	35,000.00	(15,000.00)
Contact Costs-Plumbing Contracts	1	03	4430.22	5	10,000.00	12,000.00	(2,000.00)
Contract Costs-Janitorial Contracts	1	03	4430.23	5	500.00	1,000.00	(500.00)
Connect/Disconnect Fees	1	03	4430.4	5	2,000.00	2,000.00	0.00
Garbage and Trash Collection	1	03	4431	5	6,000.00	7,000.00	(1,000.00)
Emp Benefit Cont - Maintenance	1	03	4433	5	44,000.00	44,000.00	0.00
Emp Benefit Cont - Maintenance Unemploymer	1	03	4433.8	5	703.00	703.00	0.00
<b>Total Ordinary Maintenance &amp; Operations</b>					<b>458,675.00</b>	<b>546,921.04</b>	<b>(88,246.04)</b>

**Protective Services**

Protective Services - Contract Costs	1	03	4480	5	50,000.00	60,000.00	(10,000.00)
<b>Total Protective Services</b>					<b>50,000.00</b>	<b>60,000.00</b>	<b>(10,000.00)</b>

**General Expense**

Insurance -Property (Fire & EC)	1	03	4510.01	5	25,000.00	18,500.00	6,500.00
Insurance - General Liability	1	03	4510.02	5	1,900.00	1,900.00	0.00
Insurance - Automobile	1	03	4510.03	5	4,000.00	4,000.00	0.00
Insurance - Workman's Comp	1	03	4510.04	5	7,400.00	7,400.00	0.00
Insurance - Fidelity Bond	1	03	4510.09	5	1,500.00	1,500.00	0.00
Insurance - Other	1	03	4510.15	5	120,000.00	120,000.00	0.00
Payments in Lieu of Taxes	1	03	4520	5	35,000.00	35,000.00	0.00
Property Taxes	1	03	4520.1	5	100.00	100.00	0.00
Collection Losses	1	03	4570	5	7,200.00	7,200.00	0.00
Other General Expense	1	03	4590.1	5	0.00	0.00	0.00
<b>Total General Expense</b>					<b>202,100.00</b>	<b>195,600.00</b>	<b>6,500.00</b>

**Other Expenditures**

Replacement Of Non-Expend Equipment	1	03	7520	5			
Property Better & Add-Contract Costs	1	03	7540.4	5	500,000.00	320,254.77	179,745.23
Operating Exp For Property - Contra	1	03	7590	5	(500,000.00)	(320,254.77)	(179,745.23)
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>					<b>1,510,634.00</b>	<b>1,492,289.04</b>	<b>18,344.96</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Operating Budget**  
Family Living Center

Fiscal Year End Date:	3/31/2025	ACCOUNT	12 Month(s) Ended			Diff
			March 31, 2025	March 31, 2024		
<b>Rental Income</b>						
Dwelling Rental	3	01 3110	5	48,000.00	48,000.00	0.00
<b>Total Rental Income</b>				<b>48,000.00</b>	<b>48,000.00</b>	<b>0.00</b>
<b>Other Income</b>						
Interest Earned on Gen Fund Investments	3	01 3610	5	2,500.00	2,500.00	0.00
Other Income-Tenants	3	01 3690	5	500.00	500.00	0.00
Other Income - Misc Other Revenue	3	01 3690.1	5	0.00	0.00	0.00
<b>Total Other Income</b>				<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>
<b>Total Revenue</b>				<b>51,000.00</b>	<b>51,000.00</b>	<b>0.00</b>
<b>Administrative Expense</b>						
Nontechnical Salaries	3	01 4110	5	5,000.00	4,500.00	500.00
Legal Expense	3	01 4130	5	394.00	394.00	0.00
Audit Fees/ Accounting fees	3	01 4171	5	3,000.00	3,000.00	0.00
Employee Benefits Cont - Admin	3	01 4182	5	0.00	0.00	0.00
Sundry	3	01 4190	5	4,000.00	4,000.00	0.00
Advertising and Marketing	3	01 4190.08	5	250.00	250.00	0.00
Publications	3	01 4190.11	5	200.00	200.00	0.00
Other Sundry Expense	3	01 4190.18	5	8,500.00	8,500.00	0.00
<b>Total Administrative Expense</b>				<b>21,344.00</b>	<b>20,844.00</b>	<b>500.00</b>
<b>Utility Expense</b>						
Water	3	01 4310	5	426.00	426.00	0.00
Other Utility Expense - Sewer	3	01 4390	5	780.00	780.00	0.00
<b>Total Utility Expense</b>				<b>1,206.00</b>	<b>1,206.00</b>	<b>0.00</b>
<b>Ordinary Maintenance &amp; Operations</b>						
Labor	3	01 4410	5	3,500.00	3,000.00	500.00
Materials	3	01 4420	5	2,000.00	2,000.00	0.00
Contract Cots-Extermination	3	01 4430.01	5	800.00	800.00	0.00
Contract Costs-Other Repairs	3	01 4430.03	5	6,500.00	6,500.00	0.00
Contract Costs-Inspections	3	01 4430.09	5	0.00	0.00	0.00
Contract Costs-Other	3	01 4430.13	5	4,000.00	5,000.00	(1,000.00)
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	4,000.00	4,000.00	0.00
Connect/Disconnect Fees	3	01 4430.4	5	30.00	30.00	0.00
Garbage and Trash Collection	3	01 4431	5	1,300.00	1,300.00	0.00
Emp Benefit Cont - Maintenance	3	01 4433	5	0.00	0.00	0.00
<b>Total Ordinary Maintenance &amp; Operations</b>				<b>22,130.00</b>	<b>22,630.00</b>	<b>(500.00)</b>
<b>General Expense</b>						
Insurance -Property (Fire & EC)	3	01 4510.01	5	3,200.00	3,200.00	0.00
Insurance - General Liability	3	01 4510.02	5	120.00	120.00	0.00
Insurance - Fidelity Bond	3	01 4510.09	5	0.00	0.00	0.00
Insurance - Other	3	01 4510.15	5	3,000.00	3,000.00	0.00
Collection Losses	3	01 4570	5	0.00	0.00	0.00
Transfer Funds VO	3	01 4590.07	5	0.00	0.00	0.00
<b>Total General Expense</b>				<b>6,320.00</b>	<b>6,320.00</b>	<b>0.00</b>
<b>Other Expenditures</b>						
Property Better & Add-Contract Cost	3	01 7540.4	5	45,000.00	0.00	45,000.00
Operating Exp for Property - Contra	3	01 7590	5	(45,000.00)	0.00	(45,000.00)
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>				<b>51,000.00</b>	<b>51,000.00</b>	<b>0.00</b>
<b>Net Income (Loss)</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Housing Authority of the City of Harlingen  
**Operating Budget**  
 Voucher

Fiscal Year End Date:	3/31/2025				12 month(s) Ended		
	ACCOUNT				March 31, 2025	March 31, 2024	Diff
<b>Other Income</b>							
Other Income	7	01	3690	5	105.00	105.00	0.00
<b>Total Other Income</b>					<b>105.00</b>	<b>105.00</b>	<b>0.00</b>
<b>Other Receipts</b>							
Administrative Fees Earned	7	01	3112	5	717,237.00	681,642.00	35,595.00
Interest Income HA Portion	7	01	3300	5	4,800.00	4,800.00	0.00
Transfer Funds Affordable Housing	7	01	3300.28	5	0.00	0.00	0.00
Fraud Recovery PHA Section 8	7	01	3300.3	5	7,375.00	7,375.00	0.00
Transfser Funds FLC	7	01	3300.38	5	0.00	0.00	0.00
Income - Insurance Equity	7	01	3300.45	5	0.00	0.00	0.00
Gain or Loss on sale of equipment	7	01	3300.9	5	500.00	500.00	0.00
Portable Admin Fees Earned	7	01	3300.P	5	25,656.00	25,656.00	0.00
<b>Total Other Receipts</b>					<b>755,568.00</b>	<b>719,973.00</b>	<b>35,595.00</b>
<b>Total Admin Revenue</b>					<b>755,673.00</b>	<b>720,078.00</b>	<b>35,595.00</b>
<b>Administrative Expense</b>							
Nontechnical Salaries	7	01	4110	5	157,000.00	150,000.00	7,000.00
Administrative Salaries - Comp Absence	7	01	4110.8	5			0.00
Legal Expense	7	01	4130	5	5,000.00	5,000.00	0.00
STAFF TRAINING	7	01	4140	5	15,000.00	15,000.00	0.00
Travel	7	01	4150	5	15,000.00	15,000.00	0.00
Travel-Mileage Reimbursement	7	01	4150.2	5	3,000.00	2,000.00	1,000.00
Audit Fees	7	01	4171	5	5,000.00	5,000.00	0.00
Office Rent & Utilities	7	01	4180	5	13,236.00	13,236.00	0.00
Employee Benefits Cont - Admin	7	01	4182	5	55,000.00	52,000.00	3,000.00
Sundry	7	01	4190	5	10,000.00	9,748.00	252.00
Postage/FedEx/UPS	7	01	4190.03	5	10,000.00	5,000.00	5,000.00
Advertising and Marketing	7	01	4190.08	5	15,000.00	15,000.00	0.00
Tenant Tracker	7	01	4190.10	5	0.00	0.00	0.00
Publications	7	01	4190.11	5	10,000.00	10,000.00	0.00
Membership Dues and Fees	7	01	4190.12	5	5,000.00	5,000.00	0.00
Telephone/Cell Phone/Internet	7	01	4190.13	5	30,000.00	25,000.00	5,000.00
Forms & Office Supplies	7	01	4190.17	5	25,217.00	25,000.00	217.00
Other Sundry Expense	7	01	4190.18	5	10,000.00	8,874.00	1,126.00
Administrative Contact Costs	7	01	4190.19	5	100,000.00	100,000.00	0.00
Asset Management Fee - AMP	7	01	4190.22	5	106,992.00	106,992.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	7	01	4190.23	5	66,870.00	66,870.00	0.00
Maintenance & Operating Sec 8	7	01	4400	5	25,000.00	15,000.00	10,000.00
Insurance - Automobile	7	01	4510.03	5	3,500.00	1,500.00	2,000.00
Insurance - Workman's Comp	7	01	4510.04	5	15,000.00	15,000.00	0.00
Insurance - Other	7	01	4510.15	5	2,000.00	2,000.00	0.00
Other General Expense	7	01	4590	5	0.00	0.00	0.00
Admin Fee - Paid for Portability	7	01	4590.P	5	2,500.00	1,500.00	1,000.00
Replacement of Un-expended Equipm	7	01	7520	5	50,000.00	50,000.00	0.00

Operating Expense for Property - Contr:	7	01	7590	5	(50,000.00)	(50,000.00)	0.00
Admi Fees Tenant Protection	7	02	4590P	5	0.00	0.00	0.00
Asset Management Fee - AMP	7	03	4190.22	5	12,528.00	12,528.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	7	03	4190.23	5	7,830.00	7,830.00	0.00
Portable Admin Fees Paid	7	03	4590.P	5	30,000.00	30,000.00	0.00
<b>Total Administrative Expense</b>					<b>755,673.00</b>	<b>720,078.00</b>	<b>35,595.00</b>
<b>Income from Operations</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Revenues and Expenses</b>							
HAP Payments - Rents	7	01	4715.1	5	(4,831,890.00)	(4,093,127.00)	738,763.00
HAP Payments - Utilities	7	01	4715.4	5	(125,427.00)	(33,000.00)	92,427.00
Fraud Recovery HUD	7	01	4715.8	5	(4,000.00)	(4,000.00)	0.00
HAP Port In	7	01	4715.P	5	(28,000.00)	(8,000.00)	20,000.00
HAP Payments - Port Out	7	01	4715.PC	5	(11,000.00)	(40,000.00)	(29,000.00)
HAP Earned Income	7	01	4902	5	5,384,448.00	4,385,684.00	998,764.00
HAP Payments - Rents	7	02	4715.1	5	(50,000.00)	(63,301.00)	(13,301.00)
HAP Payments - Utilities	7	02	4715.4	5	100.00	(5,000.00)	(5,100.00)
HAP Payments - Rent - VASH	7	03	4715.1	5	(155,691.00)	(50,000.00)	(105,691.00)
HAP Payments - Utilities	7	03	4715.4	5	(2,000.00)	(5,000.00)	(3,000.00)
HAP Payments - Port In	7	03	4715.P	5	(1,000.00)	(5,048.00)	(4,048.00)
HAP Payments - Port Out	7	03	4715.PC	5	(160,000.00)	(33,168.00)	126,832.00
HAP Payments - Homeownership Progr	7	04	4715.HC	5	(40.00)	(20,792.00)	20,752.00
HAP Payments - Rents FYI	7	05	4715.1	5	(15,000.00)	(20,792.00)	5,792.00
HAP Payments - Utilities FYI	7	05	4715.4	5	(500.00)	(4,456.00)	3,956.00
<b>Total Other Revenues and Expenses</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Housing Authority of the City of Harlingen  
Board Resolution No. 1504

**HCV/Section 8 Utility Allowances**

WHEREAS: HUD requires in 24 CFR 982.517 that Housing Agencies maintain a Section 8 Utility Allowance Schedule for all tenant-paid utilities; and

WHEREAS: HUD requires Housing Agencies review their Utility Allowances at least annually and must revise its allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS: It is the desire and intent of the Board of Commissioners to comply with HUD regulations.”

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached Section 8 Updated Utility Allowances on this the 20th day of March 2024.

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Carlos “Charlie” Perez  
Chairperson – Board of Commissioner

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Hilda Benavides  
Chief Executive Officer

## Utility Allowance Summary

### HCV/S8 Program

2024-2025

The HHA is responsible for establishing and maintaining a utility allowance schedule that provides reasonable allowances for tenant-paid utilities. The utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality.

In calculating the gross rent for units leased under the Housing Choice Voucher Program, as well as the HAP payment for which the family qualifies, the HHA must consider not only the contract rent that is paid to the owner, but also the anticipated cost of any utilities that the tenant family is required to pay.

The HHA maintains a utility allowance schedule for tenant-paid utilities, tenant supplied refrigerators and ranges, and other tenant-paid housing services (such as trash collection). The utility allowance schedule must include the utilities and services necessary to provide housing that complies with HQS. The utility allowance schedule should not include allowances for personal expenses, such as telephone, and nonessential utility costs such as the cost of cable or satellite TV.

## Utility Allowance Summary

### HCV/S8 Program

2024-2025

Light Only	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$99.00	\$115.00	\$150.00	\$185.00	\$219.00
<b>Difference of</b>	\$12.00	\$12.00	\$18.00	\$22.00	\$28.00
<b>% Difference</b>	11%	10%	11%	11%	11%
<b>Current U/A</b>	\$111.00	\$127.00	\$168.00	\$207.00	\$247.00

Light & Water	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$141.00	\$172.00	\$216.00	\$259.00	\$301.00
<b>Difference of</b>	\$27.00	\$12.00	\$18.00	\$22.00	\$28.00
<b>% Difference</b>	16%	7%	8%	8%	9%
<b>Current U/A</b>	\$168.00	\$184.00	\$234.00	\$281.00	\$329.00

Light, Water & Gas	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>New U/A</b>	\$168.00	\$182.00	\$232.00	\$264.00	\$306.00
<b>Difference of</b>	\$15.00	\$15.00	\$12.00	\$23.00	\$28.00
<b>% Difference</b>	8%	8%	5%	8%	8%
<b>Current U/A</b>	\$183.00	\$197.00	\$244.00	\$287.00	\$334.00

The Harlingen Housing Authority

Board Resolution No. 1505

**Resolution to Adopt Utility Allowance Schedule  
for Public Housing Apartments  
Resident-Purchased Utilities**

**WHEREAS**, HUD regulation 24 CFR 966.502 requires that Public Housing Agencies (PHAs) establish and maintain allowances for resident purchased utilities for all utilities purchased directly from the utility suppliers, and

**WHEREAS**, HUD requires the PHA to review their Utility Allowances at least annually; and

**WHEREAS**, the PHA must revise its allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and

**WHEREAS**, the PHA has completed its annual review and complied with the provision to inform the residents of the planned allowances, surcharges, and revisions; and

**WHEREAS**, it is the desire and intent of the Board of Commissioners to comply with HUD regulations,

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached Utility Allowances set out in Chart 1, for resident purchased utilities as presented on this the 20<sup>th</sup> day of March, 2024.

The revised Utility Allowances Schedule shall become effective April 1, 2024.

\_\_\_\_\_  
Carlos "Charlie" Perez                      Date  
Chairperson-Board of Commissioners

\_\_\_\_\_  
Hilda Benavides    Date  
Chief Executive Officer



## **Resolution # 1505**

### **Board Summary for Public Housing Utility Allowances 2024**

**The Utility rates were evaluated by Nelrod:**

**Electric rates decreased by 17%.**

**Texas Gas service decreased by 9%.**

**The water flat fee, the sewer flat rate and the trash collection monthly rate remained the same.**

**Since the utility provider's rates have changed more than 10%, we have adjusted the utility allowances.**

**The Utility allowances have been adjusted and changed at a decrease ranging from \$1.00 to \$45.00.**

**The Utility allowances decreased which means that the residents are paying less on utilities and more rent with the Housing Authority.**

**Attachments are as follows:**

- |                     |  |
|---------------------|--|
| <b>Attachment 1</b> | <b>Proposed utility allowances for 2024 presented to the Board</b> |
| <b>Attachment 2</b> | <b>Last utility allowances for 2022-2023</b>                       |
| <b>Attachment 3</b> | <b>Comparison of previous and current utility rates</b>            |



# HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

## PUBLIC HOUSING

### PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

**UPDATE 2024**

**Building Type: Row House/Townhouse**

<b>Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$72.00	\$88.00		
Natural Gas (H,WH,C)			\$38.00	\$41.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
Totals			\$166.00	\$194.00		

**Building Type: Semi-Detached/Duplex**

<b>Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$65.00	\$72.00	\$88.00		
Natural Gas (H,WH,C)		\$37.00	\$40.00	\$42.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
Totals		\$150.00	\$168.00	\$195.00		

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances  
 F= Fan Motor for Heating  
 H= Space Heating  
 WH= Water Heating  
 C= Cooking

EE Items= Energy Efficient Items  
 Win= Windows  
 Ins= Insulation  
 WS= Water Saving Appliances

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

# HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

## PUBLIC HOUSING

### Building Type: Semi-Detached/Duplex

<b>Bonita Park TX-65-002</b> (EE Equip: H)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$55.00	\$76.00	\$83.00	\$96.00	
Natural Gas (H,WH,C)		\$36.00	\$38.00	\$41.00	\$44.00	
Water		\$13.00	\$16.00	\$20.00	\$24.00	
Sewer		\$16.00	\$24.00	\$32.00	\$41.00	
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	
<b>Totals</b>		<b>\$143.00</b>	<b>\$177.00</b>	<b>\$199.00</b>	<b>\$228.00</b>	

### Building Type: Semi-Detached/Duplex

<b>Le Moyne Gardens TX-65-003</b> (EE Equip: Win,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$63.00	\$71.00	\$81.00		
Natural Gas (H,WH,C)		\$36.00	\$37.00	\$40.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
<b>Totals</b>		<b>\$147.00</b>	<b>\$164.00</b>	<b>\$186.00</b>		

### Building Type: Semi-Detached/Duplex

<b>Sunset Terrace TX-65-002</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$90.00	\$101.00	
Natural Gas (H,WH,C)				\$41.00	\$44.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$206.00</b>	<b>\$233.00</b>	

### Building Type: Detached House

<b>Sunset Terrace TX-65-002</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$90.00	\$101.00	
Natural Gas (H,WH,C)				\$43.00	\$45.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$208.00</b>	<b>\$234.00</b>	

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

<b>Aragon Units TX-65-002</b> <b>(All Electric) (EE Equip: Win)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$105.00			
Water			\$16.00			
Sewer			\$24.00			
Trash Collection			\$23.00			
<b>Totals</b>			<b>\$168.00</b>			

#### Building Type: Row House/Townhouse

<b>Arroyo Vista Court (All Electric)</b> <b>(EE Equip: Win,WH,Ins,WS)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$92.00	\$118.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
<b>Totals</b>			<b>\$148.00</b>	<b>\$183.00</b>		



**HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX**  
**PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES**  
**Chart 1**

UPDATE 2022-2023

**Building Type: Row House/Townhouse**

<b>Los Vecinos TX-65-001</b> <b>(EE Equip: Win,Ins,WS)</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$58.00	\$68.00		
Natural Gas (H,WH,C)			\$57.00	\$61.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
<b>Totals</b>			<b>\$171.00</b>	<b>\$194.00</b>		

**Building Type: Semi-Detached/Duplex**

<b>Los Vecinos TX-65-001</b> <b>(EE Equip: Win,Ins,WS)</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00		
Natural Gas (H,WH,C)		\$52.00	\$58.00	\$63.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
<b>Totals</b>		<b>\$150.00</b>	<b>\$172.00</b>	<b>\$196.00</b>		

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances  
 H= Space Heating  
 WH= Water Heating  
 C= Cooking

EE Items= Energy Efficient Items  
 Win= Windows  
 Ins= Insulation  
 WS= Water Saving Appliances

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

Bonita Park TX-65-002 (EE Equip: H)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00	\$77.00	
Natural Gas (H,WH,C)		\$55.00	\$63.00	\$67.00	\$70.00	
Water		\$13.00	\$16.00	\$20.00	\$24.00	
Sewer		\$16.00	\$24.00	\$32.00	\$41.00	
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	
<b>Totals</b>		<b>\$157.00</b>	<b>\$184.00</b>	<b>\$210.00</b>	<b>\$235.00</b>	

#### Building Type: Semi-Detached/Duplex

Le Moyne Gardens TX-65-003	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$50.00	\$58.00	\$68.00		
Natural Gas (H,WH,C)		\$56.00	\$63.00	\$68.00		
Water		\$13.00	\$16.00	\$20.00		
Sewer		\$16.00	\$24.00	\$32.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
<b>Totals</b>		<b>\$158.00</b>	<b>\$184.00</b>	<b>\$211.00</b>		

#### Building Type: Semi-Detached/Duplex

Sunset Terrace TX-65-002	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$68.00	\$77.00	
Natural Gas (H,WH,C)				\$68.00	\$71.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$211.00</b>	<b>\$236.00</b>	

#### Building Type: Detached House

Sunset Terrace TX-65-002	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$68.00	\$77.00	
Natural Gas (H,WH,C)				\$92.00	\$98.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
<b>Totals</b>				<b>\$235.00</b>	<b>\$263.00</b>	

## HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

### PUBLIC HOUSING

#### Building Type: Semi-Detached/Duplex

<b>Aragon Units TX-65-002</b> (All Electric) (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$150.00			
Water			\$16.00			
Sewer			\$24.00			
Trash Collection			\$23.00			
<b>Totals</b>			<b>\$213.00</b>			

#### Building Type: Row House/Townhouse

<b>Arroyo Vista Court (All Electric)</b> (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$128.00	\$153.00		
Water			\$14.00	\$17.00		
Sewer			\$19.00	\$25.00		
Trash Collection			\$23.00	\$23.00		
<b>Totals</b>			<b>\$184.00</b>	<b>\$218.00</b>		

## Comparison of Previous and Current Utility Rates PUBLIC HOUSING

### HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

**NOTE: Rates in bold print indicate changes and gray print indicates removal.**

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

#### ELECTRIC

**UPDATE 2024**

Description	Measure	Rates		Difference	
		11/2022	2/2024	Amount	Percent
<b>Reliant Energy (Secure Advantage 24 Plan)</b>					
Total Monthly Charges	per month	\$14.74	\$14.74	\$0.00	0%
Total Energy Charges	per kwh	0.196559	<b>0.164992</b>	-0.031567	-17%
Total Taxes	% of total	4.1637%	4.1637%	0.00	0%

#### NATURAL GAS

Description	Measure	Rates		Difference	
		11/2022	2/2024	Amount	Percent
<b>Texas Gas Service (Rate Schedule 10)</b>					
Customer Charge	per month	\$18.02	\$18.02	\$0.00	0%
Total Energy Charges	per ccf	1.5461	<b>1.4155</b>	-0.1306	-9%
Total Taxes	% of total	9.1637%	9.1637%	0.00	0%

#### WATER, SEWER AND TRASH COLLECTION

Description - <b>Water</b>	Measure	Rates		Difference	
		11/2022	2/2024	Amount	Percent
<b>Harlingen Waterworks System</b>					
Water Flat Fee	per month	\$7.93	\$7.93	\$0.00	0%
Water Rate & Fuel Adjustment	per 1000 gals	\$1.71	\$1.71	\$0.00	0%
<b>Description - Sewer</b>					
Sewer Flat Rate	per month	\$6.18	\$6.18	\$0.00	0%
Sewer Rate & Fuel Adjustment	per 1000 gals	\$3.77	\$3.77	\$0.00	0%
<b>Description - Trash Collection</b>					
Total Monthly Charges (Tax Included)	per month	\$22.50	\$22.50	\$0.00	0%



# City of Harlingen Housing Authority

January 2024

Bank Balances

Comparative Income Statements/Charts

Accounting Report

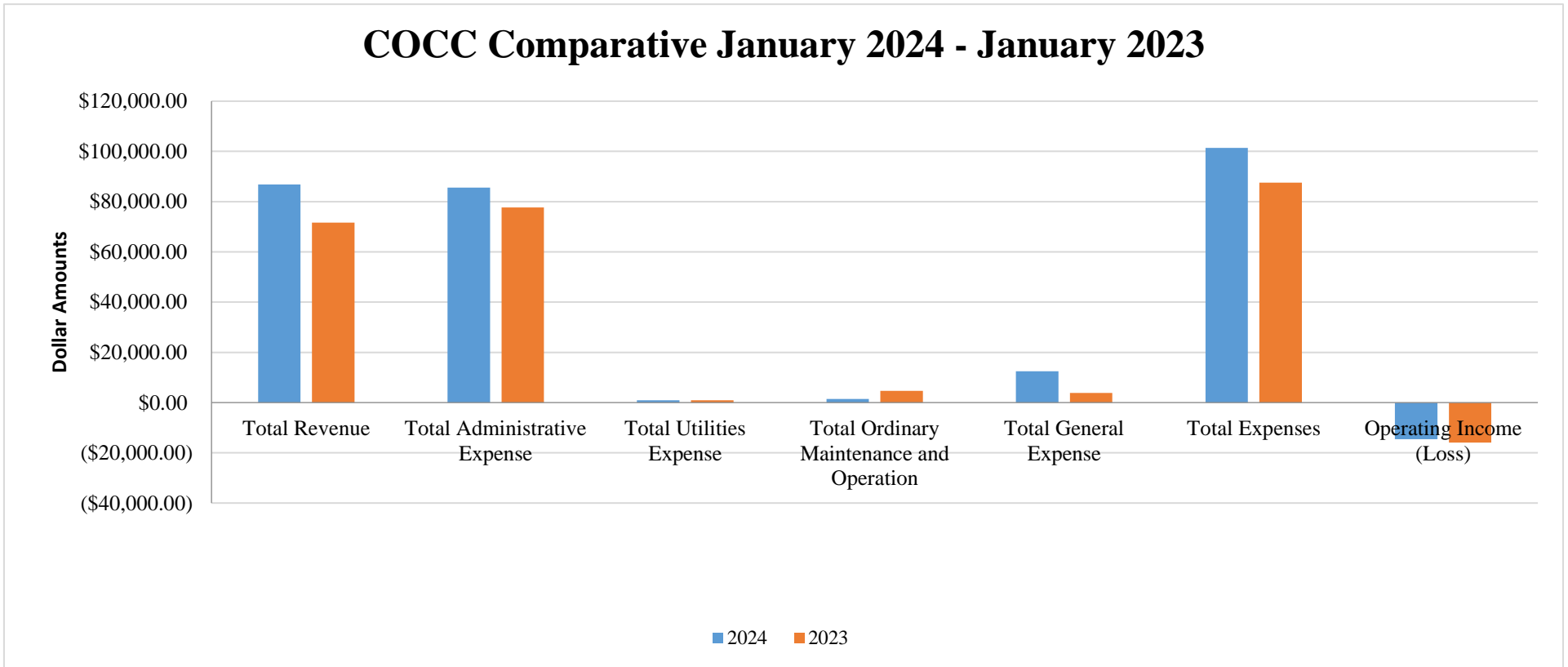


**Bank Balances- Reserves as of 01/31/2024**

	January 2024 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$59,037.50 COCC Investment Account		
\$503,898.90 COCC General Fund	\$101,412.17	5.55
<b>Low Rent Reserves:</b>		
\$1,799,415.56 Los Vecinos	\$105,785.23	17.01
\$1,230,048.02 Bonita Park	\$72,822.32	16.89
\$1,822,869.70 Le Moyne Gardens	\$123,654.34	14.74
<b>Family Living Center Reserves:</b>		
\$132,401.49 FLC bank cash account	\$5,485.37	24.14
<b>HCV/Section 8 Reserves:</b>		
\$68,287.95 Admin	\$63,032.93	1.08
\$46,705.60 HAP	\$484,331.50	0.10

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

	Start: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023
<b>Total Revenue</b>	\$86,821.78	\$71,674.06
<b>Total Administrative Expense</b>	\$85,584.71	\$77,682.67
<b>Total Utilities Expense</b>	\$956.81	\$908.83
<b>Total Ordinary Maintenance and Operation</b>	\$1,390.09	\$4,699.52
<b>Total General Expense</b>	\$12,436.68	\$3,836.59
<b>Total Expenses</b>	\$101,412.17	\$87,574.28
<b>Operating Income (Loss)</b>	(\$14,590.39)	(\$15,900.22)



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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Other Income - CFP 22	1	06	3690.29	5	0.00	13,260.00	(13,260.00)	-100.00 %
Other Income - CFP23	1	06	3690.30	5	27,056.00	0.00	27,056.00	0.00 %
<b>Total Operating Income</b>					<b>27,056.00</b>	<b>13,260.00</b>	<b>13,796.00</b>	<b>104.04 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	1,071.23	1,043.57	27.66	2.65 %
OTHER INCOME	1	06	3690	5	1,769.80	42.66	1,727.14	4048.62 %
Other Income - Management Fee	1	06	3690.2	5	28,825.44	39,215.52	(10,390.08)	-26.49 %
Other Income - Asset Managemen	1	06	3690.3	5	15,012.00	4,980.00	10,032.00	201.45 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,892.50	9,937.50	(45.00)	-0.45 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>57,566.97</b>	<b>56,215.25</b>	<b>1,351.72</b>	<b>2.40 %</b>
<b>Total Revenue</b>					<b>86,821.78</b>	<b>71,674.06</b>	<b>15,147.72</b>	<b>21.13 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	53,322.99	43,679.57	(9,643.42)	-22.08 %
LEGAL EXPENSE	1	06	4130	5	0.00	1,706.25	1,706.25	100.00 %
STAFF TRAINING	1	06	4140	5	998.00	4,417.65	3,419.65	77.41 %
TRAVEL	1	06	4150	5	1,752.01	0.00	(1,752.01)	0.00 %
Travel-Mileage Reimbursement	1	06	4150.2	5	20.31	0.00	(20.31)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	17,574.28	14,836.89	(2,737.39)	-18.45 %
SUNDRY	1	06	4190	5	425.43	1,001.85	576.42	57.54 %
Postage/FedEx/UPS	1	06	4190.03	5	278.06	266.56	(11.50)	-4.31 %
PUBLICATIONS	1	06	4190.11	5	163.00	0.00	(163.00)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	98.45	98.45	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,157.01	2,112.08	(1,044.93)	-49.47 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	818.57	386.23	(432.34)	-111.94 %
Other Sundry Expense	1	06	4190.18	5	800.08	358.07	(442.01)	-123.44 %
Administrative Contact Costs	1	06	4190.19	5	6,274.97	8,819.07	2,544.10	28.85 %
<b>Total Administrative Expense</b>					<b>85,584.71</b>	<b>77,682.67</b>	<b>(7,902.04)</b>	<b>-10.17 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	14.17	24.61	10.44	42.42 %
ELECTRICITY	1	06	4320	5	924.16	842.73	(81.43)	-9.66 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	18.48	41.49	23.01	55.46 %
<b>Total Utilities Expense</b>					<b>956.81</b>	<b>908.83</b>	<b>(47.98)</b>	<b>-5.28 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	632.18	635.38	3.20	0.50 %
MATERIALS	1	06	4420	5	371.45	239.54	(131.91)	-55.07 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	198.00	(2.00)	-1.01 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	92.86	49.90	(42.96)	-86.09 %
Contract Costs-Other	1	06	4430.13	5	0.00	121.50	121.50	100.00 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	0.00	3,363.69	3,363.69	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	46.81	44.72	(2.09)	-4.67 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,390.09</b>	<b>4,699.52</b>	<b>3,309.43</b>	<b>70.42 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	1,043.88	446.67	(597.21)	-133.70 %
<b>Total Protective Services</b>					<b>1,043.88</b>	<b>446.67</b>	<b>(597.21)</b>	<b>-133.70 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

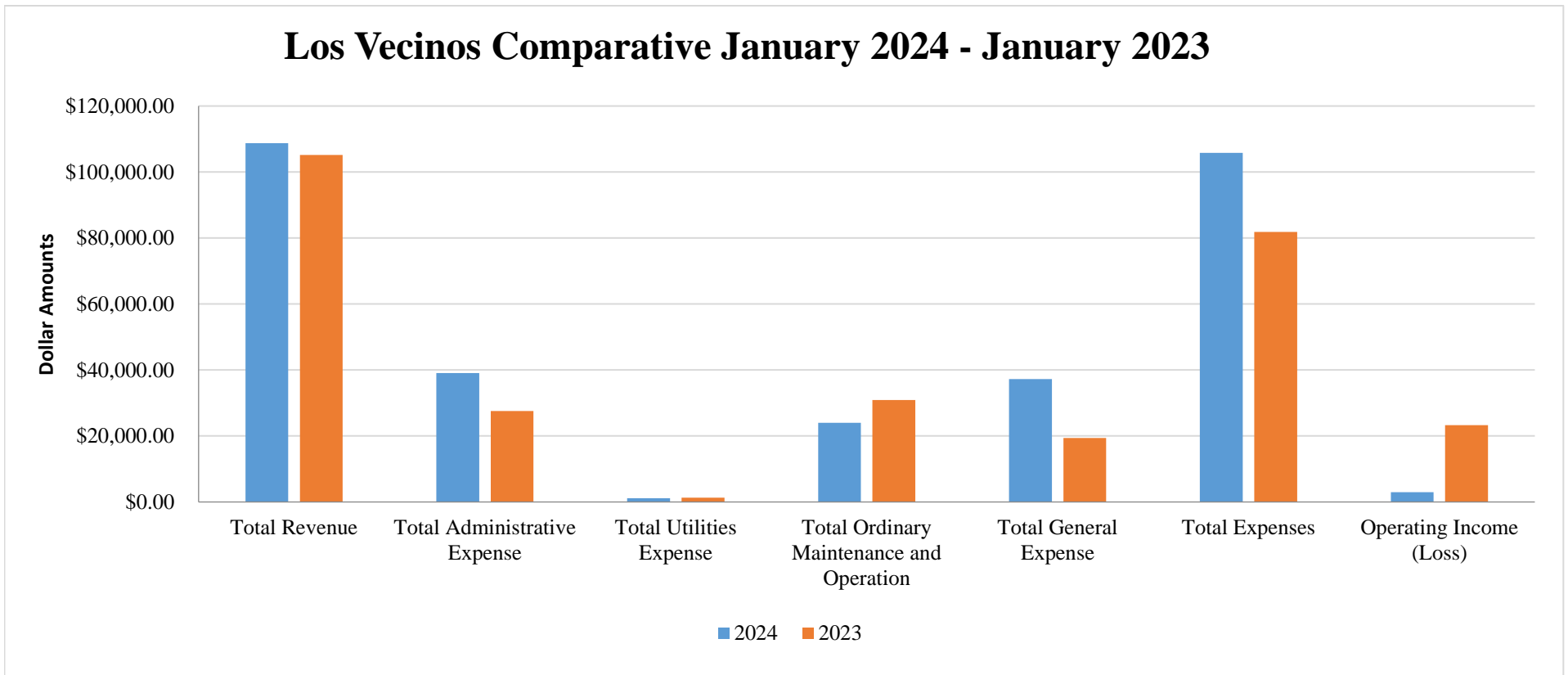
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 HHA Low Rent  
 ADMINISTRATION BUILDING

				Start: 01/01/2024	Start: 01/01/2023		
				End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>General Expense</b>							
Insurance -Property (Fire & EC	1	06	4510.01	5	951.72	659.33	(292.39) -44.35 %
Insurance - General Liability	1	06	4510.02	5	137.50	129.06	(8.44) -6.54 %
Insurance - Automobile	1	06	4510.03	5	311.36	435.28	123.92 28.47 %
Insurance - Workman's Comp	1	06	4510.04	5	0.00	1,905.72	1,905.72 100.00 %
Insurance - Fidelity Bond	1	06	4510.09	5	259.67	243.92	(15.75) -6.46 %
Insurance - Windstorm	1	06	4510.15	5	1,907.43	463.28	(1,444.15) -311.72 %
Emp Benefit Cont-Unemployment	1	06	4540.8	5	8,869.00	0.00	(8,869.00) 0.00 %
<b>Total General Expense</b>					<b>12,436.68</b>	<b>3,836.59</b>	<b>(8,600.09) -224.16 %</b>
<b>Total Expenses</b>					<b>(101,412.17)</b>	<b>(87,574.28)</b>	<b>(13,837.89) 15.80 %</b>
<b>Net Income (Loss)</b>					<b>(14,590.39)</b>	<b>(15,900.22)</b>	<b>1,309.83 -64.02 %</b>

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

HHA Low Rent  
LOS VECINOS

	Start: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023
<b>Total Revenue</b>	<b>\$108,749.50</b>	<b>\$105,129.66</b>
<b>Total Administrative Expense</b>	<b>\$39,076.86</b>	<b>\$27,534.97</b>
<b>Total Utilities Expense</b>	<b>\$1,164.85</b>	<b>\$1,294.21</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$24,022.78</b>	<b>\$30,931.79</b>
<b>Total General Expense</b>	<b>\$37,270.67</b>	<b>\$19,395.47</b>
<b>Total Expenses</b>	<b>\$105,785.23</b>	<b>\$81,829.64</b>
<b>Operating Income (Loss)</b>	<b>\$2,964.27</b>	<b>\$23,300.02</b>



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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	27,885.00	25,805.00	2,080.00	8.06 %
Nondwelling Rental	1	01	3190	5	0.00	257.00	(257.00)	-100.00 %
<b>Total Rental Income</b>					<b>27,885.00</b>	<b>26,062.00</b>	<b>1,823.00</b>	<b>6.99 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	30.87	30.79	0.08	0.26 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,071.30	3,114.87	(43.57)	-1.40 %
Other Income-Tenants	1	01	3690	5	2,803.00	2,580.00	223.00	8.64 %
<b>Total Other Income</b>					<b>5,905.17</b>	<b>5,725.66</b>	<b>179.51</b>	<b>3.14 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	74,959.33	73,342.00	1,617.33	2.21 %
<b>Total Other Receipts</b>					<b>74,959.33</b>	<b>73,342.00</b>	<b>1,617.33</b>	<b>2.21 %</b>
<b>Total Revenue</b>					<b>108,749.50</b>	<b>105,129.66</b>	<b>3,619.84</b>	<b>3.44 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	8,911.37	4,145.12	(4,766.25)	-114.98 %
Legal Expense	1	01	4130	5	0.00	143.00	143.00	100.00 %
Staff Training	1	01	4140	5	166.33	0.00	(166.33)	0.00 %
Travel	1	01	4150	5	50.85	0.00	(50.85)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	4,051.47	2,727.22	(1,324.25)	-48.56 %
Postage/FedEx/UPS	1	01	4190.03	5	95.81	91.85	(3.96)	-4.31 %
Publications	1	01	4190.11	5	163.00	0.00	(163.00)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	294.00	665.15	371.15	55.80 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,469.36	830.46	(5,638.90)	-679.01 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	1,483.47	625.17	(858.30)	-137.29 %
Other Sundry Expense	1	01	4190.18	5	157.30	301.35	144.05	47.80 %
Administrative Contact Costs	1	01	4190.19	5	4,694.44	5,466.19	771.75	14.12 %
Management Fee Expense - AMP	1	01	4190.21	5	8,772.96	8,772.96	0.00	0.00 %
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	1,102.50	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>39,076.86</b>	<b>27,534.97</b>	<b>(11,541.89)</b>	<b>-41.92 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	588.00	856.79	268.79	31.37 %
<b>Total Tenant Services</b>					<b>588.00</b>	<b>856.79</b>	<b>268.79</b>	<b>31.37 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	56.03	75.21	19.18	25.50 %
Electricity	1	01	4320	5	913.61	1,015.96	102.35	10.07 %
Gas	1	01	4330	5	145.79	152.10	6.31	4.15 %
Other Utility Expense - Sewer	1	01	4390	5	49.42	50.94	1.52	2.98 %
<b>Total Utilities Expense</b>					<b>1,164.85</b>	<b>1,294.21</b>	<b>129.36</b>	<b>10.00 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	9,655.75	7,683.02	(1,972.73)	-25.68 %
Materials	1	01	4420	5	766.13	3,583.11	2,816.98	78.62 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	1,375.00	725.00	52.73 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.56	16.73	0.17	1.02 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	52.47	74.85	22.38	29.90 %
Contract Costs-Other	1	01	4430.13	5	0.00	7,070.00	7,070.00	100.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,900.00	1,500.00	(400.00)	-26.67 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	2,950.00	3,990.00	1,040.00	26.07 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

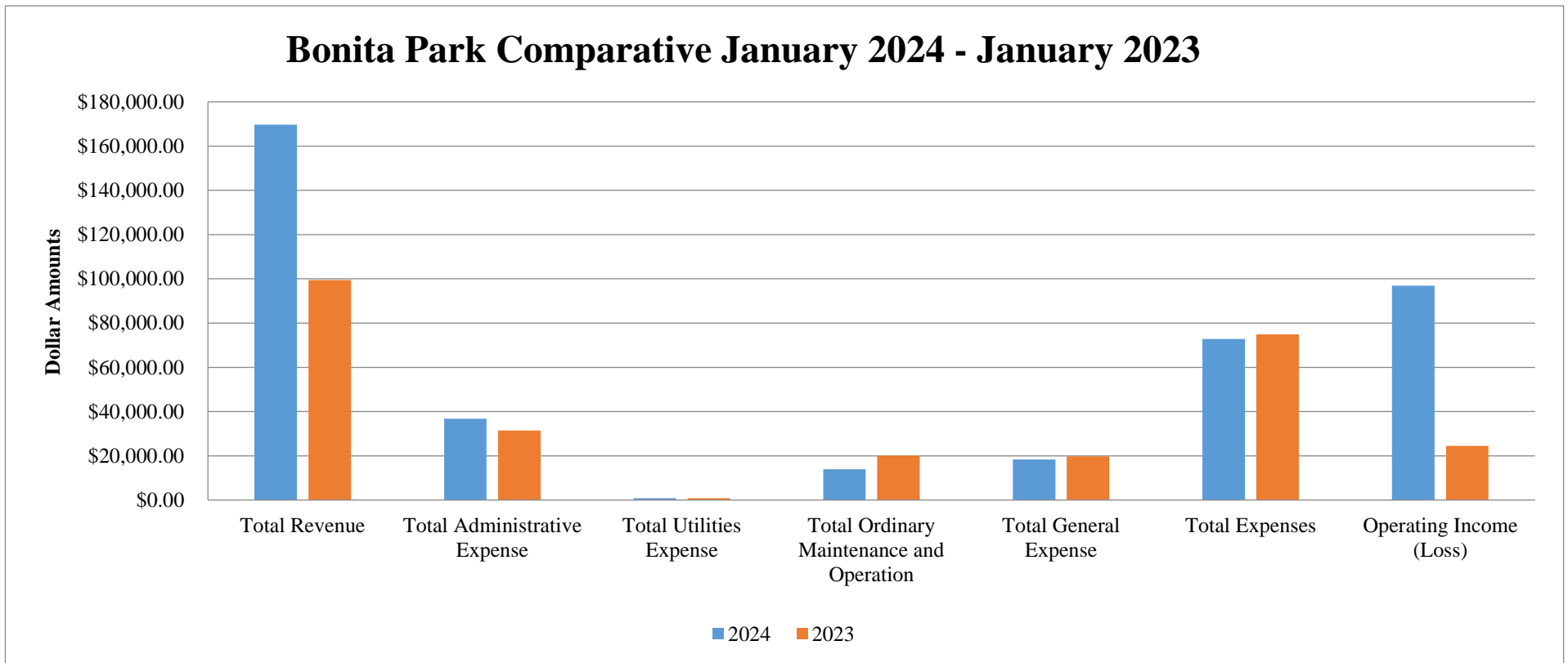
## Housing Authority of the City of Harlingen Comparative Income Statement HHA Low Rent Los Vecinos

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
Contact Costs-Electrical Contr	1	01	4430.21	5	2,500.00	1,250.00	(1,250.00)	-100.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	1,770.00	450.00	(1,320.00)	-293.33 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	75.00	45.00	60.00 %
Garbage and Trash Collection	1	01	4431	5	106.38	318.07	211.69	66.55 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,625.49	3,546.01	(79.48)	-2.24 %
<b>Total Ordinary Maintenance and Operation</b>					<b>24,022.78</b>	<b>30,931.79</b>	<b>6,909.01</b>	<b>22.34 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	3,662.07	1,816.41	(1,845.66)	-101.61 %
<b>Total Protective Services</b>					<b>3,662.07</b>	<b>1,816.41</b>	<b>(1,845.66)</b>	<b>-101.61 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	01	4510.01	5	6,584.17	4,615.31	(1,968.86)	-42.66 %
Insurance - General Liability	1	01	4510.02	5	121.00	113.58	(7.42)	-6.53 %
Insurance - Automobile	1	01	4510.03	5	447.58	625.72	178.14	28.47 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	1,408.58	1,408.58	100.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	191.93	180.29	(11.64)	-6.46 %
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 %
Collection Losses	1	01	4570	5	4,208.00	0.00	(4,208.00)	0.00 %
<b>Total General Expense</b>					<b>37,270.67</b>	<b>19,395.47</b>	<b>(17,875.20)</b>	<b>-92.16 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	39,950.00	0.00	(39,950.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(39,950.00)	0.00	39,950.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(105,785.23)</b>	<b>(81,829.64)</b>	<b>(23,955.59)</b>	<b>29.27 %</b>
<b>Net Income (Loss)</b>					<b>2,964.27</b>	<b>23,300.02</b>	<b>(20,335.75)</b>	<b>-258.74 %</b>



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

	Start: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023
<b>Total Revenue</b>	\$169,711.18	\$99,427.73
<b>Total Administrative Expense</b>	\$36,806.96	\$31,397.23
<b>Total Utilities Expense</b>	\$815.14	\$835.15
<b>Total Ordinary Maintenance and Operation</b>	\$13,962.61	\$20,048.13
<b>Total General Expense</b>	\$18,403.31	\$19,759.33
<b>Total Expenses</b>	\$72,822.32	\$74,941.77
<b>Operating Income (Loss)</b>	\$96,888.86	\$24,485.96



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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	30,530.00	27,885.00	2,645.00	9.49 %
Nondwelling Rental	1	02	3190	5	350.00	700.00	(350.00)	-50.00 %
<b>Total Rental Income</b>					<b>30,880.00</b>	<b>28,585.00</b>	<b>2,295.00</b>	<b>8.03 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,050.85	1,684.73	366.12	21.73 %
Other Income - Tenants	1	02	3690	5	3,758.00	2,436.00	1,322.00	54.27 %
<b>Total Other Income</b>					<b>5,808.85</b>	<b>4,120.73</b>	<b>1,688.12</b>	<b>40.97 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	133,022.33	66,722.00	66,300.33	99.37 %
<b>Total Other Receipts</b>					<b>133,022.33</b>	<b>66,722.00</b>	<b>66,300.33</b>	<b>99.37 %</b>
<b>Total Revenue</b>					<b>169,711.18</b>	<b>99,427.73</b>	<b>70,283.45</b>	<b>70.69 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	7,042.04	8,537.87	1,495.83	17.52 %
Legal Expense	1	02	4130	5	0.00	143.00	143.00	100.00 %
Staff Training	1	02	4140	5	665.33	0.00	(665.33)	0.00 %
Travel	1	02	4150	5	203.40	0.00	(203.40)	0.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	87.12	0.00	(87.12)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	3,046.97	3,323.77	276.80	8.33 %
Postage/FedEx/UPS	1	02	4190.03	5	95.81	91.85	(3.96)	-4.31 %
Publications	1	02	4190.11	5	163.00	0.00	(163.00)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	294.00	665.15	371.15	55.80 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,589.45	1,279.67	(5,309.78)	-414.93 %
Forms & Office Supplies	1	02	4190.17	5	902.05	1,957.90	1,055.85	53.93 %
Other Sundry Expense	1	02	4190.18	5	112.40	221.90	109.50	49.35 %
Administrative Contact Costs	1	02	4190.19	5	6,357.01	3,659.02	(2,697.99)	-73.74 %
Management Fee Expense - AMP	1	02	4190.21	5	8,414.88	8,653.60	238.72	2.76 %
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	1,057.50	1,087.50	30.00	2.76 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>36,806.96</b>	<b>31,397.23</b>	<b>(5,409.73)</b>	<b>-17.23 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	504.00	683.19	179.19	26.23 %
Ten Services - Recreation, Pub	1	02	4220	5	40.00	80.00	40.00	50.00 %
<b>Total Tenant Services</b>					<b>544.00</b>	<b>763.19</b>	<b>219.19</b>	<b>28.72 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	239.29	118.34	(120.95)	-102.21 %
Electricity	1	02	4320	5	182.17	383.21	201.04	52.46 %
Gas	1	02	4330	5	307.77	307.77	0.00	0.00 %
Other Utility Expense - Sewer	1	02	4390	5	85.91	25.83	(60.08)	-232.60 %
<b>Total Utilities Expense</b>					<b>815.14</b>	<b>835.15</b>	<b>20.01</b>	<b>2.40 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	138.43	4,780.50	4,642.07	97.10 %
Materials	1	02	4420	5	2,542.25	333.43	(2,208.82)	-662.45 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	1,050.00	300.00	28.57 %
Contract Costs-Other Repairs	1	02	4430.03	5	150.00	0.00	(150.00)	0.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.56	16.73	0.17	1.02 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	52.47	288.16	235.69	81.79 %
Contract Costs-Maintenance	1	02	4430.09	5	2,192.40	1,059.20	(1,133.20)	-106.99 %
Contract Costs-Other	1	02	4430.13	5	0.00	3,056.00	3,056.00	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

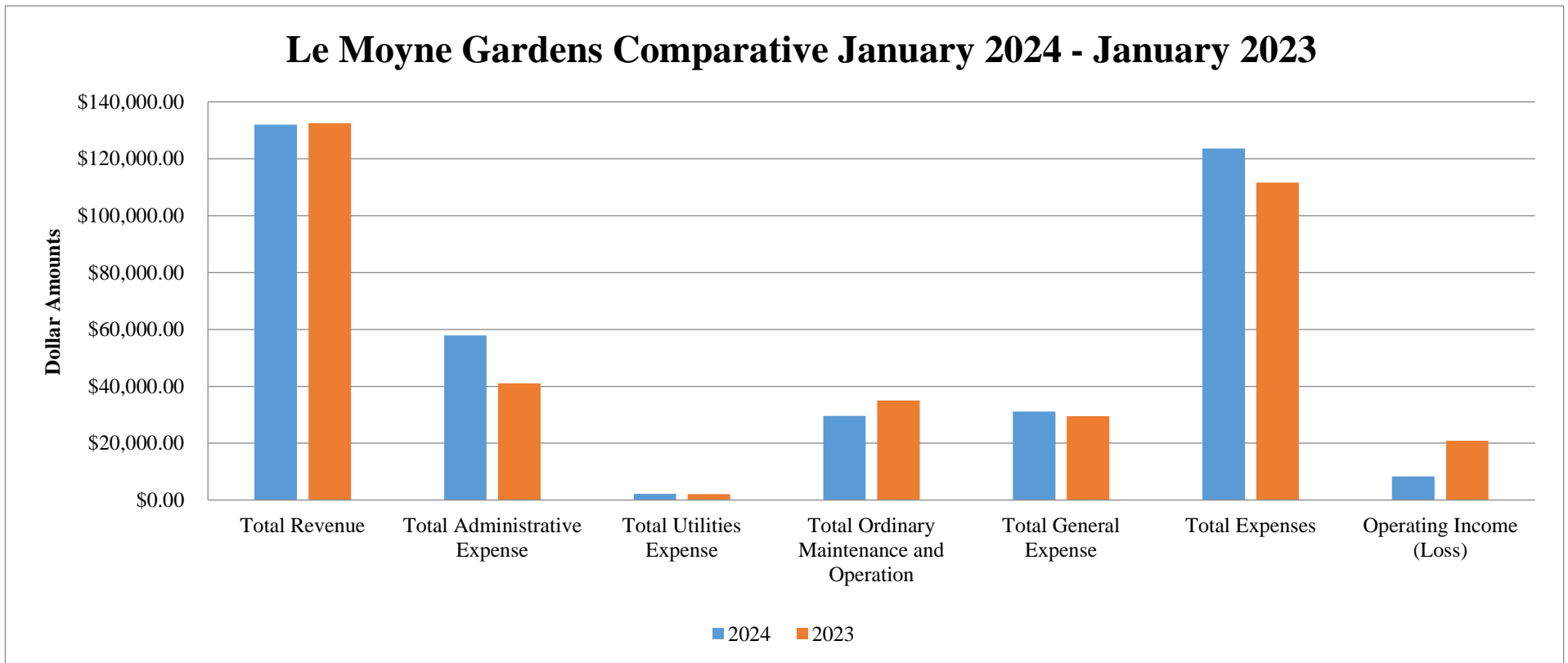
Custom 3: PHA

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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	2,600.00	0.00	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	1,650.00	895.00	(755.00)	-84.36 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	3,335.00	4,200.00	865.00	20.60 %
Connect/Disconnect Fees	1	02	4430.4	5	75.00	15.00	(60.00)	-400.00 %
Garbage and Trash Collection	1	02	4431	5	450.33	221.70	(228.63)	-103.13 %
Emp Benefit Cont - Maintenance	1	02	4433	5	10.17	1,532.41	1,522.24	99.34 %
<b>Total Ordinary Maintenance and Operation</b>					<b>13,962.61</b>	<b>20,048.13</b>	<b>6,085.52</b>	<b>30.35 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	2,290.30	2,138.74	(151.56)	-7.09 %
<b>Total Protective Services</b>					<b>2,290.30</b>	<b>2,138.74</b>	<b>(151.56)</b>	<b>-7.09 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	02	4510.01	5	6,584.17	4,615.31	(1,968.86)	-42.66 %
Insurance - General Liability	1	02	4510.02	5	110.00	103.25	(6.75)	-6.54 %
Insurance - Automobile	1	02	4510.03	5	447.58	625.72	178.14	28.47 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	1,325.72	1,325.72	100.00 %
Insurance - Fidelity Bond	1	02	4510.09	5	180.64	169.68	(10.96)	-6.46 %
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	0.00	1,154.00	1,154.00	100.00 %
<b>Total General Expense</b>					<b>18,403.31</b>	<b>19,759.33</b>	<b>1,356.02</b>	<b>6.86 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	72,450.00	0.00	(72,450.00)	0.00 %
Operating Exp For Property - C	1	02	7590	5	(72,450.00)	0.00	72,450.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(72,822.32)</b>	<b>(74,941.77)</b>	<b>2,119.45</b>	<b>-2.83 %</b>
<b>Net Income (Loss)</b>					<b>96,888.86</b>	<b>24,485.96</b>	<b>72,402.90</b>	<b>-0.19 %</b>

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

	Start: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023
<b>Total Revenue</b>	\$132,014.25	\$132,505.57
<b>Total Administrative Expense</b>	\$57,875.92	\$41,013.52
<b>Total Utilities Expense</b>	\$2,215.71	\$2,143.11
<b>Total Ordinary Maintenance and Operation</b>	\$29,564.45	\$35,005.70
<b>Total General Expense</b>	\$31,113.50	\$29,480.38
<b>Total Expenses</b>	\$123,654.34	\$111,656.44
<b>Operating Income (Loss)</b>	\$8,359.91	\$20,849.13



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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	24,387.00	26,961.00	(2,574.00)	-9.55 %
<b>Total Rental Income</b>					<b>24,387.00</b>	<b>26,961.00</b>	<b>(2,574.00)</b>	<b>-9.55 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,048.58	3,069.88	(21.30)	-0.69 %
Other Income-Tenants	1	03	3690	5	4,914.00	3,027.00	1,887.00	62.34 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	469.19	(469.19)	-100.00 %
<b>Total Other Income</b>					<b>7,962.58</b>	<b>6,566.07</b>	<b>1,396.51</b>	<b>21.27 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	99,664.67	98,978.50	686.17	0.69 %
<b>Total Other Receipts</b>					<b>99,664.67</b>	<b>98,978.50</b>	<b>686.17</b>	<b>0.69 %</b>
<b>Total Revenue</b>					<b>132,014.25</b>	<b>132,505.57</b>	<b>(491.32)</b>	<b>-0.37 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	16,531.22	9,331.71	(7,199.51)	-77.15 %
Legal Expense	1	03	4130	5	0.00	143.00	143.00	100.00 %
Staff Training	1	03	4140	5	665.33	0.00	(665.33)	0.00 %
Travel	1	03	4150	5	203.40	0.00	(203.40)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	3,963.67	2,734.57	(1,229.10)	-44.95 %
Postage/FedEx/UPS	1	03	4190.03	5	95.81	91.85	(3.96)	-4.31 %
Publications	1	03	4190.11	5	163.00	0.00	(163.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	392.00	937.06	545.06	58.17 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,014.12	886.73	(8,127.39)	-916.56 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	1,083.38	1,675.07	591.69	35.32 %
Other Sundry Expense	1	03	4190.18	5	155.33	272.36	117.03	42.97 %
Administrative Contact Costs	1	03	4190.19	5	9,244.56	8,442.71	(801.85)	-9.50 %
Management Fee Expense - AMP	1	03	4190.21	5	11,637.60	11,756.96	119.36	1.02 %
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	1,462.50	1,477.50	15.00	1.02 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>57,875.92</b>	<b>41,013.52</b>	<b>(16,862.40)</b>	<b>-41.11 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	588.00	796.75	208.75	26.20 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	60.00	60.00	100.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	0.00	735.14	735.14	100.00 %
<b>Total Tenant Services</b>					<b>588.00</b>	<b>1,591.89</b>	<b>1,003.89</b>	<b>63.06 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	402.68	359.93	(42.75)	-11.88 %
Electricity	1	03	4320	5	1,568.90	1,585.91	17.01	1.07 %
Gas	1	03	4330	5	148.06	150.46	2.40	1.60 %
Other Utility Expense - Sewer	1	03	4390	5	96.07	46.81	(49.26)	-105.23 %
<b>Total Utilities Expense</b>					<b>2,215.71</b>	<b>2,143.11</b>	<b>(72.60)</b>	<b>-3.39 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	8,995.54	8,397.86	(597.68)	-7.12 %
Materials	1	03	4420	5	602.91	3,857.70	3,254.79	84.37 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	825.00	1,823.00	998.00	54.74 %
Contract Costs-Other Repairs	1	03	4430.03	5	650.00	7,900.00	7,250.00	91.77 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.09	22.33	0.24	1.07 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	2,370.67	114.73	(2,255.94)	-1966.30 %
Contract Costs-Maintenance	1	03	4430.09	5	564.80	0.00	(564.80)	0.00 %
Contract Costs-Other	1	03	4430.13	5	1,190.00	1,285.00	95.00	7.39 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	2,900.00	(1,450.00)	-50.00 %

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

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

Custom 2: AMP3

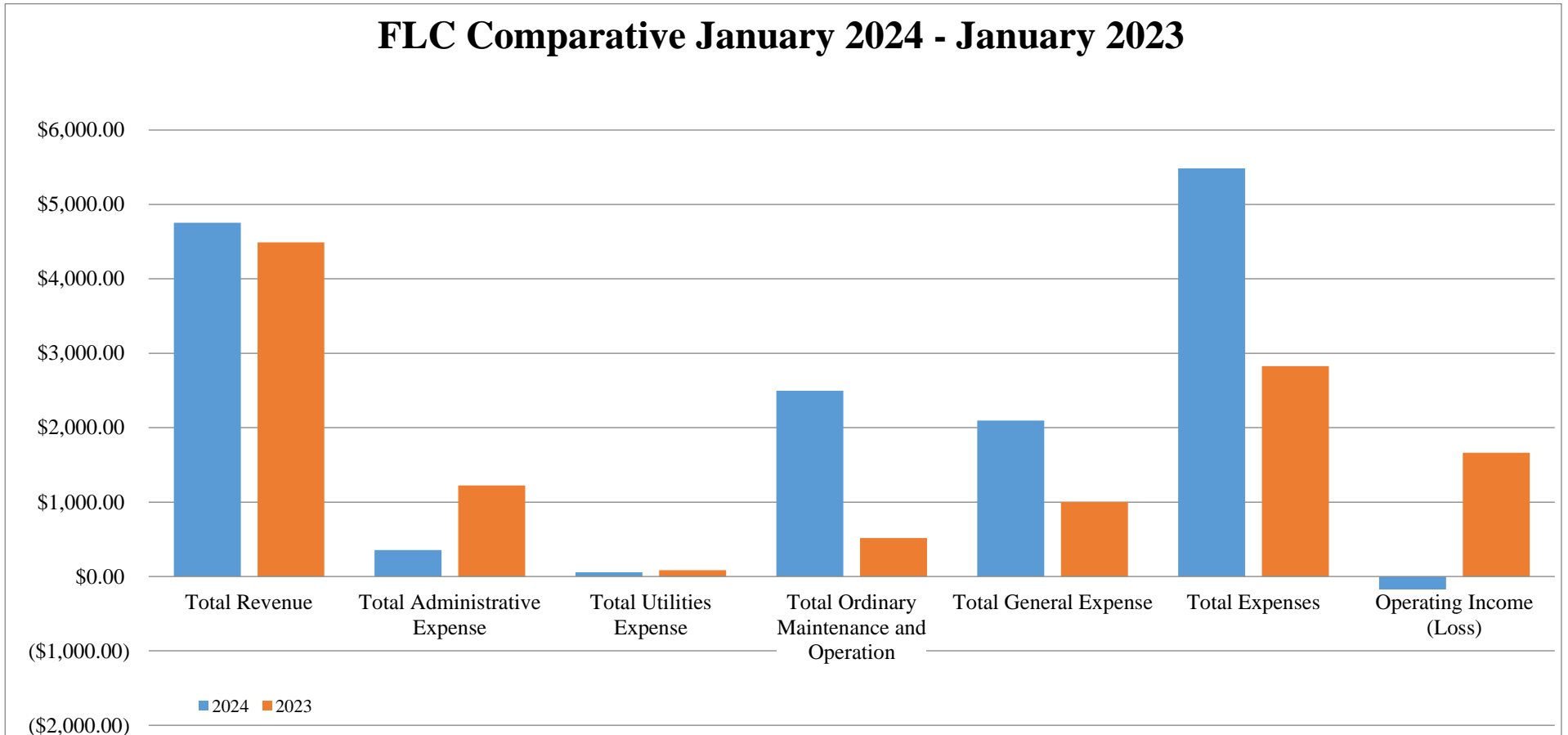
Custom 3: PHA

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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
Contract Costs-Unit Turnaround	1	03	4430.20	5	5,985.00	3,990.00	(1,995.00)	-50.00 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	650.00	0.00	(650.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	150.00	165.00	15.00	9.09 %
Garbage and Trash Collection	1	03	4431	5	294.67	460.34	165.67	35.99 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,913.77	4,089.74	1,175.97	28.75 %
<b>Total Ordinary Maintenance and Operation</b>					<b>29,564.45</b>	<b>35,005.70</b>	<b>5,441.25</b>	<b>15.54 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	2,296.76	2,421.84	125.08	5.16 %
<b>Total Protective Services</b>					<b>2,296.76</b>	<b>2,421.84</b>	<b>125.08</b>	<b>5.16 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	03	4510.01	5	7,997.75	5,604.31	(2,393.44)	-42.71 %
Insurance - General Liability	1	03	4510.02	5	165.00	154.88	(10.12)	-6.53 %
Insurance - Automobile	1	03	4510.03	5	603.26	843.36	240.10	28.47 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	2,237.15	2,237.15	100.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	304.83	286.34	(18.49)	-6.46 %
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	6,039.00	3,625.00	(2,414.00)	-66.59 %
<b>Total General Expense</b>					<b>31,113.50</b>	<b>29,480.38</b>	<b>(1,633.12)</b>	<b>-5.54 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	9,300.00	27,500.00	18,200.00	66.18 %
Operating Exp For Property - C	1	03	7590	5	(9,300.00)	(27,500.00)	(18,200.00)	66.18 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(123,654.34)</b>	<b>(111,656.44)</b>	<b>(11,997.90)</b>	<b>10.75 %</b>
<b>Net Income (Loss)</b>					<b>8,359.91</b>	<b>20,849.13</b>	<b>(12,489.22)</b>	<b>27.39 %</b>

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

	Start: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023
<b>Total Revenue</b>	\$4,754.41	\$4,490.07
<b>Total Administrative Expense</b>	\$356.46	\$1,223.90
<b>Total Utilities Expense</b>	\$55.69	\$84.18
<b>Total Ordinary Maintenance and Operation</b>	\$2,494.94	\$515.94
<b>Total General Expense</b>	\$2,094.82	\$1,001.77
<b>Total Expenses</b>	\$5,485.37	\$2,825.79
<b>Operating Income (Loss)</b>	(\$730.96)	\$1,664.28



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

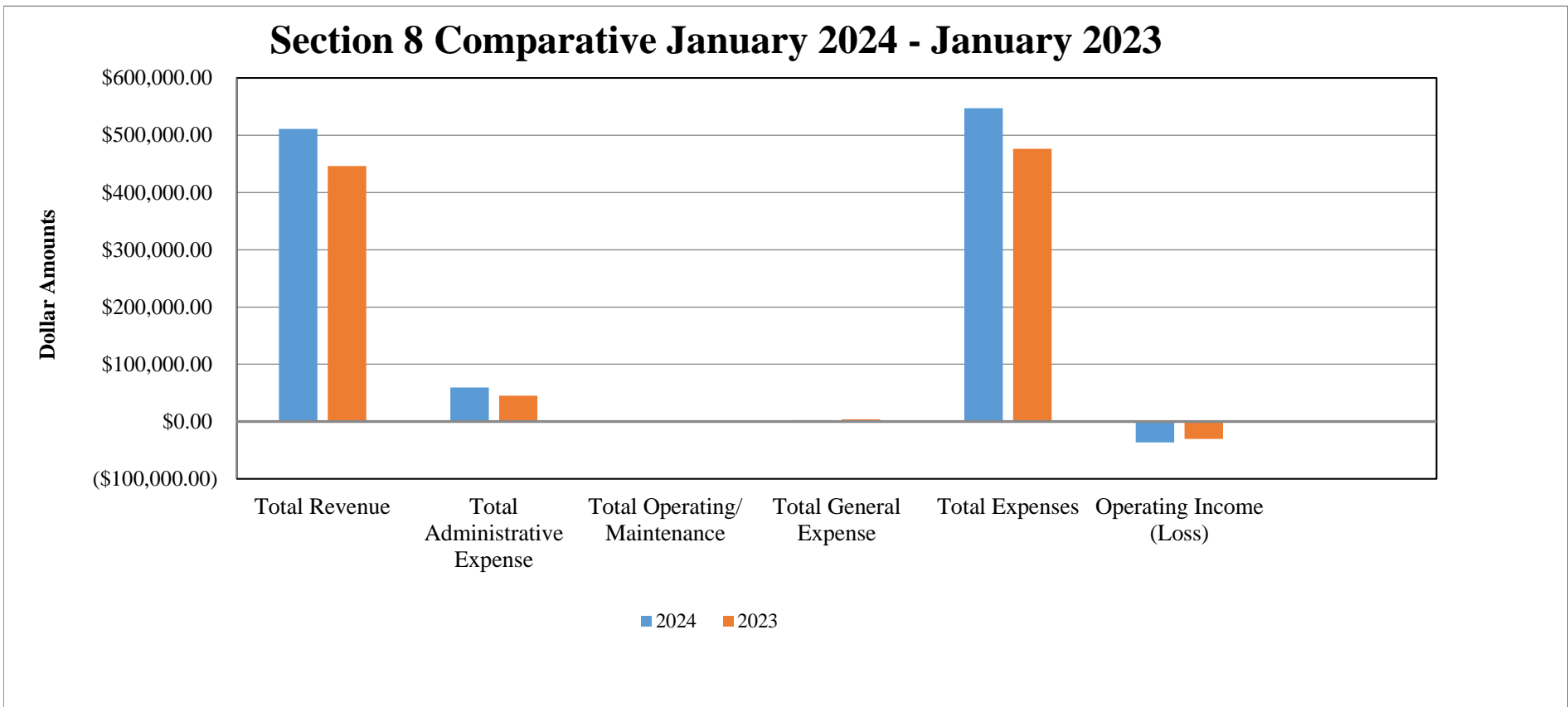
					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,400.00	4,200.00	200.00	4.76 %
<b>Total Rental Income</b>					<b>4,400.00</b>	<b>4,200.00</b>	<b>200.00</b>	<b>4.76 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	229.41	215.07	14.34	6.67 %
Other Income-Tenants	3	01	3690	5	125.00	75.00	50.00	66.67 %
<b>Total Other Income</b>					<b>354.41</b>	<b>290.07</b>	<b>64.34</b>	<b>22.18 %</b>
<b>Total Revenue</b>					<b>4,754.41</b>	<b>4,490.07</b>	<b>264.34</b>	<b>5.89 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	215.80	113.88	(101.92)	-89.50 %
Employee Benefits Cont - Admin	3	01	4182	5	15.58	8.22	(7.36)	-89.54 %
Sundry	3	01	4190	5	0.00	569.29	569.29	100.00 %
Forms & Office Supplies	3	01	4190.17	5	0.00	152.56	152.56	100.00 %
Other Sundry Expense	3	01	4190.18	5	125.08	379.95	254.87	67.08 %
<b>Total Administrative Expense</b>					<b>356.46</b>	<b>1,223.90</b>	<b>867.44</b>	<b>70.88 %</b>
<b>Tenant Services</b>								
Ten Services - Recreation, Pub	3	01	4220	5	483.46	0.00	(483.46)	0.00 %
<b>Total Tenant Services</b>					<b>483.46</b>	<b>0.00</b>	<b>(483.46)</b>	<b>0.00 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	21.36	30.25	8.89	29.39 %
Other Utility Expense - Sewer	3	01	4390	5	34.33	53.93	19.60	36.34 %
<b>Total Utilities Expense</b>					<b>55.69</b>	<b>84.18</b>	<b>28.49</b>	<b>33.84 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	99.00	90.00	(9.00)	-10.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	2,300.00	0.00	(2,300.00)	0.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	45.00	45.00	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	285.00	285.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>2,494.94</b>	<b>515.94</b>	<b>(1,979.00)</b>	<b>-383.57 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	3	01	4510.01	5	1,172.15	824.16	(347.99)	-42.22 %
Insurance - General Liability	3	01	4510.02	5	16.50	15.46	(1.04)	-6.73 %
Insurance - Windstorm	3	01	4510.15	5	906.17	162.15	(744.02)	-458.85 %
<b>Total General Expense</b>					<b>2,094.82</b>	<b>1,001.77</b>	<b>(1,093.05)</b>	<b>-109.11 %</b>
<b>Total Expenses</b>					<b>(5,485.37)</b>	<b>(2,825.79)</b>	<b>(2,659.58)</b>	<b>94.12 %</b>
<b>Net Income (Loss)</b>					<b>(730.96)</b>	<b>1,664.28</b>	<b>(2,395.24)</b>	<b>-99.22 %</b>



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

Start: 01/01/2024    Start: 01/01/2023  
End: 01/31/2024    End: 01/31/2023

<b>Total Revenue</b>	<b>\$510,985.23</b>	<b>\$446,063.71</b>
<b>Total Administrative Expense</b>	<b>\$59,399.86</b>	<b>\$44,899.16</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,358.37</b>	<b>\$1,226.43</b>
<b>Total General Expense</b>	<b>\$2,274.70</b>	<b>\$3,709.08</b>
<b>Total Expenses</b>	<b>\$547,364.43</b>	<b>\$476,296.67</b>
<b>Operating Income (Loss)</b>	<b>(\$36,379.20)</b>	<b>(\$30,232.96)</b>



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

					Start: 01/01/2024	Start: 01/01/2023		
					End: 01/31/2024	End: 01/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	54,976.00	52,529.00	2,447.00	4.66 %
Interest Income HA Portion	7	01	3300	5	318.43	415.94	(97.51)	-23.44 %
Portable Admin Fees Earned	7	01	3300.P	5	218.80	409.77	(190.97)	-46.60 %
HAP Earned Income	7	01	4902	5	455,472.00	392,709.00	62,763.00	15.98 %
<b>Total Operating Income</b>					<b>510,985.23</b>	<b>446,063.71</b>	<b>64,921.52</b>	<b>14.55 %</b>
<b>Total Revenue</b>					<b>510,985.23</b>	<b>446,063.71</b>	<b>64,921.52</b>	<b>14.55 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	19,178.02	11,933.61	(7,244.41)	-60.71 %
STAFF TRAINING	7	01	4140	5	499.00	599.00	100.00	16.69 %
Travel	7	01	4150	5	1,947.37	556.87	(1,390.50)	-249.70 %
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	7,532.17	4,458.49	(3,073.68)	-68.94 %
Postage/FedEx/UPS	7	01	4190.03	5	475.92	456.26	(19.66)	-4.31 %
Publications	7	01	4190.11	5	163.00	0.00	(163.00)	0.00 %
Membership Dues and Fees	7	01	4190.12	5	1,596.00	278.40	(1,317.60)	-473.28 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,410.91	669.85	(741.06)	-110.63 %
Forms & Office Supplies	7	01	4190.17	5	1,645.26	3,980.97	2,335.71	58.67 %
Other Sundry Expense	7	01	4190.18	5	57.61	53.67	(3.94)	-7.34 %
Administrative Contact Costs	7	01	4190.19	5	7,524.60	4,542.04	(2,982.56)	-65.67 %
Asset Management Fee - AMP	7	01	4190.22	5	9,156.00	9,072.00	(84.00)	-0.93 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,722.50	5,670.00	(52.50)	-0.93 %
Asset Management Fee - AMP	7	03	4190.22	5	876.00	960.00	84.00	8.75 %
AMP Bookkeeping Fees	7	03	4190.23	5	547.50	600.00	52.50	8.75 %
<b>Total Administrative Expense</b>					<b>59,399.86</b>	<b>44,899.16</b>	<b>(14,500.70)</b>	<b>-32.30 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
4400 Materials	7	01	4420	5	175.09	45.72	(129.37)	-282.96 %
4400 VEHICLE MAINTENANCE	7	01	4430.1	5	52.47	49.90	(2.57)	-5.15 %
<b>Total Operating Expenses</b>					<b>1,358.37</b>	<b>1,226.43</b>	<b>(131.94)</b>	<b>-10.76 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	7	01	4510.01	5	6.11	0.00	(6.11)	0.00 %
Insurance - Automobile	7	01	4510.03	5	136.22	190.44	54.22	28.47 %
Insurance - Workman's Comp	7	01	4510.04	5	0.00	1,408.58	1,408.58	100.00 %
Insurance - Fidelity Bond	7	01	4510.09	5	191.93	180.29	(11.64)	-6.46 %
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	(2,323.59)	(6,176.00)	(3,852.41)	62.38 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,323.59	6,176.00	3,852.41	62.38 %
Portable Admin Fees Paid	7	03	4590.P	5	1,892.48	1,878.59	(13.89)	-0.74 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,790.74)	(8,116.52)	(6,325.78)	77.94 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,790.74	8,116.52	6,325.78	77.94 %
<b>Total General Expense</b>					<b>2,274.70</b>	<b>3,709.08</b>	<b>1,434.38</b>	<b>38.67 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	435,207.50	384,811.00	(50,396.50)	-13.10 %
HAP Payments - Utilities	7	01	4715.4	5	11,895.00	6,587.00	(5,308.00)	-80.58 %
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	17,889.00	12,597.00	(5,292.00)	-42.01 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	133.00	92.00	(41.00)	-44.57 %
HAP Payments - Port Out	7	03	4715.PO	5	14,141.00	15,864.00	1,723.00	10.86 %
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 %

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: 01/01/2024 End: 01/31/2024	Start: 01/01/2023 End: 01/31/2023	Variance	Variance %
<b>Total Housing Assistance Payments</b>	<u>484,331.50</u>	<u>426,462.00</u>	<u>(57,869.50)</u>	<u>-13.57 %</u>
<b>Total Expenses</b>	<u>(547,364.43)</u>	<u>(476,296.67)</u>	<u>(71,067.76)</u>	<u>14.92 %</u>
<b>Net Income (Loss)</b>	<u><u>(36,379.20)</u></u>	<u><u>(30,232.96)</u></u>	<u><u>(6,146.24)</u></u>	<u><u>20.31 %</u></u>

Chief Financial Officer Report  
for March 20, 2024  
Highlights of Activities for February 2024

**Ongoing Activities:**

- Meetings for the month:
  - Weekly & monthly staff meetings / Security meetings
  - Maintenance meetings
  - MRI virtual server meetings
  - Los Vecinos Construction meetings
  - Motivational staff meetings
  - Board meeting practices, Board meeting, & Board overview
  - HUD San Antonio Training meeting
  - HUD Two-Year Tool meeting
  - Accounting staff weekly meetings
- 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 at Los Vecinos on Feb. 16<sup>th</sup> & from home on Feb. 26<sup>th</sup> – half day due to disinfecting
- Attended employee and Temp. employee interviews
- Worked with employee on action plan requested
- Submitted my recommendation for employee of the quarter
- Reviewed and finalized all budgets for all departments

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

HR/Accounting Coordinator Report  
 March 20, 2024  
 Highlights of Activities for February 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 2<sup>nd</sup> and 4<sup>th</sup> Thursday
  - Motivational staff meetings on Fridays
  - Board packet review
  - Board meeting practices; Board meeting and Board meeting overview
  - Security meeting
  - Password information meeting
  - MRI server meetings
- Reviewed and responded to emails and phone calls
- Entered invoices and reimbursements and processed them for payment
- Entered deposits into the bank accounts and took deposits to Lone Star National Bank
- Met with Ms. Lucio on personnel matters
- Updated employee annual and sick leave balances for the end of January
- Reviewed timesheets and processed payrolls for February
- Prepared Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for January
- Reviewed all vehicle inspections completed and saved for January
- Processed and submitted the HART Retirement for January
- Printed out bank ACH information for online rent payments
- Held interviews for an Eligibility Specialist and temp. clerks and maintenance
- Continued training Accounting Clerk
- Updated employee's pay rates due to evaluations received
- Assisted with the QC of inventory and inventory adjustments
- Ordered and picked up badges for employees
- QC vehicle inspections at Bonita Park
- Worked from Los Vecinos half day and from home half day due to disinfecting of offices

Please let me know if you have any questions.

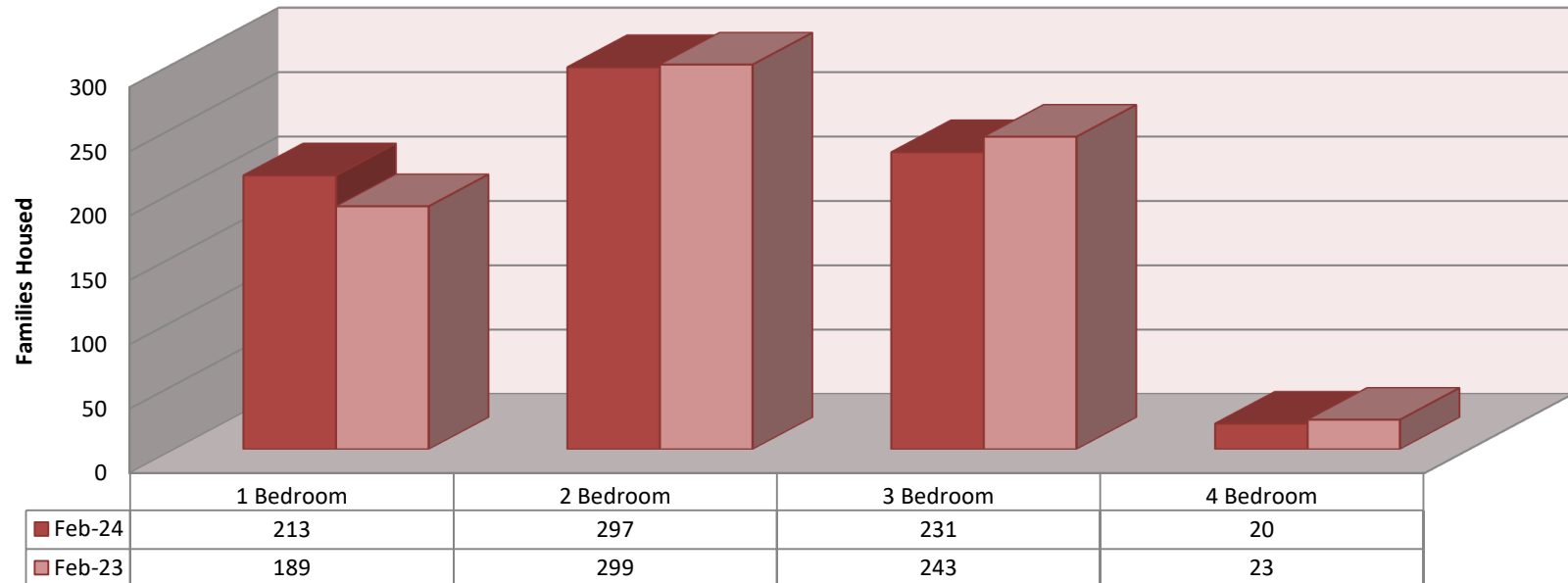
Thank you,

Melissa Guajardo  
 HR/Accounting Coordinator

**Board Meeting Report  
March 20, 2024**

**Total Alloted Vouchers: 743  
Vouchers Leased: 761  
Pending Vouchers: 0  
Vouchers Seaching: 55**

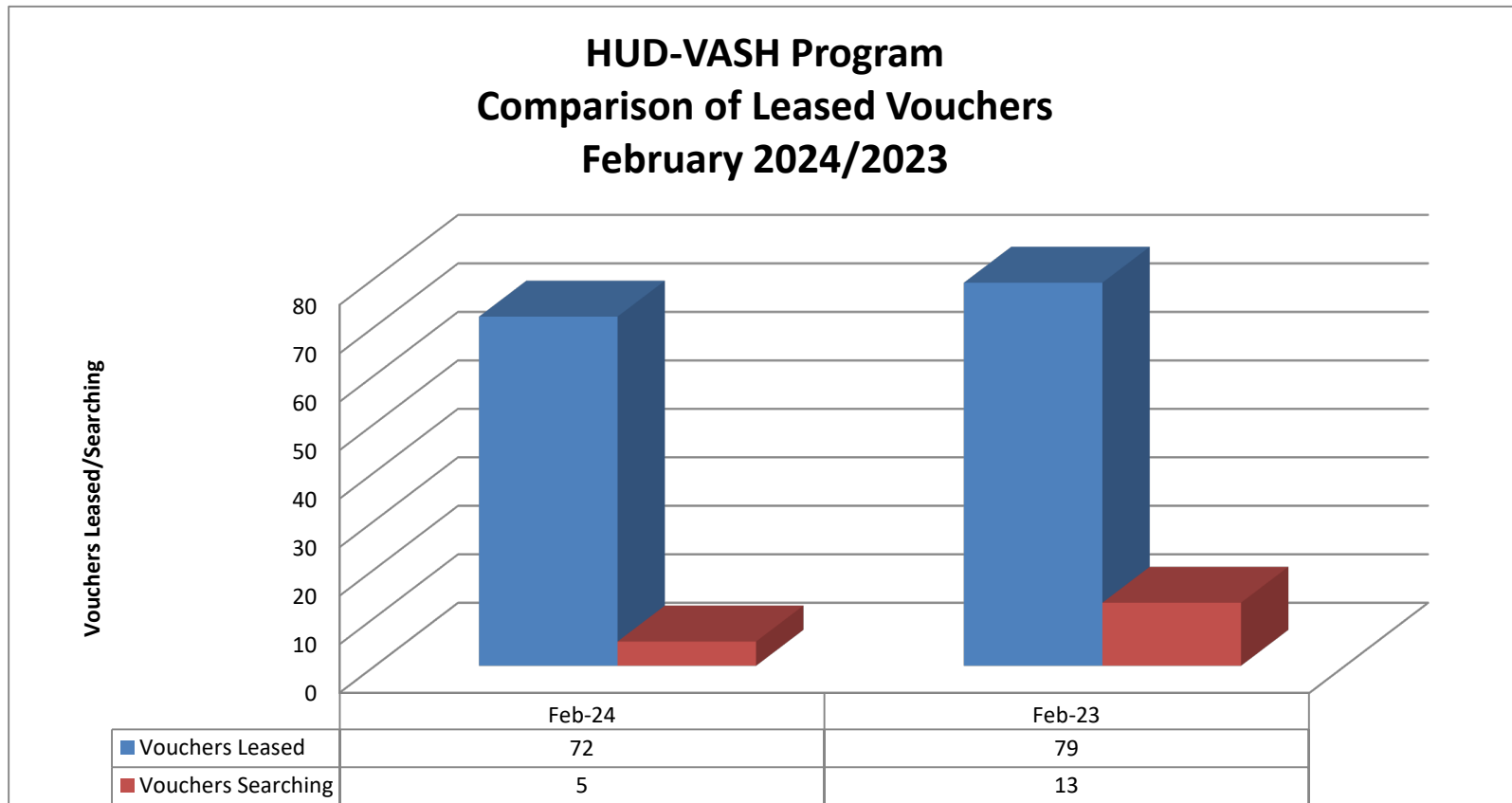
**HCV/Section 8 Program  
Comparison of Leased Vouchers  
February 2024/2023**



<b>Total Families on Waiting List</b>	<b>384</b>
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**Board Meeting Report  
March 20, 2024**

**Total Alloted Vouchers: 87  
VASH Vouchers Leased: 72  
Port-outs: 40  
Housed in Harlingen: 32**



# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

## Board Meeting Report March 20, 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  
January 2024 Score is  
98.02%

### Quality Control

File audit was held on February 23, 2024 at Bonita Park  
4 files were audited

### Activities for the month of February 2024:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on February 08<sup>th</sup> (20 were received)
- Issued HAP Checks for March 2024
- Submitted VMS monthly report
- Submitted Lease up report to Finance Dept.
- Attended monthly meetings with Low Rent
- Attended Security meetings via Webex
- Conducted 2 employee evaluations
- Attended Board Meeting @ Bonita Park
- 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 meeting with MRI software team
- Attended board meeting practices @ LMG, BP, LV, and ST
- 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 through February 2024	74	57	60	17	100	120	33	1	15	9
January through February 2023	66	59	49	7	117	117	0	0	8	21
<b>Increase</b>	<b>8</b>	<b>0</b>	<b>11</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>33</b>	<b>1</b>	<b>7</b>	<b>0</b>
<b>Decrease</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

Move ins and transfer Inspections added to completed Inspections

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	14	3
Feb-24	40	28	34	8	59	79	12	1	1	6
YTD	74	57	60	17	100	120	33	1	15	9

**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
Feb-23	38	29	21	2	73	73	0	0	6	10
YTD	66	59	49	7	117	117	0	0	8	21

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

**February 29, 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	117	19	4	4	192	<b>483</b>
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	<b>9</b>

***Vacancies***

Market Conditions →	0	0	0	0	0	0	<b>0</b>
CFP →	0	0	0	0	0	0	<b>0</b>
Bedroom Size 1 bed	0	0	0	0	0	0	<b>0</b>
2 bed	1	0	0	0	0	2	<b>3</b>
3 bed	1	0	0	0	0	2	<b>3</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	2	0	0	0	0	4	<b>6</b>
Total Vacancies →	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>

Total Units per Development →	<b>150</b>	<b>120</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>200</b>	<b>498</b>
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Notation: Data based on Manager's Monthly Reports Submitted 2.29.2024

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:**                      98.67%              100.00%              100.00%              100.00%              100.00%              98.00%              **98.80%**

\* **VACANCY RATE:**                        1.33%                0.00%                0.00%                0.00%                0.00%                2.00%                **1.20%**

\* does not include CFP units

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

*Per unit Fee count*              148                      120                      20                      4                      4                      196                      492

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 March 20, 2024

Activities for the month of February

WAITING LIST AS OF 02-29-2024

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	49
2 Bedroom	13
3 Bedroom	14
4 Bedroom	01
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 77

Unit offers mailed: 30

Security Deposits received: 08

Applications ready for review as of 02-29-2024: 16

Applications pending: 36

## LOW RENT PROGRAM

### Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled <i>(after two unit offers)</i>	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through February 2024	124	119	35	132	13	43	10	14	33%
January through February 2023	136	125	28	11	7	35	9	11	31%
<b>Increase</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>121</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>2%</b>
<b>Decrease</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

Report By: Nancy Garza -Admissions Coordinator

## LOW RENT PROGRAM

### Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
Feb-24	65	60	16	34	10	30	3	5	17%
YTD Total:	124	119	35	132	13	43	10	14	33%

## 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%
Feb-23	75	70	3	11	5	15	0	6	40%
YTD Total:	139	125	28	11	7	35	9	11	31%

**Date:** March 1, 2024

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

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

**Subject:** Public Housing Board Report – February 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.

**January 2024 Score is 100%**

**Monthly HUD Reports:**

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

**Quality Control:**

Monitored the applicant denials monthly for the Public Housing Program. I had zero (0) tenant concerns. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, and I had zero (0) Denial Hearings for the HCV/S8 Program.

**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**  
**March 20, 2024**  
**February 2024 Activities**

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

- Los Vecinos: February 14<sup>th</sup> and 28<sup>th</sup>, 2024 at 2:00 p.m. at the Los Vecinos Community Center
  - Topics: Los Vecinos Street Repairs and Tenant Association Scholarships – 0 residents attended
- Bonita Park: February 14<sup>th</sup> and 28<sup>th</sup>, 2024 at 2:00 p.m. at the Bonita Park Community Center
  - Topics: Tenant Association Scholarships – 4 residents attended
- Sunset Terrace: February 14<sup>th</sup> and 28<sup>th</sup>, 2024 at 10:00 a.m. at the Sunset Terrace Learning Center
  - Topics: Tenant Association Scholarships – 0 residents attended
- Le Moyne Gardens: February 14<sup>th</sup> and 28<sup>th</sup>, 2024 at 1:00 p.m. at the Le Moyne Gardens Community Center
  - Topics: Tenant Association Scholarships – 4 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. We harvested broccoli and cauliflower
  - We are preparing for Spring planting
- Los Vecinos: Garden is temporarily closed due to the Los Vecinos Street construction

**Recycling Program:**

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

**Quarterly Crime Prevention Meeting:**

- The next Quarterly Crime Prevention Meeting is on April 23, 2024 at the Bonita Park Learning Center at 3:00 p.m.

**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.
  - An update meeting was held on February 12, 2024 at 11:00 a.m. via Microsoft Teams. 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:**

- February 1, 2024: Story time presented by the Bonita Park Apartments. Monica R. Velasquez, Teacher at Zavala Elementary School and Author, read her book, “The Wait Until Sunday for Pan Dulce.”
- February 5, 2024: Story time presented by the Bonita Park Apartments. Adrian Gonzalez, Cameron County Constable read “Happy Valentine’s Day Charlie Brown” by Charles M. Schulz

**NAHRO Merit Awards:**

- The 2024 NAHRO Merit Awards are due on March 14, 2024
- New Topics:
  - Courtesy Officers, security and cameras in Public Housing
  - Counselors at the Family Learning Centers

**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.



**Resident and Youth Activities Board Report**  
**March 20, 2024**  
**February 2024 Activities**

**Events:**

- February 13, 2024: Tu Salud Si Cuenta Information Session from 10:00 a.m.-12:00 p.m. at the Le Moyne Gardens Community Room. Six residents attended. They enjoyed learning about healthy meal preparation practices.
- February 14, 2024: Mary Prieto and Elva Mares attended the TSTC Community Resource Fair from 10:30 a.m. to 1:00 p.m. at the TSTC Student Center. A total of 45 students stopped by our booth. Elva and I distributed program flyers for the Public Housing and HCV/Section 8 Programs, books, pencils, and pens.

**Family Learning Centers:**

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- Family Learning Centers are open Monday through Friday from 4:30 p.m. to 7:00 p.m.
- 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

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

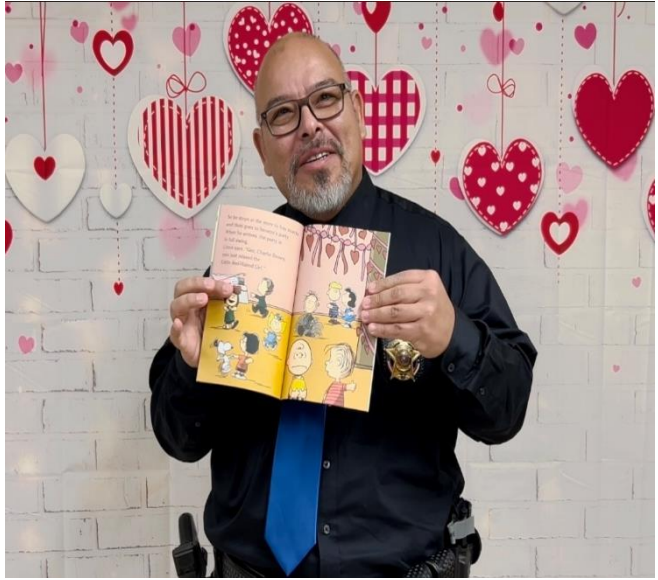
**Tentative 2024 Scholarships Due Date:**

<b>Scholarship</b>	<b>Due Date</b>	<b>Students contacted</b>	<b>Submission</b>	<b>Awarded</b>
PHADA	1/26/2024	19	2	0
TX NAHRO	2/16/2024	24	7	0
HAVE-STR	4/19/2024	0	0	0
HAHC	4/26/2024	0	0	0
LV Tenant Association	4/26/2024	0	0	0
BP/ST Tenant Association	4/26/2024	0	0	0
LMG Tenant Association	4/26/2024	0	0	0
NELROD	5/2024	0	0	0

**Resident and Youth Activities Board Report**  
**March 20, 2024**  
**February 2024 Activities**

Monica R. Velasquez  
Teacher and Author, read her book,  
“The Wait Until Sunday for Pan Dulce.”

Adrian Gonzalez  
Cameron County Constable read “Happy  
Valentine’s Day Charlie Brown”  
by Charles M. Schulz



Tu Salud Si Cuenta Information Session  
at Le Moyne Gardens



**Resident and Youth Activities Board Report**  
**March 20, 2024**  
**February 2024 Activities**

TSTC Community Resource Fair



# HARLINGEN



Housing Authority

March 20, 2024

Maintenance Report

By: Mary Prieto, Senior Property Manager

## Units ready to rent for the Month of February 2024

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	209	0	1
Bonita Park	0	14	0	0	1
Le Moyne Gardens	0	0	0	0	0
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	1	1	0	2

## Work orders completed for the Month of February 2024

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2024 - 02/29/2024	91	66	173	42	372

## Work orders completed for the Month of February 2023 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2023 – 02/28/2023	119	89	179	30	417

**Date: March 1, 2024**

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

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

**Subject: March 20, 2024, Board Report- February 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.

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 remodeled apartment #14. This job is 100% complete.

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

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

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

**Sunset Terrace AMP #020:**

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

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

**Le Moyne Gardens AMP #030:**

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

G.S Electric & Remodeling installed metal roofing at apartments #169 through #172. This job is 100% complete.

G.S Electric & Remodeling installed metal roofing at apartments #173 through #176. This job is 100% complete.

Rudy De La Cruz is remodeling apartment #83. This job is 45% complete.

Rudy De La Cruz is remodeling apartment #107. 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 1/2 Jackson St.**

Rudy De La Cruz replaced a window, installed dryer hookup and prepared apartment #207 at FLC for rent. This job is 100% complete.

## Accounting Assistant /MIS Coordinator Board Report

March 20, 2024

## February 2024 Activities

- Attended weekly Staff meetings and Security meetings
- Attended the Board meeting practices, Board packet review, and Board meetings
- Attended the HUD field office meeting
- Attended the HCV/Section 8 Two-year tool meeting
- Attended Cloud base server meeting with Oscar Graber
- Reviewed the accounting team reports and combined
- 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 in the morning on 2-16-24 due to disinfecting of the COCC
- Worked from home in the morning on 2-26-24 due to disinfecting of the COCC
- CNG/Internet updates:
  - Spectrum agreement has been signed and technicians have been doing installations of Fiber; Will advise Mr. Medina to go ahead with installation of Spectrum firewall.
  - MRI cloud base server has been installed as of 12-18-23; Will meet with Oscar Graber on 2-29-24 to discuss progress.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: March 01, 2024

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the March 20, 2024, Board Mtg (6+ months)

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**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:**

March 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:**

**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 1<sup>st</sup> Monday of month LV, LMG, BP
- 04: Security Mtg at 9:00 a.m. Webex
- 04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04: Hats off to Reading Public Library Event 4:00 p.m. – 6:00 p.m. (Mary, Cynthia, Evelyn)
- 05: LMG Head Start Renovation Mtg at 1:30 p.m.
- 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: Mtg with HCV/S8 Administrator at 10:00 a.m.
- 07: HCISD Counselors Mtg at 11:30 a.m. at COCC (Cancelled by Counselors)
- 07: City of Harlingen Mtg for Washington Development at 2:00 p.m.
- 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
- 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
- 19-20: 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: Pest Control at Le Moyne Gardens
- 21: Los Vecinos Construction Mtg at 9:00 a.m.
- 21: HCV/S8 Two Year Tool with HUD San Antonio Field Office at 10:30 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. (Rescheduled April 23, 2024)
- 26: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 26: Admin Mtg with Accounting at 2:00 p.m. (Rescheduled April 22, 2024)
- 26-28: Texas NAHRO Conference, Dallas, Texas
- 27: Admin Mtg with HCV/S8 & Admissions at 10 a.m. (Rescheduled April 24, 2024)
- 27: Admin Mtg with Low Rent Team at 2:00 p.m. (Rescheduled April 24, 2024)
- 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 1<sup>st</sup> Monday of month by LV, LMG, BP
- 01: Security Mtg at 9:00 a.m. Webex
- 01: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 03: 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
- 04: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 05: Agenda due for Accounting Mtg by 12 noon Mtg on 04/22/2024
- 05: Agenda due for Administrative Asst. Mtg by 12 noon for Mtgs on 04/23/2024
- 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: Agendas due for HCV/S8 & LR by 12 noon for Mtgs on 04/24/2024
- 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: 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: 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.
- 18: Mtg with HCV/S8 Administrator at 2:00 p.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
- 19: HAVE-STR Scholarship Applications are Due bs are Due by 12 Noon
- 22: Security Mtg at 9:00 a.m. Webex
- 22: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 22: Admin Mtg with Accounting at 2:00 p.m.  
Agenda for Mtg due Friday, 04/05/24 at 12 p.m.
- 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 04/05/24 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 10:00 a.m.  
Agenda for Mtg due by Monday, 04/08/24 by 12 p.m.
- 24: Admin Mtg with Low Rent Team at 2:00 p.m.  
Agenda for Mtg due by Low Rent Monday, 04/08/24 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: HAVE-STR Scholarship Applications review at 10:00 a.m. at McAllen HA
- 03: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 05/21/2024
- 03: Friday Staff Mtg at 3:00 p.m. (Quotes on Cinco De Mayo) Acct, approved HCV/S8
- 03: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 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 1<sup>st</sup> Monday of month LV, LMG, BP
- 06: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 05/22/2024
- 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: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 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
- 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: 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.
- 16: Mtg with HCV/S8 Administrator at 2:00 p.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
- 18: Main Office Storage Room Clean out 8:00 a.m. – 1:00 p.m. (COCC upstairs)
- 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 05/03/24 at 12 p.m.
- 21: Admin Mtg with the Accounting Team at 2:00 p.m.  
Agenda for Mtg due by Accounting Team, Friday, 05/03/24 at 12 p.m.
- 22: Admin Mtg with HCV/S8 & Admissions Department at 10 a.m.  
Agenda for Mtg due by Monday, 05/06/24 by 12 p.m.
- 22: Admin Mtg with Low Rent Team at 2:00 p.m.  
Agenda for Mtg due by Low Rent Monday, 05/06/24 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
- 25: Main Office Storage Room Clean out 8:00 a.m. – 1:00 p.m. (COCC upstairs) (Backup)
- 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.
- 30: Mtg with HCV/S8 Administrator at 2:00 p.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 1<sup>st</sup> 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
- 06: Mtg with HCV/S8 Administrator at 2:00 p.m.
- 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 (staff attendance)
- 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 1<sup>st</sup> Monday of month by LV, **LMG**, BP
- 01: Security Mtg at 9:00 a.m. Webex
- 01: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 03: 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 (4<sup>th</sup> 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

- 10-12: NAHRO Summer Symposium, Chicago IL (Grand Riverwalk Hotel)
- 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 1<sup>st</sup> Monday of month by LV, LMG, BP
- 05: Security Mtg at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 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
- 13-15: THA Conference, Galveston, Texas
- 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
- 20-22: Lindsey/MRI on site Training (Kingsbury)
- 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 1<sup>st</sup> 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)
- 26-28: NAHRO Conference Orlando, Florida
- 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 1<sup>st</sup>Monday 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 1<sup>st</sup> Monday of month LV, LMG, BP
- 04: Security Mtg at 9:00 a.m. Webex
- 04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06: 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 1<sup>st</sup> Monday of month **LV**, LMG, BP  
 02: Security Mtg Monday at 9:00 a.m. Webex  
 02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

- 04 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.
- 05-06: HAVE-STR HUD San Antonio Field Office Mtg
- 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 2<sup>nd</sup> Thursday of every month. We also meet with the HUD San Antonio Field Office monthly for the HCV/S8 Two Year Tool. We are registered 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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month at 3:00 p.m. The 2<sup>nd</sup> Thursday maintenance meetings are through Webex and the 4<sup>th</sup> Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

**OTHER MEETINGS:**

**LEGAL MATTERS:** Staff and I are working with Alan T. Ozuna, Attorney at Law.

**OTHER ACTIVITIES:** The security cameras are connected and working at all the offices for the safety of everyone. 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, February 21, 2024, Regular Board Meeting and the agenda for the March 20, 2024, Regular Board Meeting at 12:00 p.m. at the Administrative Building, 219 E. Jackson Street, 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 Regular Board Meeting and Harlingen Affordable Housing Corporation Board of Directors Meeting are scheduled on Wednesday, April 17, 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)

<b>Date</b>	<b>HHA or Non-Profit Meeting</b>	<b>Location</b>	<b>Time</b>
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.
<b>August 21, 2024 No Board Meeting Scheduled</b>			
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 <sup>th</sup> Harlingen, TX 78550	12:00 P.M.