



REGULAR BOARD MEETING
Wednesday, June 19, 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, June 19, 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 hha.my.webex.com, Meeting #2558 186 6588, Password: hha19 or join the video conference by phone at 408-418-9388, Password: 44219.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Diana Perez
5. Pledge of Allegiance – Diana Perez
6. Introduction of 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 May 15, 2024. (pg.3-7)
9. Presentation of “Employee of the Quarter” for the months of July, August, and September 2024. (pg.8)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of April 2024, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of May 2024.
Presenter: Mary Prieto (pg.27-30)
3. Executive Session pursuant to Government Code Section 551.072 (Real Estate Deliberation) regarding possible conveyance of real estate.
4. Discussion and possible action on items discussed in executive session.

III. OLD BUSINESS-NON-ACTION ITEMS

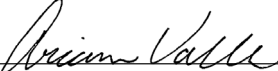
- 1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; *(pg.31-50)*
 - b) HR/Accounting Coordinator Report by Melissa Guajardo; *(pg.51)*
 - c) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.52-56)*
(Comparative summary report for January-May 2024-2023)
 - d) Low Rent Occupancy Report by Nancy Garza; *(pg.57-60)*
(Comparative summary report for January-May 2024-2023)
 - e) Senior Property Manager Report with Resident Activities by Mary Prieto; *(pg.61-68)*
 - f) Maintenance Report by Mary Prieto; *(pg.69)*
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; *(pg.70-72)*
 - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.73)*
 - i) Resident Survey for Tenant Association Meetings *(pg.74)*

- 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.75-89)*

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, June 14, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of June 2024



 Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, May 15, 2024, at 12:00 p.m. (noon)
At the Sunset Terrace Community Building, 1401 North Sunset Drive Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, May 15, 2024, at 12:00 p.m. (noon) at the Sunset Terrace Community Building, 1401 North Sunset Drive, Harlingen, Texas 78550. Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

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

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF STAFF, GUEST, AND VISITORS

Accounting Assistant/MIS Coordinator, Patty Vega introduced staff, guests, and visitors starting with Hilda Benavides, Chief Executive Officer, Eneida Alonso, Assistant Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, HCV/S8 Intake Coordinator/Inspector/Admissions Specialist, Diana Perez, HCV/S8 & Admissions Administrator, Sarah Perrill, Accounting Clerk, Mary Prieto, Senior Property Manager, Norma Serino, Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, visitors/guests, Beka Harrison, CPA, CFE, MRI/Lindsey Senior Manager, Alan Ozuna, Attorney, John Alvarado, Computer Network Group and Mizaël Mata, Computer Network Group.

PUBLIC COMMENTS

No members of the public were present at the Sunset Terrace Community Building, 1401 North Sunset Drive, 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 APRIL 17, 2024.

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

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING MARCH 31, 2024, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING MARCH 31, 2024, AS PRESENTED.

Chief Financial Officer Lucio informed the Board that the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2024, was included in their board packet. She reported as follows:

Harlingen Housing Authority							
Summary of Revenues & Expenditures							
For the Month Ended March 2024							
	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	\$475,253.56	\$72,074.55	\$123,642.83	\$118,547.05	\$155,756.69	\$5,232.44	\$643,388.34
Total Expenditures	\$471,099.05	\$111,606.68	\$100,381.45	\$107,651.57	\$147,283.28	\$4,176.07	\$577,268.23
Revenues Over (Under) Expenditures	\$4,154.51	(\$39,532.13)	\$23,261.38	\$10,895.48	\$8,473.41	\$1,056.37	\$66,120.11
Cash reserves or funds transferred in	\$0.00	\$39,532.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<p>Note: COCC deficit due to End of Year liabilities Ex. Payroll & benefit payments, other payments pending (Benefits are paid for previous month One full payroll pending- paid in April 2024)</p>							

Harlingen Housing Authority							
Summary of Year-to-Date Revenues & Expenditures							
For the Month Ended March 2024							
	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	\$5,210,729.73	\$864,446.78	\$1,291,070.32	\$1,378,743.58	\$1,621,335.39	\$55,133.66	\$6,237,108.62
Total Expenditures	\$4,095,961.55	\$864,142.84	\$1,076,255.71	\$917,557.58	\$1,201,547.41	\$36,458.01	\$6,151,556.56
Revenues Over (Under) Expenditures	\$1,114,768.18	\$303.94	\$214,814.61	\$461,186.00	\$419,787.98	\$18,675.65	\$85,552.06
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Commissioner Muñiz asked, who do we receive the operating subsidy from and what created the increase in funding year over year? Chief Financial Officer Lucio stated that the operating subsidy is from Washington DC, HUD and the increase is due to high occupancy. No further questions or discussion. Beka Harrison CPA, CFE, Senior Manager provided an overview of the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2024. Chair Perez asked, are staff salaries competitive? Ms. Harrison, CPA, CFE, Senior Manager, stated yes. Chief Financial Officer Lucio also stated that a salary study is conducted every 5 years. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2024. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2024, as presented. Motion was seconded by Commissioner Muñiz and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF APRIL 2024.

Senior Property Manager Prieto informed the Board that the board packet contained a listing of unpaid balances due for vacated unit accounts for the month of April 2024 in the total amount of \$1,291.00 The total amount consists of:

For the month of April 2024						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 939.00	\$ -	\$ -	\$ -	\$ 352.00
		Grand Total	\$ 1,291.00			

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2024 in the total amount of \$1,291.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2024 in the total amount of \$1,291.00. Motion was seconded by Commissioner Elliott and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE AND PASS RESOLUTION 1506 APPROVING THE HARLINGEN HOUSING AUTHORITY SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR THE FISCAL YEAR ENDING MARCH 31, 2024.

HCV/Section 8 & Admissions Administrator Perez informed the Board that the Section 8 Management Assessment Program (SEMAP) is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually. HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Chair Perez asked what was the total number of points received? HCV/Section 8 & Admissions Administrator Perez stated 135. Chair Perez asked what is Expanding Housing Opportunities? HCV/Section 8 & Admissions Administrator Perez stated it is to encourage housing opportunities outside of areas of poverty and minority. Commissioner Muñiz asked what does lease up mean? HCV/Section 8 & Admissions Administrator Perez stated it is the total occupancy of families housed. Commissioner Muñiz asked has there been an increase in vouchers? Chief Executive Officer Benavides stated yes. Vice-Chair Sánchez Peña asked if there

is a time limit for the number of years residents are housed? HCV/Section 8 & Admissions Administrator Perez stated no there is no time limit. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1506 approving the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2024. Commissioner Muñiz made the motion to pass Resolution 1506 approving the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2024. The motion was seconded by Commissioner Elliott and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1507 TO REMOVE OBSOLETE ITEMS FROM THE HARLINGEN HOUSING AUTHORITY'S INVENTORY LIST FOR THE 2024 CITY OF HARLINGEN AUCTION.

Chief Financial Officer Lucio informed the Board a copy of the listing of obsolete items from the Harlingen Housing Authority's inventory was in their board packets. Chief Financial Officer Lucio stated that the Harlingen Housing Authority removes and disposes obsolete items owned by the Harlingen Housing Authority such as equipment, supplies, vehicles, surplus material, etc. that are more than its need or that are no longer useful to the agency. The property specified in the enclosed Harlingen Housing Authority 2024 Surplus List will be auctioned in the City of Harlingen's Auction to be held on July 27, 2024, as approved by the Board of Commissioners. Chair Perez asked what is the date of the auction? Chief Financial Officer Lucio stated July 27, 2024. Chair Perez asked if there is a time frame to deliver items? Chief Financial Officer Lucio stated yes. Chair Perez entertained a motion to pass Resolution 1507 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2024 City of Harlingen auction. Commissioner Elliott made the motion to pass Resolution 1507 to remove obsolete items from the Harlingen Housing Authority's inventory list for the 2024 City of Harlingen auction. The motion was seconded by Vice-Chair Sánchez Peña 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 Fiscal year ending March 31, 2024)
(Comparative summary report for January-April 2024-2023)
- d) Low Rent Occupancy Report by Nancy Garza
(Comparative summary report for Fiscal year ending March 31, 2024)
(Comparative summary report for January-April 2024-2023)
- e) Senior Property Manager Report with Resident Activities by Mary Prieto
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- h) Accounting Assistant/MIS Coordinator Report by Patty Vega

Chief Executive Officer Benavides told the Board that the reports were in their packet by Program Administrators and Coordinator. She advised the Board that Administrators will present some program reports. Ms. Lucio presented the comparative income statement for the month of March 2024. Mrs. Perez presented the comparative summary reports for the fiscal year ending March 31, 2024, and the comparative summary reports for January through April 2024 for the HCV/S8 and Public Housing Programs. After some discussion no other reports were presented, and no action was taken.

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

Chief Executive Officer Benavides informed the Board that her report was included in the board packet. Chief Executive Officer Benavides stated that our next Regular Board meeting will be June 19, 2024, at the Administrative Building at 12:00 p.m. Chief Executive Officer Benavides stated there will be an executive session regarding the expansion for the Harlingen Affordable Housing Corporation. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 12:49 p.m.

Date: _____

Chairperson, 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

June 01, 2024

Counselor:
Law Office of
Alan T. Ozuna

Diana Cheramie
Harlingen Housing Authority
219 E. Jackson St.
Harlingen, TX 78550

Chief Executive Officer:
Hilda Benavides

Dear Ms. Cheramie:

Congratulations on being selected the “Employee of the Quarter” for July, August, and September 2024.

Your employment with us began on February 26, 2023, as an Assistant Property Manager at the Los Vecinos Apartments. You assist the Manager with the daily operations of work orders, inspections, re-exams, and interims. You motivate residents to participate with tenant activities such as Loteria and celebrations.

You are a team player and communicate well with others. Your positive attitude and willingness to help others is a great asset to our organization. It is a pleasure working with you; your hard work and dedication show in your daily tasks.

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

April 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 April 2024**

	COCC/Low- Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$389,903.19</u>	<u>\$55,937.43</u>	<u>\$69,840.18</u>	<u>\$178,682.98</u>	<u>\$80,665.26</u>	<u>\$4,777.34</u>	<u>\$440,701.63</u>
Total Expenditures	<u>\$245,082.02</u>	<u>\$44,444.83</u>	<u>\$84,289.31</u>	<u>\$54,506.08</u>	<u>\$59,355.03</u>	<u>\$2,486.77</u>	<u>\$544,224.00</u>
Revenues Over (Under) Expenditures	<u>\$144,821.17</u>	<u>\$11,492.60</u>	<u>(\$14,449.13)</u>	<u>\$124,176.90</u>	<u>\$21,310.23</u>	<u>\$2,290.57</u>	<u>(\$103,522.37)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,449.13</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$103,522.37</u>

**Note: Los Vecinos-HUD Operating funding was less this month
HCV is housing more families and has more expenditures**

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$389,903.19</u>	<u>\$55,937.43</u>	<u>\$69,840.18</u>	<u>\$178,682.98</u>	<u>\$80,665.26</u>	<u>\$4,777.34</u>	<u>\$440,701.63</u>
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**Note: Los Vecinos-HUD Operating funding was less this month
HCV is housing more families and has more expenditures**

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

Fiscal Year End Date:	3/31/2025		ACCOUNT	1 Month(s) Ended April 30, 2024	1 Month(s) Ended April 30, 2024	Budget	Variance	Variance %	
Revenue									
Operating Income									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	1,000.00	(1,000.00)	-100.00 %
Other Income - CFP 22	1	06	3690.29	5	0.00	0.00	3,315.00	(3,315.00)	-100.00 %
Other Income - CFP23	1	06	3690.30	5	13,528.00	13,528.00	13,260.00	268.00	2.02 %
Total Operating Income					13,528.00	13,528.00	17,575.00	(4,047.00)	-23.03 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	2,198.00	0.81	0.04 %
Total Rental Income					2,198.81	2,198.81	2,198.00	0.81	0.04 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	1,123.76	1,123.76	1,063.00	60.76	5.72 %
OTHER INCOME	1	06	3690	5	192.66	192.66	250.00	(57.34)	-22.94 %
Other Income - Management Fee - CC	1	06	3690.2	5	29,243.20	29,243.20	32,878.00	(3,634.80)	-11.06 %
Other Income - Asset Management Fe	1	06	3690.3	5	4,980.00	4,980.00	14,860.00	(9,880.00)	-66.49 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	3,675.00	3,675.00	9,810.00	(6,135.00)	-62.54 %
IT Fees	1	06	3690.5	5	996.00	996.00	996.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	8.00	(8.00)	-100.00 %
Total Other Income					40,210.62	40,210.62	59,865.00	(19,654.38)	-32.83 %
Total Revenue					55,937.43	55,937.43	79,638.00	(23,700.57)	-29.76 %
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	11,014.84	11,014.84	34,839.00	23,824.16	68.38 %
LEGAL EXPENSE	1	06	4130	5	858.00	858.00	766.66	(91.34)	-11.91 %
STAFF TRAINING	1	06	4140	5	1,875.87	1,875.87	1,416.66	(459.21)	-32.41 %
TRAVEL	1	06	4150	5	710.20	710.20	2,083.33	1,373.13	65.91 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	0.00	166.66	166.66	100.00 %
Audit Fees	1	06	4171	5	0.00	0.00	583.00	583.00	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	14,430.06	14,430.06	13,083.00	(1,347.06)	-10.30 %
SUNDRY	1	06	4190	5	338.49	338.49	250.00	(88.49)	-35.40 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	0.00	333.33	333.33	100.00 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	166.00	166.00	100.00 %
PUBLICATIONS	1	06	4190.11	5	546.70	546.70	333.00	(213.70)	-64.17 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	0.00	83.00	83.00	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,669.36	2,669.36	3,166.00	496.64	15.69 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	587.09	587.09	1,333.33	746.24	55.97 %
Other Sundry Expense	1	06	4190.18	5	64.19	64.19	583.33	519.14	89.00 %
Administrative Contact Costs	1	06	4190.19	5	7,754.89	7,754.89	9,833.00	2,078.11	21.13 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	0.00	2,000.00	2,000.00	100.00 %
Total Administrative Expense					40,849.69	40,849.69	71,019.30	30,169.61	42.48 %
Utilities Expense									
WATER	1	06	4310	5	5.82	5.82	33.33	27.51	82.54 %
ELECTRICITY	1	06	4320	5	(842.81)	(842.81)	1,250.00	2,092.81	167.42 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	12.83	12.83	83.33	70.50	84.60 %
Total Utilities Expense					(824.16)	(824.16)	1,366.66	2,190.82	160.30 %
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	789.80	789.80	1,250.00	460.20	36.82 %
MATERIALS	1	06	4420	5	362.71	362.71	500.00	137.29	27.46 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	0.00	0.00	125.00	125.00	100.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	0.00	583.33	583.33	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	52.47	52.47	416.66	364.19	87.41 %
Contract Costs-Other	1	06	4430.13	5	(1,995.00)	(1,995.00)	0.00	1,995.00	100.00 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	0.00	666.66	666.66	100.00 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	416.66	416.66	100.00 %
Garbage and Trash Removal	1	06	4431	5	0.00	0.00	100.00	100.00	100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	58.33	58.33	0.00	(58.33)	-100.00 %
Total Ordinary Maintenance and Operation					(731.69)	(731.69)	4,058.31	4,790.00	118.03 %

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:	3/31/2025				ACCOUNT		1 Month(s) Ended	1 Month(s) Ended	Budget	Variance	Variance %
							April 30, 2024	April 30, 2024			
Protective Services											
Protective Services - Contract Costs	1	06	4480	5			187.50	187.50	833.00	645.50	77.49 %
Total Protective Services							187.50	187.50	833.00	645.50	77.49 %
General Expense											
Insurance -Property (Fire & EC)	1	06	4510.01	5			951.72	951.72	250.00	(701.72)	-280.69 %
Insurance - General Liability	1	06	4510.02	5			137.50	137.50	83.33	(54.17)	-65.01 %
Insurance - Automobile	1	06	4510.03	5			471.84	471.84	150.00	(321.84)	-214.56 %
Insurance - Workman's Comp	1	06	4510.04	5			1,235.33	1,235.33	416.66	(818.67)	-196.48 %
Insurance - Fidelity Bond	1	06	4510.09	5			259.67	259.67	83.33	(176.34)	-211.62 %
Insurance - Windstorm	1	06	4510.15	5			1,907.43	1,907.43	1,250.00	(657.43)	-52.59 %
MATLAND PROPERTY TAXES	1	06	4520.1	5			0.00	0.00	41.66	41.66	100.00 %
Total General Expense							4,963.49	4,963.49	2,274.98	(2,688.51)	-118.18 %
Other Expenditures											
Property Better & Add-Contract Costs	1	06	7540.4	5			0.00	0.00	6,250.00	6,250.00	100.00 %
Operating Exp For Property - Contra	1	06	7590	5			0.00	0.00	(6,250.00)	(6,250.00)	-100.00 %
Total Other Expenditures							0.00	0.00	0.00	0.00	-100.00 %
Total Expenses							(44,444.83)	(44,444.83)	(79,552.25)	35,107.42	44.13 %
Total Net Income (Loss)							11,492.60	11,492.60	85.75	11,406.85	20591.08 %

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

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	27,772.00	185.15	27,772.00	185.15	26,062.00	1,710.00	6.56 %
Total Rental Income			27,772.00	185.15	27,772.00	185.15	26,062.00	1,710.00	6.56 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	32.71	0.22	32.71	0.22	1,250.00	(1,217.29)	-97.38 %
Interest Income - Bank Statement	1 01 3610.01	5	3,091.13	20.61	3,091.13	20.61	0.00	3,091.13	100.00 %
Other Income-Tenants	1 01 3690	5	2,753.00	18.35	2,753.00	18.35	2,820.00	(67.00)	-2.38 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	0.00	0.00	20.83	(20.83)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	0.00	0.00	50.00	(50.00)	-100.00 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	0.00	0.00	8,116.00	(8,116.00)	-100.00 %
Total Other Income			5,876.84	39.18	5,876.84	39.18	12,256.83	(6,379.99)	-52.05 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	36,191.34	241.28	36,191.34	241.28	62,714.00	(26,522.66)	-42.29 %
Total Other Receipts			36,191.34	241.28	36,191.34	241.28	62,714.00	(26,522.66)	-42.29 %
Total Revenue			69,840.18	465.60	69,840.18	465.60	101,032.83	(31,192.65)	-30.87 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	4,187.46	27.92	4,187.46	27.92	9,250.00	5,062.54	54.73 %
Legal Expense	1 01 4130	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Staff Training	1 01 4140	5	(448.50)	(2.99)	(448.50)	(2.99)	291.66	740.16	253.77 %
Travel	1 01 4150	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel-Mileage Reimbursement	1 01 4150.2	5	0.00	0.00	0.00	0.00	40.00	40.00	100.00 %
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	629.23	629.23	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	5,041.53	33.61	5,041.53	33.61	3,333.00	(1,708.53)	-51.26 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	0.00	0.00	0.00	0.00	166.00	166.00	100.00 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	41.00	41.00	100.00 %
Publications	1 01 4190.11	5	532.50	3.55	532.50	3.55	333.00	(199.50)	-59.91 %
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	6,255.69	41.70	6,255.69	41.70	7,500.00	1,244.31	16.59 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	864.00	5.76	864.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	(657.77)	(4.39)	(657.77)	(4.39)	833.33	1,491.10	178.93 %
Other Sundry Expense	1 01 4190.18	5	194.69	1.30	194.69	1.30	250.00	55.31	22.12 %
Administrative Contact Costs	1 01 4190.19	5	5,703.67	38.02	5,703.67	38.02	6,250.00	546.33	8.74 %
Management Fee Expense - AMP	1 01 4190.21	5	8,952.00	59.68	8,952.00	59.68	9,000.00	48.00	0.53 %

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	1,500.00	10.00	1,500.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,125.00	7.50	1,125.00	7.50	1,166.66	41.66	3.57 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	300.00	2.00	300.00	0.00	0.00 %	
Total Administrative Expense			33,550.27	223.67	33,550.27	223.67	42,539.53	8,989.26	21.13 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	613.75	4.09	613.75	4.09	1,083.00	469.25	43.33 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	582.29	3.88	582.29	3.88	666.66	84.37	12.66 %	
Total Tenant Services			1,196.04	7.97	1,196.04	7.97	1,749.66	553.62	31.64 %	
Utilities Expense										
Water	1 01	4310 5	10.12	0.07	10.12	0.07	125.00	114.88	91.90 %	
Electricity	1 01	4320 5	(786.56)	(5.24)	(786.56)	(5.24)	1,250.00	2,036.56	162.92 %	
Gas	1 01	4330 5	(16.22)	(0.11)	(16.22)	(0.11)	166.66	182.88	109.73 %	
Other Utility Expense - Sewer	1 01	4390 5	12.17	0.08	12.17	0.08	125.00	112.83	90.26 %	
Total Utilities Expense			(780.49)	(5.20)	(780.49)	(5.20)	1,666.66	2,447.15	146.83 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	2,161.20	14.41	2,161.20	14.41	6,833.33	4,672.13	68.37 %	
Materials	1 01	4420 5	2,049.78	13.67	2,049.78	13.67	4,166.66	2,116.88	50.81 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	416.00	416.00	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	0.00	0.00	0.00	0.00	916.66	916.66	100.00 %	
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.98	0.11	16.98	0.11	25.00	8.02	32.08 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	105.18	0.70	105.18	0.70	333.00	227.82	68.41 %	
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	0.00	0.00	2,083.00	2,083.00	100.00 %	
Contract Costs-Other	1 01	4430.13 5	3,470.00	23.13	3,470.00	23.13	833.00	(2,637.00)	-316.57 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	0.00	0.00	583.00	583.00	100.00 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	1,800.00	12.00	1,800.00	12.00	2,916.00	1,116.00	38.27 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	0.00	0.00	1,666.00	1,666.00	100.00 %	
Contract Costs-Electrical Contracts	1 01	4430.21 5	125.00	0.83	125.00	0.83	833.00	708.00	84.99 %	
Contract Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	0.00	0.00	2,083.00	2,083.00	100.00 %	
Connect/Disconnect Fees	1 01	4430.4 5	30.00	0.20	30.00	0.20	166.66	136.66	82.00 %	
Garbage and Trash Collection	1 01	4431 5	140.28	0.94	140.28	0.94	666.00	525.72	78.94 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	2,045.35	13.64	2,045.35	13.64	2,916.00	870.65	29.86 %	
Total Ordinary Maintenance and Operation			11,943.77	79.63	11,943.77	79.63	29,936.31	17,992.54	60.10 %	
Protective Services										
Protective Services - Contract Costs	1 01	4480 5	3,756.63	25.04	3,756.63	25.04	6,666.00	2,909.37	43.64 %	
Total Protective Services			3,756.63	25.04	3,756.63	25.04	6,666.00	2,909.37	43.64 %	
General Expense										

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	1 01	4510.01 5	6,584.17	43.89	6,584.17	43.89	1,833.00	(4,751.17)	-259.20 %
Insurance - General Liability	1 01	4510.02 5	121.00	0.81	121.00	0.81	50.00	(71.00)	-142.00 %
Insurance - Automobile	1 01	4510.03 5	678.27	4.52	678.27	4.52	250.00	(428.27)	-171.31 %
Insurance - Workman's Comp	1 01	4510.04 5	913.07	6.09	913.07	6.09	333.33	(579.74)	-173.92 %
Insurance - Fidelity Bond	1 01	4510.09 5	191.93	1.28	191.93	1.28	91.66	(100.27)	-109.39 %
Insurance - Windstorm	1 01	4510.15 5	23,217.99	154.79	23,217.99	154.79	12,566.00	(10,651.99)	-84.77 %
Payments in Lieu of Taxes	1 01	4520 5	2,916.66	19.44	2,916.66	19.44	2,916.66	0.00	0.00 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	0.00	0.00	8.33	8.33	100.00 %
Collection Losses	1 01	4570 5	0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Total General Expense			34,623.09	230.82	34,623.09	230.82	18,465.64	(16,157.45)	-87.50 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01	7540.4 5	0.00	0.00	0.00	0.00	45,833.33	45,833.33	100.00 %
Operating Exp For Property - Contra	1 01	7590 5	0.00	0.00	0.00	0.00	(45,833.33)	(45,833.33)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(84,289.31)	(561.93)	(84,289.31)	(561.93)	(101,023.80)	16,734.49	16.56 %
Net Income (Loss)			(14,449.13)	(96.31)	(14,449.13)	(96.33)	9.03	(14,458.16)	347454.82 %

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 02 3110	5	31,995.00	216.18	31,995.00	216.18	29,365.00	2,630.00	8.96 %
Nondwelling Rental	1 02 3190	5	0.00	0.00	0.00	0.00	350.00	(350.00)	-100.00 %
Total Rental Income			31,995.00	216.18	31,995.00	216.18	29,715.00	2,280.00	7.67 %
Other Income									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	1,873.00	(1,873.00)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	2,298.78	15.53	2,298.78	15.53	0.00	2,298.78	100.00 %
Other Income - Tenants	1 02 3690	5	2,872.00	19.41	2,872.00	19.41	2,975.00	(103.00)	-3.46 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	26.16	(26.16)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	0.00	0.00	41.66	(41.66)	-100.00 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	0.00	0.00	8,116.00	(8,116.00)	-100.00 %
Total Other Income			5,170.78	34.94	5,170.78	34.94	13,031.82	(7,861.04)	-60.32 %
Other Receipts									
Operating Subsidy - Current Year	1 02 8020	0	141,517.20	956.20	141,517.20	956.20	56,750.00	84,767.20	149.37 %
Total Other Receipts			141,517.20	956.20	141,517.20	956.20	56,750.00	84,767.20	149.37 %
Total Revenue			178,682.98	1,207.32	178,682.98	1,207.32	99,496.82	79,186.16	79.59 %
Administrative Expense									
Nontechnical Salaries	1 02 4110	5	4,688.17	31.68	4,688.17	31.68	12,083.00	7,394.83	61.20 %
Legal Expense	1 02 4130	5	0.00	0.00	0.00	0.00	266.00	266.00	100.00 %
Staff Training	1 02 4140	5	(448.50)	(3.03)	(448.50)	(3.03)	291.66	740.16	253.77 %
Travel	1 02 4150	5	0.00	0.00	0.00	0.00	291.66	291.66	100.00 %
Travel-Mileage Reimbursement	1 02 4150.2	5	83.75	0.57	83.75	0.57	83.00	(0.75)	-0.90 %
Audit Fees	1 02 4171	5	0.00	0.00	0.00	0.00	545.66	545.66	100.00 %
Employee Benefits Cont - Admin	1 02 4182	5	4,056.47	27.41	4,056.47	27.41	5,000.00	943.53	18.87 %
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	41.66	41.66	100.00 %
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	277.66	277.66	100.00 %
Publications	1 02 4190.11	5	525.40	3.55	525.40	3.55	166.66	(358.74)	-215.25 %
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	0.00	0.00	166.00	166.00	100.00 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	6,448.44	43.57	6,448.44	43.57	7,500.00	1,051.56	14.02 %
Forms & Office Supplies	1 02 4190.17	5	(357.27)	(2.41)	(357.27)	(2.41)	666.00	1,023.27	153.64 %
Other Sundry Expense	1 02 4190.18	5	(143.18)	(0.97)	(143.18)	(0.97)	250.00	393.18	157.27 %
Administrative Contact Costs	1 02 4190.19	5	6,949.26	46.95	6,949.26	46.95	6,250.00	(699.26)	-11.19 %
Management Fee Expense - AMP	1 02 4190.21	5	8,653.60	58.47	8,653.60	58.47	8,833.33	179.73	2.03 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 02	4190.22	5	1,480.00	10.00	1,480.00	10.00	1,666.00	186.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23	5	1,087.50	7.35	1,087.50	7.35	1,125.00	37.50	3.33 %
IT Fees - COCC	1 02	4190.24	5	296.00	2.00	296.00	2.00	333.00	37.00	11.11 %
Total Administrative Expense				33,319.64	225.13	33,319.64	225.13	45,919.62	12,599.98	27.44 %
Tenant Services										
Tenant Services - Salaries	1 02	4210	5	525.94	3.55	525.94	3.55	1,166.66	640.72	54.92 %
Ten Services - Recreation, Pubs, Other	1 02	4220	5	582.29	3.93	582.29	3.93	583.33	1.04	0.18 %
Total Tenant Services				1,108.23	7.49	1,108.23	7.49	1,749.99	641.76	36.67 %
Utilities Expense										
Water	1 02	4310	5	(46.97)	(0.32)	(46.97)	(0.32)	291.00	337.97	116.14 %
Electricity	1 02	4320	5	(829.97)	(5.61)	(829.97)	(5.61)	1,250.00	2,079.97	166.40 %
Gas	1 02	4330	5	6.53	0.04	6.53	0.04	275.00	268.47	97.63 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2	5	0.00	0.00	0.00	0.00	83.33	83.33	100.00 %
Other Utility Expense - Sewer	1 02	4390	5	8.80	0.06	8.80	0.06	83.33	74.53	89.44 %
Total Utilities Expense				(861.61)	(5.82)	(861.61)	(5.82)	1,982.66	2,844.27	143.46 %
Ordinary Maintenance and Operation										
Labor	1 02	4410	5	2,556.25	17.27	2,556.25	17.27	6,250.00	3,693.75	59.10 %
Materials	1 02	4420	5	134.83	0.91	134.83	0.91	6,666.00	6,531.17	97.98 %
Contract Costs	1 02	4430	5	0.00	0.00	0.00	0.00	166.00	166.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Costs-Other Repairs	1 02	4430.03	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Contract Costs-Maint Cell Phone	1 02	4430.04	5	16.98	0.11	16.98	0.11	33.33	16.35	49.05 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08	5	52.47	0.35	52.47	0.35	500.00	447.53	89.51 %
Contract Costs-Maintenance	1 02	4430.09	5	0.00	0.00	0.00	0.00	4,250.00	4,250.00	100.00 %
Contract Costs-Other	1 02	4430.13	5	0.00	0.00	0.00	0.00	83.00	83.00	100.00 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Costs-Landscape & Ground	1 02	4430.19	5	0.00	0.00	0.00	0.00	4,166.66	4,166.66	100.00 %
Contract Costs-Unit Turnaround	1 02	4430.20	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %
Contact Costs-Electrical Contracts	1 02	4430.21	5	(7,500.00)	(50.68)	(7,500.00)	(50.68)	416.00	7,916.00	1902.88 %
Contact Costs-Plumbing Contracts	1 02	4430.22	5	0.00	0.00	0.00	0.00	1,660.00	1,660.00	100.00 %
Connect/Disconnect Fees	1 02	4430.4	5	30.00	0.20	30.00	0.20	125.00	95.00	76.00 %
Garbage and Trash Collection	1 02	4431	5	162.32	1.10	162.32	1.10	291.66	129.34	44.35 %
Emp Benefit Cont - Maintenance	1 02	4433	5	2,322.12	15.69	2,322.12	15.69	3,250.00	927.88	28.55 %
Total Ordinary Maintenance and Operation				(2,225.03)	(15.03)	(2,225.03)	(15.03)	34,857.65	37,082.68	106.38 %
Protective Services										
Protective Services - Contract Costs	1 02	4480	5	1,511.49	10.21	1,511.49	10.21	2,916.00	1,404.51	48.17 %
Total Protective Services				1,511.49	10.21	1,511.49	10.21	2,916.00	1,404.51	48.17 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
General Expense									
Insurance -Property (Fire & EC)	1 02 4510.01 5		6,584.17	44.49	6,584.17	44.49	1,833.00	(4,751.17)	-259.20 %
Insurance - General Liability	1 02 4510.02 5		110.00	0.74	110.00	0.74	41.66	(68.34)	-164.04 %
Insurance - Automobile	1 02 4510.03 5		678.27	4.58	678.27	4.58	233.33	(444.94)	-190.69 %
Insurance - Workman's Comp	1 02 4510.04 5		859.36	5.81	859.36	5.81	275.00	(584.36)	-212.49 %
Insurance - Fidelity Bond	1 02 4510.09 5		180.64	1.22	180.64	1.22	86.25	(94.39)	-109.44 %
Insurance - Windstorm	1 02 4510.15 5		8,580.92	57.98	8,580.92	57.98	6,666.66	(1,914.26)	-28.71 %
Payments in Lieu of Taxes	1 02 4520 5		2,500.00	16.89	2,500.00	16.89	2,500.00	0.00	0.00 %
PROPERTY TAXES	1 02 4520.1 5		0.00	0.00	0.00	0.00	6.25	6.25	100.00 %
Emp Benefit Cont-Unemployment	1 02 4540.8 5		2,160.00	14.59	2,160.00	14.59	0.00	(2,160.00)	-100.00 %
Collection Losses	1 02 4570 5		0.00	0.00	0.00	0.00	416.66	416.66	100.00 %
Total General Expense			21,653.36	146.31	21,653.36	146.31	12,058.81	(9,594.55)	-79.56 %
Other Expenditures									
Property Better & Add-Contract Costs	1 02 7540.4 5		0.00	0.00	0.00	0.00	25,000.00	25,000.00	100.00 %
Operating Exp For Property - Contra	1 02 7590 5		0.00	0.00	0.00	0.00	(25,000.00)	(25,000.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(54,506.08)	(368.28)	(54,506.08)	(368.28)	(99,484.73)	44,978.65	45.21 %
Net Income (Loss)			124,176.90	839.07	124,176.90	839.03	12.09	124,164.81	1233786.68 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	28,796.00	143.98	28,796.00	143.98	25,416.00	3,380.00	13.30 %
Total Rental Income			28,796.00	143.98	28,796.00	143.98	25,416.00	3,380.00	13.30 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,141.60	15.71	3,141.60	15.71	3,041.00	100.60	3.31 %
Other Income-Tenants	1 03 3690	5	4,276.00	21.38	4,276.00	21.38	4,166.00	110.00	2.64 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	0.00	0.00	428.00	(428.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	0.00	0.00	45.83	(45.83)	-100.00 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	0.00	0.00	10,822.00	(10,822.00)	-100.00 %
Total Other Income			7,417.60	37.09	7,417.60	37.09	18,502.83	(11,085.23)	-59.91 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	44,451.66	222.26	44,451.66	222.26	81,965.00	(37,513.34)	-45.77 %
Total Other Receipts			44,451.66	222.26	44,451.66	222.26	81,965.00	(37,513.34)	-45.77 %
Total Revenue			80,665.26	403.33	80,665.26	403.33	125,883.83	(45,218.57)	-35.92 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	7,172.48	35.86	7,172.48	35.86	15,758.33	8,585.85	54.48 %
Legal Expense	1 03 4130	5	663.00	3.32	663.00	3.31	333.33	(329.67)	-98.90 %
Staff Training	1 03 4140	5	(598.00)	(2.99)	(598.00)	(2.99)	166.00	764.00	460.24 %
Travel	1 03 4150	5	0.00	0.00	0.00	0.00	166.00	166.00	100.00 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	0.00	0.00	83.00	83.00	100.00 %
Audit Fees	1 03 4171	5	0.00	0.00	0.00	0.00	833.33	833.33	100.00 %
Employee Benefits Cont - Admin	1 03 4182	5	5,115.59	25.58	5,115.59	25.58	6,583.33	1,467.74	22.29 %
Sundry	1 03 4190	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Publications	1 03 4190.11	5	710.00	3.55	710.00	3.55	416.66	(293.34)	-70.40 %
Membership Dues and Fees	1 03 4190.12	5	0.00	0.00	0.00	0.00	208.00	208.00	100.00 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	9,034.12	45.17	9,034.12	45.17	10,416.00	1,381.88	13.27 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	864.00	4.32	864.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	(657.77)	(3.29)	(657.77)	(3.29)	1,250.00	1,907.77	152.62 %
Other Sundry Expense	1 03 4190.18	5	185.12	0.93	185.12	0.93	215.00	29.88	13.90 %
Administrative Contact Costs	1 03 4190.19	5	8,437.82	42.19	8,437.82	42.19	7,916.00	(521.82)	-6.59 %
Management Fee Expense - AMP	1 03 4190.21	5	11,637.60	58.19	11,637.60	58.19	12,083.33	445.73	3.69 %
Asset Management Fee - AMP	1 03 4190.22	5	2,000.00	10.00	2,000.00	10.00	2,000.00	0.00	0.00 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %	
AMP Bookkeeping Fees	1 03	4190.23	5	1,462.50	7.31	1,462.50	7.31	1,500.00	37.50	2.50 %
IT Fees - COCC	1 03	4190.24	5	400.00	2.00	400.00	2.00	400.00	0.00	0.00 %
Total Administrative Expense				46,426.46	232.13	46,426.46	232.13	61,942.31	15,515.85	25.05 %
Tenant Services										
Tenant Services - Salaries	1 03	4210	5	613.44	3.07	613.44	3.07	1,250.00	636.56	50.92 %
Ten Services - Recreation, Pubs, Other	1 03	4220	5	582.29	2.91	582.29	2.91	666.66	84.37	12.66 %
Total Tenant Services				1,195.73	5.98	1,195.73	5.98	1,916.66	720.93	37.61 %
Utilities Expense										
Water	1 03	4310	5	5.10	0.03	5.10	0.03	666.66	661.56	99.23 %
Electricity	1 03	4320	5	(1,786.53)	(8.93)	(1,786.53)	(8.93)	1,750.00	3,536.53	202.09 %
Gas	1 03	4330	5	2.24	0.01	2.24	0.01	166.66	164.42	98.66 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2	5	0.00	0.00	0.00	0.00	41.66	41.66	100.00 %
Other Utility Expense - Sewer	1 03	4390	5	49.34	0.25	49.34	0.25	166.66	117.32	70.39 %
Total Utilities Expense				(1,729.85)	(8.65)	(1,729.85)	(8.65)	2,791.64	4,521.49	161.97 %
Ordinary Maintenance and Operation										
Labor	1 03	4410	5	1,787.32	8.94	1,787.32	8.94	9,750.00	7,962.68	81.67 %
Materials	1 03	4420	5	1,682.93	8.41	1,682.93	8.41	5,833.33	4,150.40	71.15 %
Contract Costs	1 03	4430	5	0.00	0.00	0.00	0.00	166.00	166.00	100.00 %
Contract Cots-Extermination/Pest Control	1 03	4430.01	5	0.00	0.00	0.00	0.00	1,666.00	1,666.00	100.00 %
Contract Costs-Other Repairs	1 03	4430.03	5	375.00	1.88	375.00	1.88	2,500.00	2,125.00	85.00 %
Contract Costs-Maint Cell Phone	1 03	4430.04	5	22.65	0.11	22.65	0.11	83.33	60.68	72.82 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08	5	52.47	0.26	52.47	0.26	416.00	363.53	87.39 %
Contract Costs-Maintenance	1 03	4430.09	5	698.18	3.49	698.18	3.49	1,250.00	551.82	44.15 %
Contract Costs-Other	1 03	4430.13	5	450.00	2.25	450.00	2.25	2,083.00	1,633.00	78.40 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17	5	0.00	0.00	0.00	0.00	1,666.00	1,666.00	100.00 %
Contract Costs-Landscape & Ground	1 03	4430.19	5	0.00	0.00	0.00	0.00	3,789.00	3,789.00	100.00 %
Contract Costs-Unit Turnaround	1 03	4430.20	5	3,990.00	19.95	3,990.00	19.95	2,083.33	(1,906.67)	-91.52 %
Contact Costs-Electrical Contracts	1 03	4430.21	5	(34,250.00)	(171.25)	(34,250.00)	(171.25)	1,666.00	35,916.00	2155.82 %
Contact Costs-Plumbing Contracts	1 03	4430.22	5	6,800.00	34.00	6,800.00	34.00	833.00	(5,967.00)	-716.33 %
Contract Costs-Janitorial Contracts	1 03	4430.23	5	0.00	0.00	0.00	0.00	41.00	41.00	100.00 %
Connect/Disconnect Fees	1 03	4430.4	5	150.00	0.75	150.00	0.75	166.66	16.66	10.00 %
Garbage and Trash Collection	1 03	4431	5	157.35	0.79	157.35	0.79	500.00	342.65	68.53 %
Emp Benefit Cont - Maintenance	1 03	4433	5	3,094.40	15.47	3,094.40	15.47	3,666.66	572.26	15.61 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8	5	0.00	0.00	0.00	0.00	58.58	58.58	100.00 %
Total Ordinary Maintenance and Operation				(14,989.70)	(74.95)	(14,989.70)	(74.95)	38,217.89	53,207.59	139.22 %
Protective Services										
Protective Services - Contract Costs	1 03	4480	5	1,616.79	8.08	1,616.79	8.08	4,166.00	2,549.21	61.19 %

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: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Total Protective Services			1,616.79	8.08	1,616.79	8.08	4,166.00	2,549.21	61.19 %
General Expense									
Insurance -Property (Fire & EC)	1 03	4510.01 5	7,997.75	39.99	7,997.75	39.99	2,083.00	(5,914.75)	-283.95 %
Insurance - General Liability	1 03	4510.02 5	165.00	0.83	165.00	0.82	158.33	(6.67)	-4.21 %
Insurance - Automobile	1 03	4510.03 5	914.19	4.57	914.19	4.57	333.33	(580.86)	-174.26 %
Insurance - Workman's Comp	1 03	4510.04 5	1,450.17	7.25	1,450.17	7.25	616.66	(833.51)	-135.17 %
Insurance - Fidelity Bond	1 03	4510.09 5	304.83	1.52	304.83	1.52	125.00	(179.83)	-143.86 %
Insurance - Windstorm	1 03	4510.15 5	13,087.00	65.44	13,087.00	65.44	10,000.00	(3,087.00)	-30.87 %
Payments in Lieu of Taxes	1 03	4520 5	2,916.66	14.58	2,916.66	14.58	2,916.66	0.00	0.00 %
PROPERTY TAXES	1 03	4520.1 5	0.00	0.00	0.00	0.00	8.33	8.33	100.00 %
Collection Losses	1 03	4570 5	0.00	0.00	0.00	0.00	600.00	600.00	100.00 %
Total General Expense			26,835.60	134.18	26,835.60	134.18	16,841.31	(9,994.29)	-59.34 %
Other Expenditures									
Property Better & Add-Contract Costs	1 03	7540.4 5	0.00	0.00	0.00	0.00	41,666.00	41,666.00	100.00 %
Operating Exp For Property - Contra	1 03	7590 5	0.00	0.00	0.00	0.00	(41,666.00)	(41,666.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(59,355.03)	(296.78)	(59,355.03)	(296.78)	(125,875.81)	66,520.78	52.85 %
Net Income (Loss)			21,310.23	106.54	21,310.23	106.55	8.02	21,302.21	785139.78 %

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	3 01 3110	5	4,400.00	550.00	4,400.00	550.00	4,000.00	400.00	10.00 %
Total Rental Income			4,400.00	550.00	4,400.00	550.00	4,000.00	400.00	10.00 %
Other Income									
Interest Earned on Gen Fund Investments	3 01 3610	5	227.34	28.42	227.34	28.42	208.33	19.01	9.12 %
Other Income-Tenants	3 01 3690	5	150.00	18.75	150.00	18.75	41.66	108.34	260.06 %
Total Other Income			377.34	47.17	377.34	47.17	249.99	127.35	50.94 %
Total Revenue			4,777.34	597.17	4,777.34	597.17	4,249.99	527.35	12.41 %
Administrative Expense									
Nontechnical Salaries	3 01 4110	5	217.96	27.25	217.96	27.25	416.00	198.04	47.61 %
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	32.83	32.83	100.00 %
Audit Fees	3 01 4171	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %
Employee Benefits Cont - Admin	3 01 4182	5	15.74	1.97	15.74	1.97	0.00	(15.74)	-100.00 %
Sundry	3 01 4190	5	0.00	0.00	0.00	0.00	273.00	273.00	100.00 %
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	20.83	20.83	100.00 %
Publications	3 01 4190.11	5	42.60	5.33	42.60	5.33	16.66	(25.94)	-155.70 %
Other Sundry Expense	3 01 4190.18	5	122.78	15.35	122.78	15.35	500.00	377.22	75.44 %
Total Administrative Expense			399.08	49.88	399.08	49.88	1,509.32	1,110.24	73.56 %
Utilities Expense									
Water	3 01 4310	5	(2.23)	(0.28)	(2.23)	(0.28)	35.50	37.73	106.28 %
Other Utility Expense - Sewer	3 01 4390	5	(4.90)	(0.61)	(4.90)	(0.61)	65.00	69.90	107.54 %
Total Utilities Expense			(7.13)	(0.89)	(7.13)	(0.89)	100.50	107.63	107.09 %
Ordinary Maintenance and Operation									
Labor	3 01 4410	5	0.00	0.00	0.00	0.00	292.00	292.00	100.00 %
Materials	3 01 4420	5	0.00	0.00	0.00	0.00	166.66	166.66	100.00 %
Contract Cots-Extermination	3 01 4430.01	5	0.00	0.00	0.00	0.00	66.66	66.66	100.00 %
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	0.00	0.00	541.66	541.66	100.00 %
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	0.00	0.00	333.00	333.00	100.00 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	0.00	0.00	333.33	333.33	100.00 %
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	0.00	0.00	2.50	2.50	100.00 %
Garbage and Trash Collection	3 01 4431	5	0.00	0.00	0.00	0.00	108.33	108.33	100.00 %
Total Ordinary Maintenance and Operation			0.00	0.00	0.00	0.00	1,844.14	1,844.14	100.00 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	1,172.15	146.52	1,172.15	146.52	266.66	(905.49)	-339.57 %
Insurance - General Liability	3 01 4510.02	5	16.50	2.06	16.50	2.06	10.00	(6.50)	-65.00 %

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: 11 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	PUM	1 Month(s) Ended April 30, 2024	PUM	Budget	Variance	Variance %
Insurance - Windstorm	3 01 4510.15	5	906.17	113.27	906.17	113.27	250.00	(656.17)	-262.47 %
Total General Expense			2,094.82	261.85	2,094.82	261.85	526.66	(1,568.16)	-297.76 %
Other Expenditures									
Property Better & Add-Contract Costs	3 01 7540.4	5	0.00	0.00	0.00	0.00	3,750.00	3,750.00	100.00 %
Operating Exp For Property - Contra	3 01 7590	5	0.00	0.00	0.00	0.00	(3,750.00)	(3,750.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(2,486.77)	(310.85)	(2,486.77)	(310.85)	(3,980.62)	1,493.85	37.53 %
Net Income (Loss)			2,290.57	286.31	2,290.57	286.32	269.37	2,021.20	2142.48 %

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

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2025				ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance	Variance %
						April 30, 2024	April 30, 2024			
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5		54,944.00	54,944.00	59,769.75	(4,825.75)	-8.07 %
Interest Income HA Portion	7	01	3300	5		277.48	277.48	400.00	(122.52)	-30.63 %
Fraud Recovery PHA Section 8	7	01	3300.3	5		0.00	0.00	614.58	(614.58)	-100.00 %
Gain or Loss on Sale of Equipment	7	01	3300.88	5		0.00	0.00	41.66	(41.66)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5		319.79	319.79	2,138.00	(1,818.21)	-85.04 %
Other Income	7	01	3690	5		448.00	448.00	8.75	439.25	5020.00 %
HAP Earned Income	7	01	4902	5		384,712.36	384,712.36	448,704.00	(63,991.64)	-14.26 %
Total Operating Income						440,701.63	440,701.63	511,676.74	(70,975.11)	-13.87 %
Total Revenue						440,701.63	440,701.63	511,676.74	(70,975.11)	-13.87 %
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5		9,794.67	9,794.67	13,083.33	3,288.66	25.14 %
Legal Expense	7	01	4130	5		0.00	0.00	416.66	416.66	100.00 %
STAFF TRAINING	7	01	4140	5		1,537.86	1,537.86	1,250.00	(287.86)	-23.03 %
Travel	7	01	4150	5		224.00	224.00	1,250.00	1,026.00	82.08 %
Travel-Mileage Reimbursement	7	01	4150.2	5		0.00	0.00	250.00	250.00	100.00 %
Audit Fees	7	01	4171	5		0.00	0.00	416.66	416.66	100.00 %
Office Rent & Utilities	7	01	4180	5		1,068.00	1,068.00	1,103.00	35.00	3.17 %
Employee Benefits Cont - Admin	7	01	4182	5		8,039.17	8,039.17	4,583.33	(3,455.84)	-75.40 %
Sundry	7	01	4190	5		0.00	0.00	833.33	833.33	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5		0.00	0.00	833.33	833.33	100.00 %
Advertising and Marketing	7	01	4190.08	5		0.00	0.00	1,250.00	1,250.00	100.00 %
Publications	7	01	4190.11	5		1,185.70	1,185.70	833.33	(352.37)	-42.28 %
Membership Dues and Fees	7	01	4190.12	5		0.00	0.00	416.66	416.66	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5		1,552.90	1,552.90	2,500.00	947.10	37.88 %
Forms & Office Supplies	7	01	4190.17	5		0.00	0.00	2,101.41	2,101.41	100.00 %
Other Sundry Expense	7	01	4190.18	5		62.92	62.92	833.33	770.41	92.45 %
Administrative Contact Costs	7	01	4190.19	5		8,784.87	8,784.87	8,333.33	(451.54)	-5.42 %
Asset Management Fee - AMP	7	01	4190.22	5		0.00	0.00	8,916.00	8,916.00	100.00 %
AMP Bookkeeping Fees	7	01	4190.23	5		0.00	0.00	5,572.50	5,572.50	100.00 %
Asset Management Fee - AMP	7	03	4190.22	5		0.00	0.00	1,044.00	1,044.00	100.00 %
AMP Bookkeeping Fees	7	03	4190.23	5		0.00	0.00	652.50	652.50	100.00 %
Total Administrative Expense						32,250.09	32,250.09	56,472.70	24,222.61	42.89 %
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5		674.17	674.17	2,083.33	1,409.16	67.64 %
Vehicle Maintenance	7	01	4430.1	5		52.47	52.47	0.00	(52.47)	-100.00 %
Total Operating Expenses						726.64	726.64	2,083.33	1,356.69	65.12 %
General Expense										
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		206.43	206.43	291.66	85.23	29.22 %
Insurance - Workman's Comp	7	01	4510.04	5		913.07	913.07	1,250.00	336.93	26.95 %
Insurance - Fidelity Bond	7	01	4510.09	5		191.93	191.93	0.00	(191.93)	-100.00 %
Insurance - Windstorm	7	01	4510.15	5		0.00	0.00	166.66	166.66	100.00 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5		1,938.75	1,938.75	0.00	(1,938.75)	-100.00 %
Admin Fee - Paid for Portability	7	01	4590.P	5		47.96	47.96	208.33	160.37	76.98 %
Portability - Port In Deposits	7	01	4590.PID	5		(1,011.00)	(1,011.00)	0.00	1,011.00	100.00 %
Portability - Port In Expenses	7	01	4590.PIE	5		1,011.00	1,011.00	0.00	(1,011.00)	-100.00 %
Portable Admin Fees Paid	7	03	4590.P	5		1,706.63	1,706.63	2,500.00	793.37	31.73 %
Total General Expense						5,010.88	5,010.88	4,416.65	(594.23)	-13.45 %
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5		0.00	0.00	4,166.66	4,166.66	100.00 %
Operating Exp For Property - Contra	7	01	7590	5		0.00	0.00	(4,166.66)	(4,166.66)	-100.00 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Housing Assistance Payments										
HAP Payments - Rents	7	01	4715.1	5		457,151.39	457,151.39	402,657.50	(54,493.89)	-13.53 %
HAP Payments - Utilities	7	01	4715.4	5		13,984.00	13,984.00	10,452.25	(3,531.75)	-33.79 %

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:	3/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2024	1 Month(s) Ended April 30, 2024	Budget	Variance	Variance %
Fraud Recovery HUD		7 01 4715.8 5	0.00	0.00	333.33	333.33	100.00 %
HAP Portability		7 01 4715.P 5	(1,659.00)	(1,659.00)	2,333.33	3,992.33	171.10 %
HAP Payments - Port Out		7 01 4715.PO 5	1,089.00	1,089.00	916.66	(172.34)	-18.80 %
HAP Payments - Rents		7 02 4715.1 5	3,917.00	3,917.00	4,166.66	249.66	5.99 %
HAP Payments - Utilities		7 02 4715.4 5	0.00	0.00	(8.33)	(8.33)	-100.00 %
HAP Payments - Rent - VASH		7 03 4715.1 5	17,333.00	17,333.00	12,974.25	(4,358.75)	-33.60 %
HAP Payments - Utilities - VASH		7 03 4715.4 5	235.00	235.00	166.66	(68.34)	-41.01 %
HAP Payments - Portability		7 03 4715.P 5	0.00	0.00	83.33	83.33	100.00 %
HAP Payments - Port Out		7 03 4715.PO 5	12,254.00	12,254.00	13,333.33	1,079.33	8.09 %
HAP Payments - Rent - Home Owners		7 04 4715.1 5	517.00	517.00	0.00	(517.00)	-100.00 %
HAP Payments - Home Ownership Prc		7 04 4715.HO 5	0.00	0.00	3.33	3.33	100.00 %
HAP Payments - Rent - Foster Youth		7 05 4715.1 5	1,355.00	1,355.00	1,250.00	(105.00)	-8.40 %
HAP Payments - Utilities - Foster Yout		7 05 4715.4 5	60.00	60.00	41.66	(18.34)	-44.02 %
Total Housing Assistance Payments			506,236.39	506,236.39	448,703.96	(57,532.43)	-12.82 %
Total Expenses			(544,224.00)	(544,224.00)	(511,676.64)	(32,547.36)	-6.36 %
Total Net Income (Loss)			(103,522.37)	(103,522.37)	0.10	(103,522.47)	03504130.00 %

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:

HARLINGEN



Housing Authority
 REGULAR BOARD MEETING
 WEDNESDAY, JUNE 19, 2024

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
109	12873	\$1,103.00
112	29151	\$198.00
140	15827	\$413.00
262	31708	\$1,658.00
Los Vecinos Total		\$3,372.00
Bonita Park		
Apartment	Tenant Id.	Amounts
		\$0.00
Bonita Park Total		\$0.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
		\$0.00
Le Moyne Gardens Total		\$0.00
Grand Total		\$3,372.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 06/01/24

FOR THE MONTH OF MAY 2024

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
109	12873	-\$200.00	\$0.00	\$386.00	\$50.00	\$867.00	\$0.00	\$1,103.00	Termination of lease nonpayment of rents, late fees, and sales & service fees

Rents due: April 2024 \$279.00 + May 2024 (pro-rated move out) \$107.00 + Late fees: April 2024 \$25.00 + May 2024 \$25.00 + Sales and Services Fees: Spectrum \$50.00 + Replacement of two interior doors \$156.00 + Replacement of refrigerator \$611.00 + Cleaning of stove/oven \$50.00 = Amount due: \$1,303.00 - Security deposit \$200.00 = \$1,103.00

112	29151	-\$200.00	\$0.00	\$251.00	\$50.00	\$97.00	\$0.00	\$198.00	Termination of lease nonpayment of rents, late fees, and sales & service fees
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Rents due: April 2024 \$131.00 + May 2024 (pro-rated move out) \$120.00 + Late fees: April 2024 \$25.00 + May 2024 \$25.00 + Sales and service fees: Spectrum \$42.00 + Key core replacement \$55.00 = Amount due: \$398.00 - Security deposit \$200.00 = \$198.00

140	15827	-\$100.00	\$0.00	\$488.00	\$25.00	\$0.00	\$0.00	\$413.00	Vacated, no notice nonpayment of rent and late fee
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Rent due: April 2024 (pro-rated move out)\$488.00 + Late fee: April 2024 \$25.00 = Amount due: \$513.00 - Security deposit \$100.00 = \$413.00

262	31708	-\$200.00	\$0.00	\$1,586.00	\$75.00	\$197.00	\$0.00	\$1,658.00	Abandoned nonpayment of rents, late fees, and sales & service fees
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Rents due: March 2024 \$564.00 + April 2024 \$601.00 + May 2024 (pro-rated move out) \$421.00 + Late fees: March 2024 \$25.00 + April 2024 \$25.00 + May 2024 \$25.00 + Sales and service fees: Spectrum \$67.00 + General cleaning \$50.00 + Refrigerator gasket replacment \$80.00 = Amount due: \$1,858 - Security deposit \$200.00 = \$1,658.00

	TOTALS	-\$700.00	\$0.00	\$2,711.00	\$200.00	\$1,161.00	\$0.00	\$3,372.00	
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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: 06/01/24

FOR THE MONTH OF MAY 2024

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge off's
	TOTALS	\$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: 06/01/24

FOR THE MONTH OF MAY 2024

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge off's

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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City of Harlingen Housing Authority

April 2024

Bank Balances

Comparative Income Statements/Charts

Accounting Report

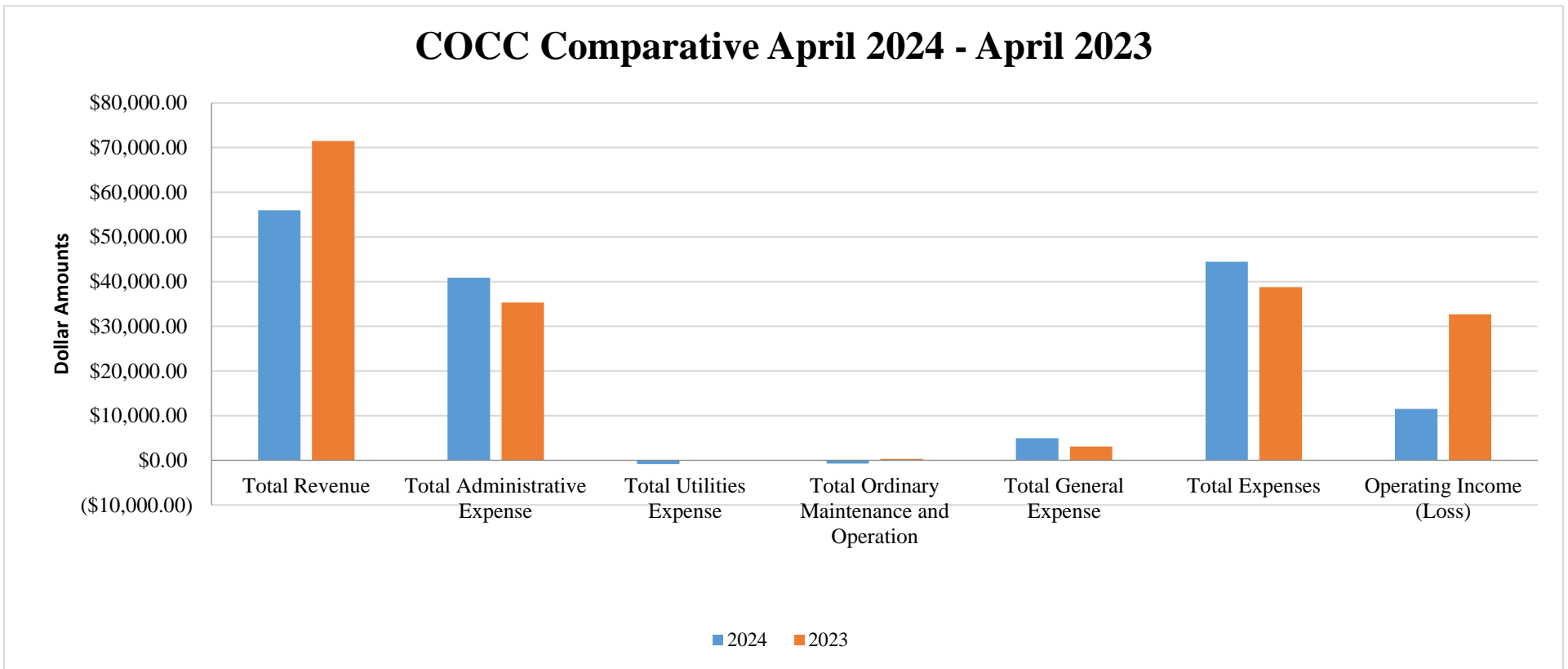


Bank Balances- Reserves as of 04/30/2024

	April 2024 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$59,285.76 COCC Investment Account		
\$487,374.35 COCC General Fund	\$44,444.83	12.30
Low Rent Reserves:		
\$1,881,780.26 Los Vecinos	\$84,289.31	22.33
\$1,419,335.47 Bonita Park	\$54,506.08	26.04
\$1,857,780.06 Le Moyne Gardens	\$59,355.03	31.30
Family Living Center Reserves:		
\$138,210.32 FLC bank cash account	\$2,486.77	55.58
HCV/Section 8 Reserves:		
\$95,835.38 Admin	\$37,987.61	2.52
-\$4,940.30 HAP	\$506,236.39	-0.01

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

	Start: 04/01/2024 End: 04/30/2024	Start: 04/01/2023 End: 04/30/2023
Total Revenue	\$55,937.43	\$71,445.66
Total Administrative Expense	\$40,849.69	\$35,330.94
Total Utilities Expense	(\$824.16)	\$3.11
Total Ordinary Maintenance and Operation	(\$731.69)	\$299.79
Total General Expense	\$4,963.49	\$3,051.37
Total Expenses	\$44,444.83	\$38,755.59
Operating Income (Loss)	\$11,492.60	\$32,690.07



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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Revenue								
Operating Income								
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	13,528.00	0.00	13,528.00	0.00 %
Total Operating Income					13,528.00	13,260.00	268.00	2.02 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,123.76	1,020.99	102.77	10.07 %
OTHER INCOME	1	06	3690	5	192.66	42.66	150.00	351.62 %
Other Income - Management Fee	1	06	3690.2	5	29,243.20	29,243.20	0.00	0.00 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	14,844.00	(9,864.00)	-66.45 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	3,675.00	9,840.00	(6,165.00)	-62.65 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					40,210.62	55,986.85	(15,776.23)	-28.18 %
Total Revenue					55,937.43	71,445.66	(15,508.23)	-21.71 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	11,014.84	15,302.07	4,287.23	28.02 %
LEGAL EXPENSE	1	06	4130	5	858.00	1,267.50	409.50	32.31 %
STAFF TRAINING	1	06	4140	5	1,875.87	0.00	(1,875.87)	0.00 %
TRAVEL	1	06	4150	5	710.20	987.63	277.43	28.09 %
Travel-Mileage Reimbursement	1	06	4150.2	5	0.00	189.30	189.30	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	14,430.06	8,706.58	(5,723.48)	-65.74 %
SUNDRY	1	06	4190	5	338.49	293.10	(45.39)	-15.49 %
PUBLICATIONS	1	06	4190.11	5	546.70	0.00	(546.70)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,669.36	1,369.99	(1,299.37)	-94.85 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	587.09	352.76	(234.33)	-66.43 %
Other Sundry Expense	1	06	4190.18	5	64.19	933.83	869.64	93.13 %
Administrative Contact Costs	1	06	4190.19	5	7,754.89	5,662.73	(2,092.16)	-36.95 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	265.45	265.45	100.00 %
Total Administrative Expense					40,849.69	35,330.94	(5,518.75)	-15.62 %
Utilities Expense								
WATER	1	06	4310	5	5.82	(13.83)	(19.65)	142.08 %
ELECTRICITY	1	06	4320	5	(842.81)	34.67	877.48	2530.95 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	12.83	(17.73)	(30.56)	172.36 %
Total Utilities Expense					(824.16)	3.11	827.27	26600.32 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	789.80	343.66	(446.14)	-129.82 %
MATERIALS	1	06	4420	5	362.71	0.00	(362.71)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	52.47	49.90	(2.57)	-5.15 %
Contract Costs-Other	1	06	4430.13	5	(1,995.00)	0.00	1,995.00	0.00 %
Garbage and Trash Removal	1	06	4431	5	0.00	(46.79)	(46.79)	100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	58.33	(46.98)	(105.31)	224.16 %
Total Ordinary Maintenance and Operation					(731.69)	299.79	1,031.48	344.07 %
Protective Services								
Protective Services - Contract	1	06	4480	5	187.50	70.38	(117.12)	-166.41 %
Total Protective Services					187.50	70.38	(117.12)	-166.41 %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	951.72	659.33	(292.39)	-44.35 %

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

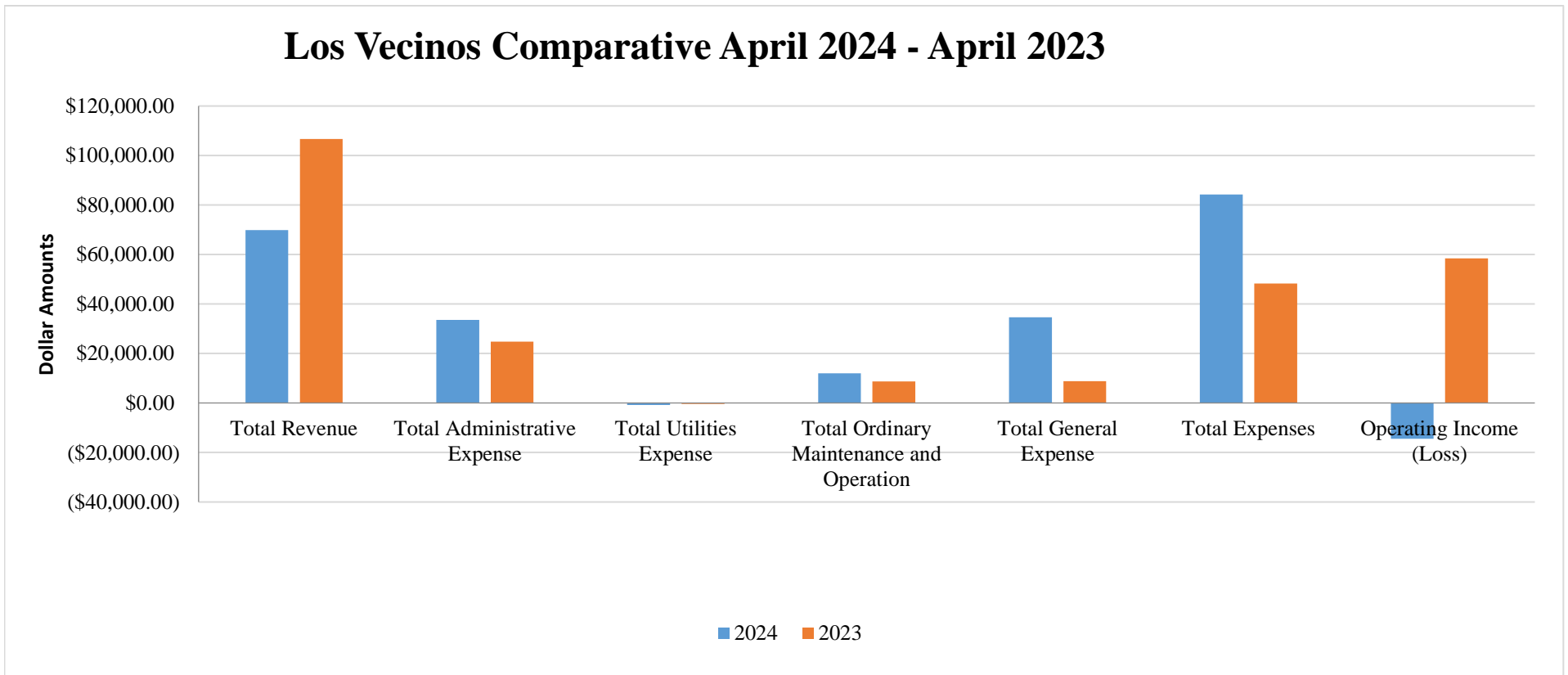
				Start: 04/01/2024	Start: 04/01/2023		
				End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Insurance - General Liability	1	06	4510.02	5	137.50	129.06	(8.44) -6.54 %
Insurance - Automobile	1	06	4510.03	5	471.84	435.28	(36.56) -8.40 %
Insurance - Workman's Comp	1	06	4510.04	5	1,235.33	1,120.50	(114.83) -10.25 %
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 %
Total General Expense					4,963.49	3,051.37	(1,912.12) -62.66 %
Total Expenses					(44,444.83)	(38,755.59)	(5,689.24) 14.68 %
Net Income (Loss)					11,492.60	32,690.07	(21,197.47) -60.43 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

Start: 04/01/2024	Start: 04/01/2023
End: 04/30/2024	End: 04/30/2023

Total Revenue	\$69,840.18	\$106,681.77
Total Administrative Expense	\$33,550.27	\$24,833.38
Total Utilities Expense	(\$780.49)	(\$347.07)
Total Ordinary Maintenance and Operation	\$11,943.77	\$8,735.99
Total General Expense	\$34,623.09	\$8,863.09
Total Expenses	\$84,289.31	\$48,294.53
Operating Income (Loss)	(\$14,449.13)	\$58,387.24



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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	27,772.00	26,672.00	1,100.00	4.12 %
Total Rental Income					27,772.00	26,672.00	1,100.00	4.12 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	32.71	10.92	21.79	199.54 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,091.13	3,133.85	(42.72)	-1.36 %
Other Income-Tenants	1	01	3690	5	2,753.00	2,365.00	388.00	16.41 %
Total Other Income					5,876.84	5,509.77	367.07	6.66 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	36,191.34	74,500.00	(38,308.66)	-51.42 %
Total Other Receipts					36,191.34	74,500.00	(38,308.66)	-51.42 %
Total Revenue					69,840.18	106,681.77	(36,841.59)	-34.53 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	4,187.46	3,527.85	(659.61)	-18.70 %
Legal Expense	1	01	4130	5	0.00	409.50	409.50	100.00 %
Staff Training	1	01	4140	5	(448.50)	0.00	448.50	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	5,041.53	1,854.00	(3,187.53)	-171.93 %
Publications	1	01	4190.11	5	532.50	0.00	(532.50)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	0.00	733.20	733.20	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,255.69	496.81	(5,758.88)	-1159.17 %
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	(657.77)	192.18	849.95	442.27 %
Other Sundry Expense	1	01	4190.18	5	194.69	163.57	(31.12)	-19.03 %
Administrative Contact Costs	1	01	4190.19	5	5,703.67	4,715.27	(988.40)	-20.96 %
Management Fee Expense - AMP	1	01	4190.21	5	8,952.00	8,952.00	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	1,125.00	1,125.00	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					33,550.27	24,833.38	(8,716.89)	-35.10 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	613.75	793.41	179.66	22.64 %
Ten Services - Recreation, Pub	1	01	4220	5	582.29	220.00	(362.29)	-164.68 %
Total Tenant Services					1,196.04	1,013.41	(182.63)	-18.02 %
Utilities Expense								
Water	1	01	4310	5	10.12	(134.58)	(144.70)	107.52 %
Electricity	1	01	4320	5	(786.56)	15.99	802.55	5019.07 %
Gas	1	01	4330	5	(16.22)	0.15	16.37	10913.33 %
Other Utility Expense - Sewer	1	01	4390	5	12.17	(228.63)	(240.80)	105.32 %
Total Utilities Expense					(780.49)	(347.07)	433.42	-124.88 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	2,161.20	2,543.94	382.74	15.05 %
Materials	1	01	4420	5	2,049.78	50.93	(1,998.85)	-3924.70 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.98	16.75	(0.23)	-1.37 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	105.18	74.85	(30.33)	-40.52 %
Contract Costs-Maintenance	1	01	4430.09	5	0.00	1,451.80	1,451.80	100.00 %
Contract Costs-Other	1	01	4430.13	5	3,470.00	288.00	(3,182.00)	-1104.86 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	1,800.00	2,250.00	450.00	20.00 %
Contact Costs-Electrical Contr	1	01	4430.21	5	125.00	0.00	(125.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	0.00	(30.00)	0.00 %
Garbage and Trash Collection	1	01	4431	5	140.28	(87.74)	(228.02)	259.88 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

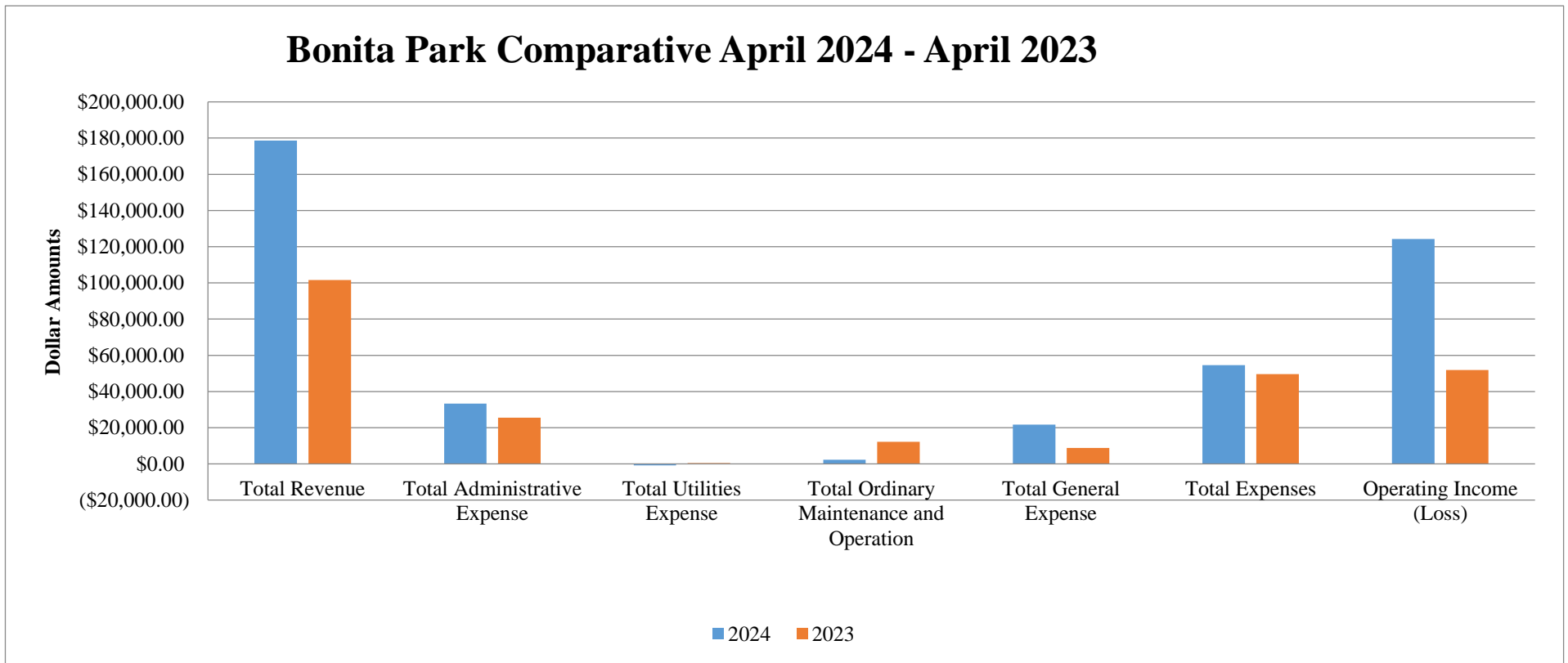
Custom 3: PHA

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,045.35	2,147.46	102.11	4.75 %
Total Ordinary Maintenance and Operation					11,943.77	8,735.99	(3,207.78)	-36.72 %
Protective Services								
Protective Services - Contract	1	01	4480	5	3,756.63	5,195.73	1,439.10	27.70 %
Total Protective Services					3,756.63	5,195.73	1,439.10	27.70 %
General Expense								
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	678.27	625.71	(52.56)	-8.40 %
Insurance - Workman's Comp	1	01	4510.04	5	913.07	828.20	(84.87)	-10.25 %
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	0.00	(23,217.99)	0.00 %
Payments in Lieu of Taxes	1	01	4520	5	2,916.66	2,500.00	(416.66)	-16.67 %
Total General Expense					34,623.09	8,863.09	(25,760.00)	-290.64 %
Total Expenses					(84,289.31)	(48,294.53)	(35,994.78)	74.53 %
Net Income (Loss)					(14,449.13)	58,387.24	(72,836.37)	-124.03 %

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

	Start: 04/01/2024 End: 04/30/2024	Start: 04/01/2023 End: 04/30/2023
Total Revenue	\$178,682.98	\$101,538.76
Total Administrative Expense	\$33,319.64	\$25,452.25
Total Utilities Expense	(\$861.61)	\$426.36
Total Ordinary Maintenance and Operation	\$2,225.03	\$12,217.40
Total General Expense	\$21,653.36	\$8,793.43
Total Expenses	\$54,506.08	\$49,631.47
Operating Income (Loss)	\$124,176.90	\$51,907.29



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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	31,995.00	28,434.00	3,561.00	12.52 %
Total Rental Income					31,995.00	28,434.00	3,561.00	12.52 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,298.78	1,802.01	496.77	27.57 %
Other Income - Tenants	1	02	3690	5	2,872.00	3,431.00	(559.00)	-16.29 %
Total Other Income					5,170.78	5,233.01	(62.23)	-1.19 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	141,517.20	67,871.75	73,645.45	108.51 %
Total Other Receipts					141,517.20	67,871.75	73,645.45	108.51 %
Total Revenue					178,682.98	101,538.76	77,144.22	75.98 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	4,688.17	3,649.73	(1,038.44)	-28.45 %
Legal Expense	1	02	4130	5	0.00	292.50	292.50	100.00 %
Staff Training	1	02	4140	5	(448.50)	0.00	448.50	0.00 %
Travel-Mileage Reimbursement	1	02	4150.2	5	83.75	0.00	(83.75)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,056.47	1,804.82	(2,251.65)	-124.76 %
Publications	1	02	4190.11	5	525.40	0.00	(525.40)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	733.20	733.20	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,448.44	548.40	(5,900.04)	-1075.86 %
Forms & Office Supplies	1	02	4190.17	5	(357.27)	287.74	645.01	224.16 %
Other Sundry Expense	1	02	4190.18	5	(143.18)	103.36	246.54	238.53 %
Administrative Contact Costs	1	02	4190.19	5	6,949.26	6,448.22	(501.04)	-7.77 %
Management Fee Expense - AMP	1	02	4190.21	5	8,653.60	8,713.28	59.68	0.68 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,087.50	1,095.00	7.50	0.68 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					33,319.64	25,452.25	(7,867.39)	-30.91 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	525.94	680.16	154.22	22.67 %
Ten Services - Recreation, Pub	1	02	4220	5	582.29	161.48	(420.81)	-260.60 %
Total Tenant Services					1,108.23	841.64	(266.59)	-31.68 %
Utilities Expense								
Water	1	02	4310	5	(46.97)	261.75	308.72	117.94 %
Electricity	1	02	4320	5	(829.97)	167.66	997.63	595.03 %
Gas	1	02	4330	5	6.53	2.00	(4.53)	-226.50 %
Other Utility Expense - Sewer	1	02	4390	5	8.80	(5.05)	(13.85)	274.26 %
Total Utilities Expense					(861.61)	426.36	1,287.97	302.09 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	2,556.25	1,433.11	(1,123.14)	-78.37 %
Materials	1	02	4420	5	134.83	288.50	153.67	53.27 %
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	(1,440.00)	(1,440.00)	100.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.98	16.75	(0.23)	-1.37 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	52.47	74.85	22.38	29.90 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	4,738.40	4,738.40	100.00 %
Contract Costs-Other	1	02	4430.13	5	0.00	123.00	123.00	100.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	0.00	1,440.00	1,440.00	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	0.00	4,725.00	4,725.00	100.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	(7,500.00)	0.00	7,500.00	0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	0.00	(30.00)	0.00 %

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: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Garbage and Trash Collection	1	02	4431	5	162.32	(48.22)	(210.54)	436.62 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,322.12	866.01	(1,456.11)	-168.14 %
Total Ordinary Maintenance and Operation					(2,225.03)	12,217.40	14,442.43	118.21 %
Protective Services								
Protective Services - Contract	1	02	4480	5	1,511.49	1,900.39	388.90	20.46 %
Total Protective Services					1,511.49	1,900.39	388.90	20.46 %
General Expense								
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	678.27	625.71	(52.56)	-8.40 %
Insurance - Workman's Comp	1	02	4510.04	5	859.36	779.48	(79.88)	-10.25 %
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	0.00	(8,580.92)	0.00 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
Emp Benefit Cont-Unemployment	1	02	4540.8	5	2,160.00	0.00	(2,160.00)	0.00 %
Total General Expense					21,653.36	8,793.43	(12,859.93)	-146.24 %
Total Expenses					(54,506.08)	(49,631.47)	(4,874.61)	9.82 %
Net Income (Loss)					124,176.90	51,907.29	72,269.61	143.39 %

Report Criteria PHA: 1 Project: '02'

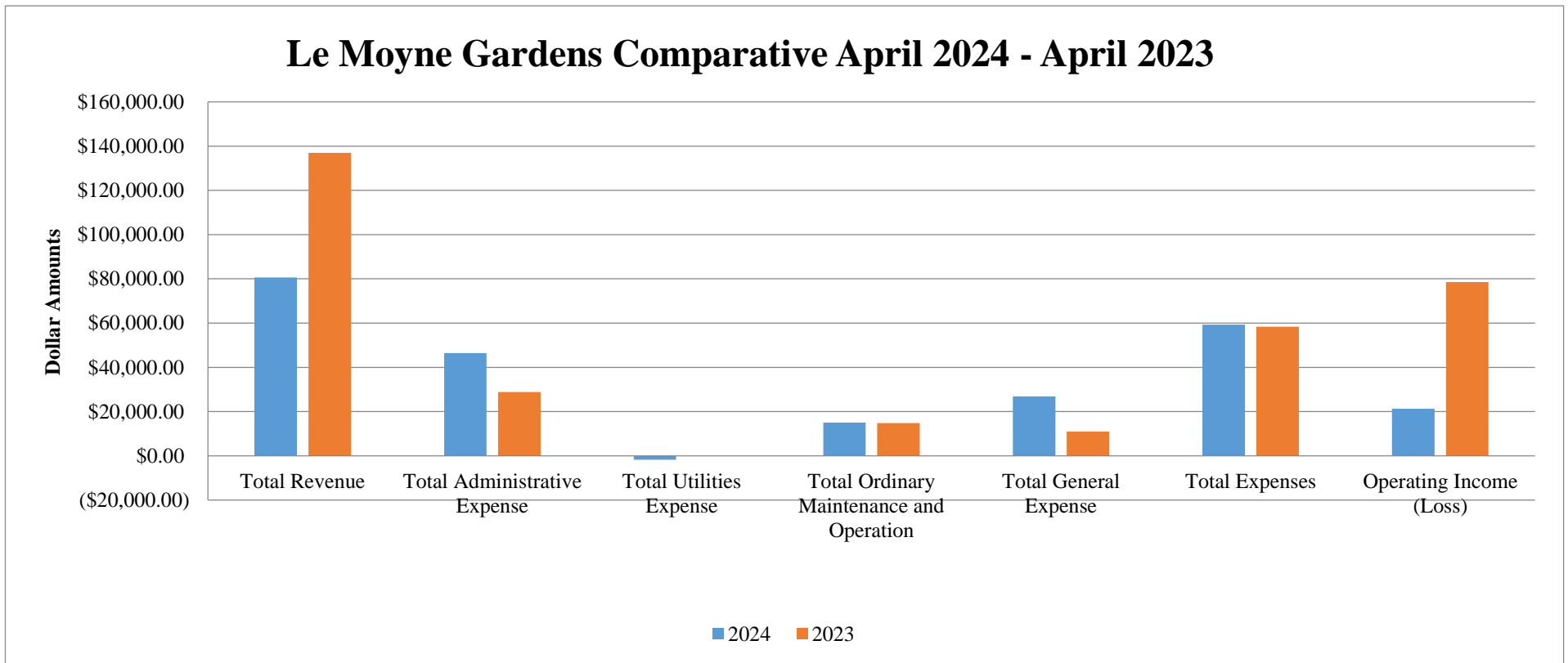
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 04/01/2024 End: 04/30/2024	Start: 04/01/2023 End: 04/30/2023
Total Revenue	\$80,665.26	\$136,987.97
Total Administrative Expense	\$46,426.46	\$28,857.93
Total Utilities Expense	(\$1,729.85)	\$82.48
Total Ordinary Maintenance and Operation	\$14,989.70	\$14,783.08
Total General Expense	\$26,835.60	\$10,954.92
Total Expenses	\$59,355.03	\$58,386.22
Operating Income (Loss)	\$21,310.23	\$78,601.75



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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	28,796.00	28,500.00	296.00	1.04 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
Total Rental Income					28,796.00	29,200.00	(404.00)	-1.38 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,141.60	3,004.72	136.88	4.56 %
Other Income-Tenants	1	03	3690	5	4,276.00	4,332.00	(56.00)	-1.29 %
Total Other Income					7,417.60	7,336.72	80.88	1.10 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	44,451.66	100,451.25	(55,999.59)	-55.75 %
Total Other Receipts					44,451.66	100,451.25	(55,999.59)	-55.75 %
Total Revenue					80,665.26	136,987.97	(56,322.71)	-41.12 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	7,172.48	4,556.12	(2,616.36)	-57.43 %
Legal Expense	1	03	4130	5	663.00	0.00	(663.00)	0.00 %
Staff Training	1	03	4140	5	(598.00)	0.00	598.00	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	5,115.59	1,111.07	(4,004.52)	-360.42 %
Publications	1	03	4190.11	5	710.00	0.00	(710.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	977.60	977.60	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,034.12	620.02	(8,414.10)	-1357.07 %
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	(657.77)	1,034.82	1,692.59	163.56 %
Other Sundry Expense	1	03	4190.18	5	185.12	151.75	(33.37)	-21.99 %
Administrative Contact Costs	1	03	4190.19	5	8,437.82	4,109.63	(4,328.19)	-105.32 %
Management Fee Expense - AMP	1	03	4190.21	5	11,637.60	11,577.92	(59.68)	-0.52 %
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	1,455.00	(7.50)	-0.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					46,426.46	28,857.93	(17,568.53)	-60.88 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	613.44	793.62	180.18	22.70 %
Ten Services - Recreation, Pub	1	03	4220	5	582.29	492.36	(89.93)	-18.27 %
Total Tenant Services					1,195.73	1,285.98	90.25	7.02 %
Utilities Expense								
Water	1	03	4310	5	5.10	(4.73)	(9.83)	207.82 %
Electricity	1	03	4320	5	(1,786.53)	90.11	1,876.64	2082.61 %
Gas	1	03	4330	5	2.24	(1.91)	(4.15)	217.28 %
Other Utility Expense - Sewer	1	03	4390	5	49.34	(0.99)	(50.33)	5083.84 %
Total Utilities Expense					(1,729.85)	82.48	1,812.33	2197.30 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	1,787.32	2,874.98	1,087.66	37.83 %
Materials	1	03	4420	5	1,682.93	0.00	(1,682.93)	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	375.00	0.00	(375.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.65	22.34	(0.31)	-1.39 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	52.47	74.85	22.38	29.90 %
Contract Costs-Maintenance	1	03	4430.09	5	698.18	0.00	(698.18)	0.00 %
Contract Costs-Other	1	03	4430.13	5	450.00	838.00	388.00	46.30 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	0.00	8,700.00	8,700.00	100.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	0.00	(3,990.00)	0.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	(34,250.00)	0.00	34,250.00	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	6,800.00	0.00	(6,800.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	150.00	30.00	(120.00)	-400.00 %
Garbage and Trash Collection	1	03	4431	5	157.35	19.03	(138.32)	-726.85 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,094.40	2,223.88	(870.52)	-39.14 %
Total Ordinary Maintenance and Operation					(14,989.70)	14,783.08	29,772.78	201.40 %
Protective Services								
Protective Services - Contract	1	03	4480	5	1,616.79	2,421.83	805.04	33.24 %
Total Protective Services					1,616.79	2,421.83	805.04	33.24 %
General Expense								
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	914.19	843.36	(70.83)	-8.40 %
Insurance - Workman's Comp	1	03	4510.04	5	1,450.17	1,315.37	(134.80)	-10.25 %
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	0.00	(13,087.00)	0.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	0.00	(166.00)	(166.00)	100.00 %
Total General Expense					26,835.60	10,954.92	(15,880.68)	-144.96 %
Total Expenses					(59,355.03)	(58,386.22)	(968.81)	1.66 %
Net Income (Loss)					21,310.23	78,601.75	(57,291.52)	-72.68 %

Report Criteria PHA: 1 Project: '03'

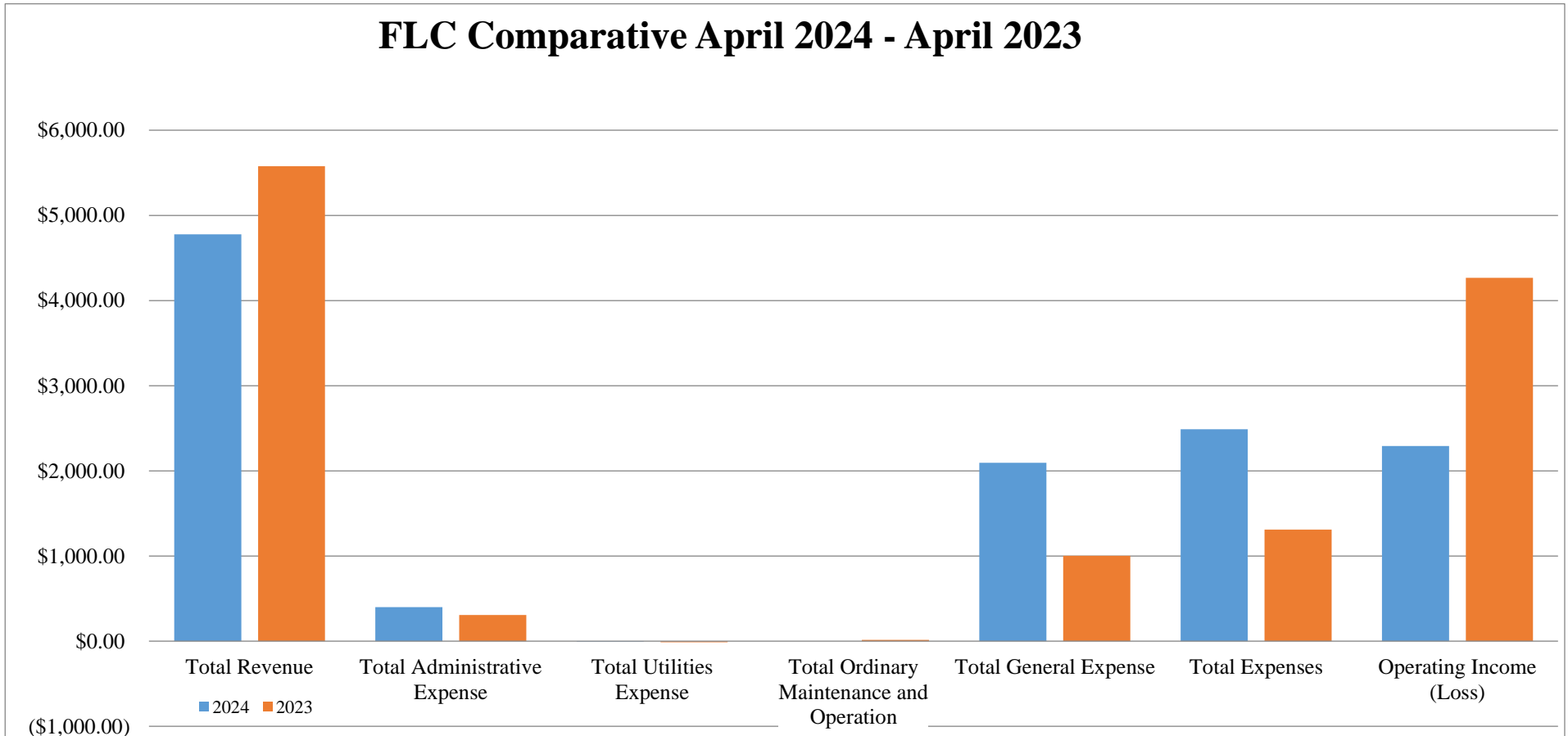
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 04/01/2024 End: 04/30/2024	Start: 04/01/2023 End: 04/30/2023
Total Revenue	\$4,777.34	\$5,576.41
Total Administrative Expense	\$399.08	\$306.53
Total Utilities Expense	(\$7.13)	(\$13.14)
Total Ordinary Maintenance and Operation	\$0.00	\$15.00
Total General Expense	\$2,094.82	\$1,001.77
Total Expenses	\$2,486.77	\$1,310.16
Operating Income (Loss)	\$2,290.57	\$4,266.25



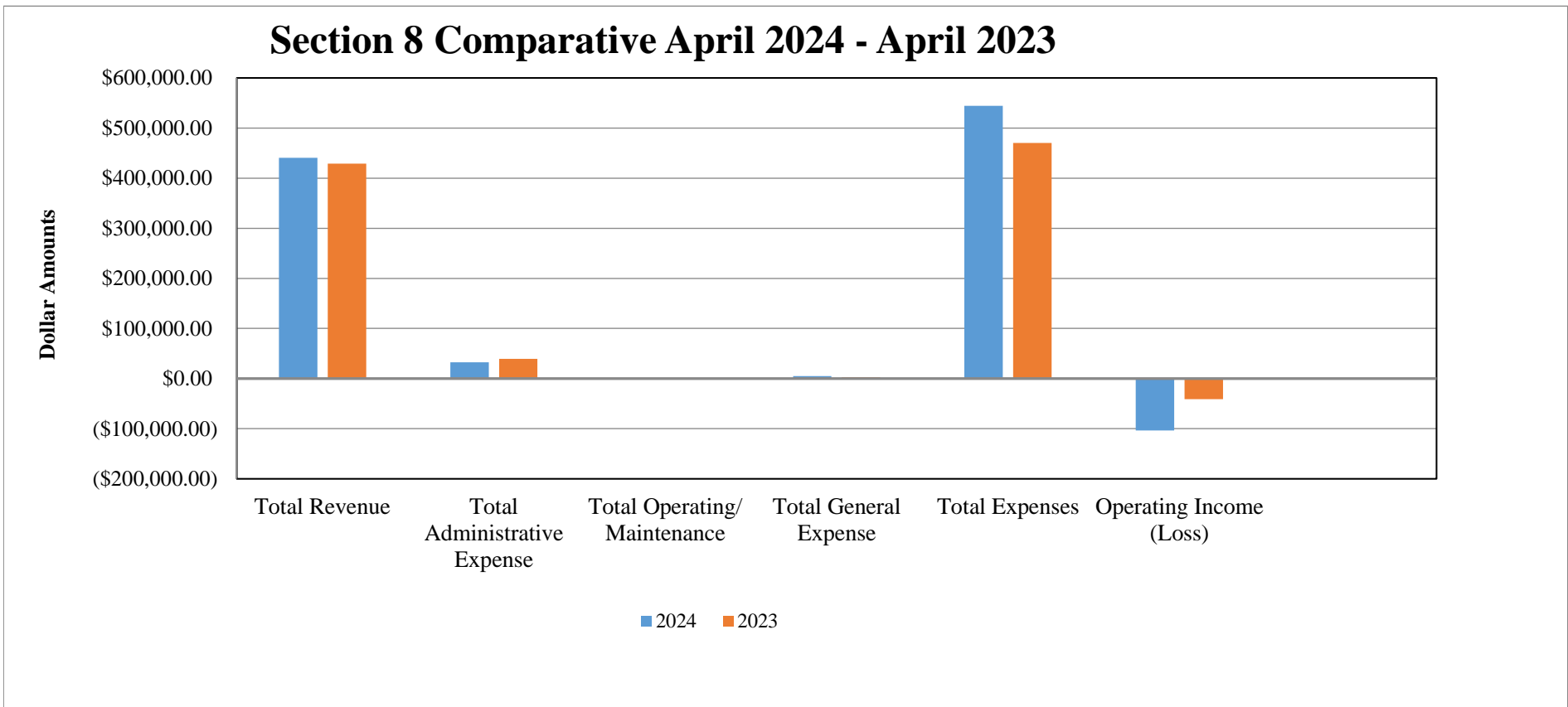
Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 04/01/2024 End: 04/30/2024	Start: 04/01/2023 End: 04/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,400.00	4,200.00	200.00	4.76 %
Total Rental Income					4,400.00	4,200.00	200.00	4.76 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	227.34	246.41	(19.07)	-7.74 %
Other Income-Tenants	3	01	3690	5	150.00	1,130.00	(980.00)	-86.73 %
Total Other Income					377.34	1,376.41	(999.07)	-72.59 %
Total Revenue					4,777.34	5,576.41	(799.07)	-14.33 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	217.96	62.74	(155.22)	-247.40 %
Employee Benefits Cont - Admin	3	01	4182	5	15.74	(5.03)	(20.77)	412.92 %
Publications	3	01	4190.11	5	42.60	0.00	(42.60)	0.00 %
Other Sundry Expense	3	01	4190.18	5	122.78	248.82	126.04	50.66 %
Total Administrative Expense					399.08	306.53	(92.55)	-30.19 %
Utilities Expense								
Water	3	01	4310	5	(2.23)	(4.10)	(1.87)	45.61 %
Other Utility Expense - Sewer	3	01	4390	5	(4.90)	(9.04)	(4.14)	45.80 %
Total Utilities Expense					(7.13)	(13.14)	(6.01)	45.74 %
Ordinary Maintenance and Operation								
Connect/Disconnect Fees	3	01	4430.4	5	0.00	15.00	15.00	100.00 %
Total Ordinary Maintenance and Operation					0.00	15.00	15.00	100.00 %
General Expense								
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 %
Total General Expense					2,094.82	1,001.77	(1,093.05)	-109.11 %
Total Expenses					(2,486.77)	(1,310.16)	(1,176.61)	89.81 %
Net Income (Loss)					2,290.57	4,266.25	(1,975.68)	-28.87 %

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

Start: 04/01/2024 Start: 04/01/2023
End: 04/30/2024 End: 04/30/2023

Total Revenue	\$440,701.63	\$429,050.86
Total Administrative Expense	\$32,250.09	\$39,360.74
Total Operating/ Maintenance	\$726.64	\$1,230.62
Total General Expense	\$5,010.88	\$2,936.86
Total Expenses	\$544,224.00	\$470,086.72
Operating Income (Loss)	(\$103,522.37)	(\$41,035.86)



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2024	Start: 04/01/2023		
					End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	54,944.00	52,768.00	2,176.00	4.12 %
Interest Income HA Portion	7	01	3300	5	277.48	228.45	49.03	21.46 %
Portable Admin Fees Earned	7	01	3300.P	5	319.79	451.91	(132.12)	-29.24 %
Other Income	7	01	3690	5	448.00	0.00	448.00	0.00 %
HAP Earned Income	7	01	4902	5	384,712.36	375,602.50	9,109.86	2.43 %
Total Operating Income					440,701.63	429,050.86	11,650.77	2.72 %
Total Revenue					440,701.63	429,050.86	11,650.77	2.72 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	9,794.67	8,179.40	(1,615.27)	-19.75 %
STAFF TRAINING	7	01	4140	5	1,537.86	699.00	(838.86)	-120.01 %
Travel	7	01	4150	5	224.00	1,107.86	883.86	79.78 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	8,039.17	4,854.59	(3,184.58)	-65.60 %
Publications	7	01	4190.11	5	1,185.70	0.00	(1,185.70)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,552.90	622.18	(930.72)	-149.59 %
Forms & Office Supplies	7	01	4190.17	5	0.00	41.38	41.38	100.00 %
Other Sundry Expense	7	01	4190.18	5	62.92	52.58	(10.34)	-19.67 %
Administrative Contact Costs	7	01	4190.19	5	8,784.87	6,706.75	(2,078.12)	-30.99 %
Asset Management Fee - AMP	7	01	4190.22	5	0.00	8,904.00	8,904.00	100.00 %
AMP Bookkeeping Fees	7	01	4190.23	5	0.00	5,565.00	5,565.00	100.00 %
Asset Management Fee - AMP	7	03	4190.22	5	0.00	960.00	960.00	100.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	0.00	600.00	600.00	100.00 %
Total Administrative Expense					32,250.09	39,360.74	7,110.65	18.07 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	674.17	1,051.56	377.39	35.89 %
Materials	7	01	4420	5	0.00	79.26	79.26	100.00 %
Vehicle Maintenance	7	01	4430.1	5	52.47	99.80	47.33	47.42 %
Total Operating Expenses					726.64	1,230.62	503.98	40.95 %
General Expense								
Insurance -Property (Fire & EC	7	01	4510.01	5	6.11	0.00	(6.11)	0.00 %
Insurance - Automobile	7	01	4510.03	5	206.43	190.44	(15.99)	-8.40 %
Insurance - Workman's Comp	7	01	4510.04	5	913.07	828.20	(84.87)	-10.25 %
Insurance - Fidelity Bond	7	01	4510.09	5	191.93	180.29	(11.64)	-6.46 %
Emp Benefit Cont-Unemployment	7	01	4540.8	5	1,938.75	0.00	(1,938.75)	0.00 %
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	(1,011.00)	(5,843.00)	(4,832.00)	82.70 %
Portability - Port In Expenses	7	01	4590.PIE	5	1,011.00	5,843.00	4,832.00	82.70 %
Portable Admin Fees Paid	7	03	4590.P	5	1,706.63	1,686.75	(19.88)	-1.18 %
Total General Expense					5,010.88	2,936.86	(2,074.02)	-70.62 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	457,151.39	379,475.50	(77,675.89)	-20.47 %
HAP Payments - Utilities	7	01	4715.4	5	13,984.00	7,774.00	(6,210.00)	-79.88 %
HAP Portability	7	01	4715.P	5	(1,659.00)	0.00	1,659.00	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	3,917.00	3,922.00	5.00	0.13 %
HAP Payments - Rent - VASH	7	03	4715.1	5	17,333.00	17,626.00	293.00	1.66 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	235.00	114.00	(121.00)	-106.14 %
HAP Payments - Port Out	7	03	4715.PO	5	12,254.00	14,626.00	2,372.00	16.22 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	517.00	543.00	26.00	4.79 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,355.00	1,167.00	(188.00)	-16.11 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	60.00	0.00	(60.00)	0.00 %
Total Housing Assistance Payments					506,236.39	426,558.50	(79,677.89)	-18.68 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

	Start: 04/01/2024	Start: 04/01/2023		
	End: 04/30/2024	End: 04/30/2023	Variance	Variance %
Total Expenses	<u>(544,224.00)</u>	<u>(470,086.72)</u>	<u>(74,137.28)</u>	<u>15.77 %</u>
Net Income (Loss)	<u><u>(103,522.37)</u></u>	<u><u>(41,035.86)</u></u>	<u><u>(62,486.51)</u></u>	<u><u>152.13 %</u></u>

Chief Financial Officer Report
for June 19, 2024
Highlights of Activities for May 2024

Ongoing Activities:

- Meetings for the month:
 - Weekly & monthly staff meetings / Security meetings
 - Maintenance meetings
 - Los Vecinos Construction meetings
 - Le Moyne Gardens Head Start Const. meetings
 - Motivational staff meetings
 - Board meeting practices, Board meetings, & Board overview
 - HUD Two-Year Tool meeting
 - Harlingen Affordable Housing meetings with Lone Star National Bank
 - Accounting staff weekly meetings
 - Admin meeting
 - Meetings with Beka Harrison on FDS submission
 - Meetings with Morgan LaMantia and Vicente Gonzalez
 - One Drive & Teams training
- Submitted Weekly/Monthly Board, Goals Reports and Employee of the Quarter recommendation
- Assisted Mary with Low Rent utility allowance and Security deposit checks
- 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 & End of year financials
- Signed checks for payrolls and accounts payables
- Reviewed weekly staff reports, Board reports, and Newsletter listing – submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked from home on May 28th – half day due to disinfecting
- Worked with the Public Housing team on the CFP obligations due in May
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio

Chief Financial Officer

HR/Accounting Coordinator Report
June 19, 2024
Highlights of Activities for May 2024

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - HUD San Antonio Field office meeting
 - HUD 2-Year Tool meeting
 - Accounting department meetings on Thursdays
 - Maintenance meetings on the 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Admin meeting
 - Board packet review
 - Board meeting practices; Board meeting and Board meeting overview
 - Security meeting
 - Monday revisions overview
 - Counselors' meeting
 - FDS review meeting
- Reviewed and responded to emails and phone calls
- Entered invoices and reimbursements and processed them for payment
- Entered deposits into all bank accounts
- Met with Ms. Lucio on personnel matters
- Updated employee annual and sick leave balances for the end of April
- Reviewed timesheets and processed payrolls for May
- Prepared Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for April
- Reviewed all vehicle inspections completed and saved for April
- Processed and submitted the HART Retirement for April
- Printed out bank ACH information for online rent payments
- Reviewed the Newsletter listing for the employees
- Sent out employee evaluations
- Submitted my nomination for Employee of the Quarter
- Worked on employee evaluations received and updated wages
- Submitted the TA to Nelrod to update the Records Retention Policy
- Reviewing the tentative Personnel Policy from Nelrod
- Worked from Sunset Terrace for half a day (05/10) and from home for half a day (05/28) due to the disinfecting of offices
- Worked on Saturday, May 18th, to clean out the storage room at the main office

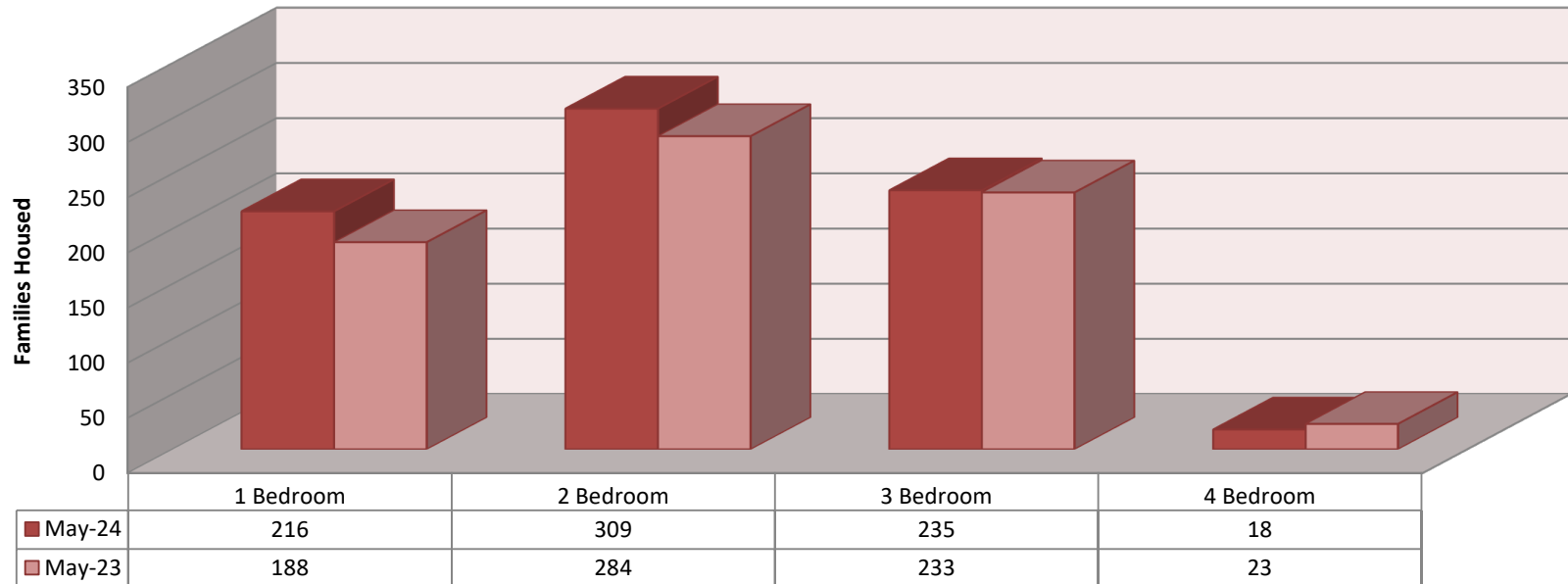
Please let me know if you have any questions.

Thank you,
Melissa Guajardo
HR/Accounting Coordinator

**Board Meeting Report
June 19, 2024**

**Total Alloted Vouchers: 743
Vouchers Leased: 778
Pending Vouchers: 0
Vouchers Seaching: 23**

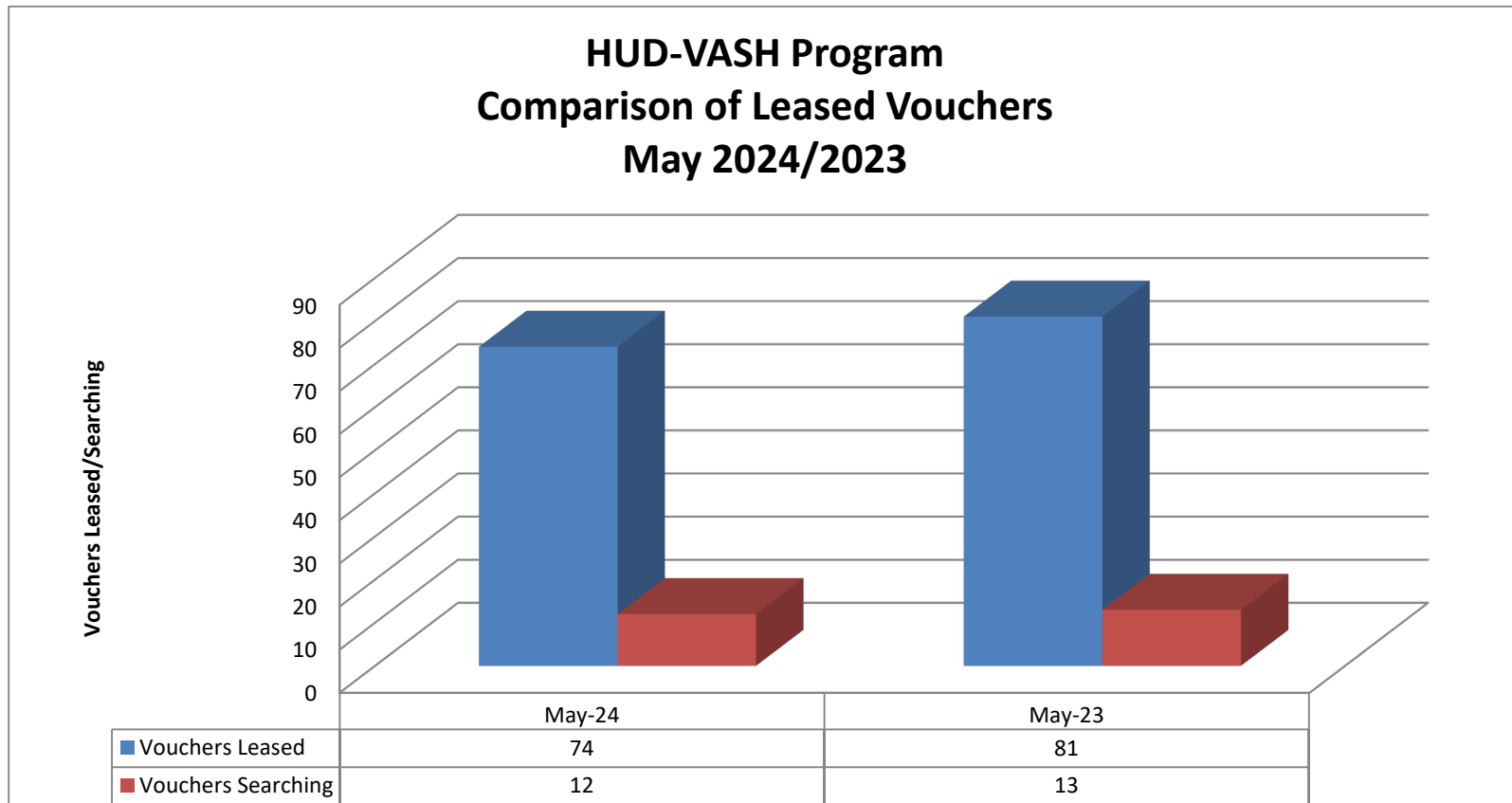
**HCV/Section 8 Program
Comparison of Leased Vouchers
May 2024/2023**



Total Families on Waiting List	358
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**Board Meeting Report
June 19, 2024**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 74
Port-outs: 37
Housed in Harlingen: 37**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

Board Meeting Report June 19, 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
April 2024 Score is
100.25%

Quality Control

File audit was held on May 31, 2024 at Los Vecinos 4 files were audited

Tenant #30774

Tenant #31253

Tenant #13050

Tenant #11018

Activities for the month of May 2024:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on May 09th (20 were received)
- Issued HAP Checks for June 2024
- Submitted VMS monthly report
- Submitted Lease up report to Finance Dept.
- Attended monthly meetings with Low Rent
- Attended Security meetings via Webex
- Attended Board Meeting @ COCC
- Hosted Friday Staff Meetings via Webex
- Attended Los Vecinos construction meeting updates
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Attended board meeting practices @ LMG, BP, and ST
- Attended Two-Year Tool Meeting with HUD Field Office
- Attended MRI Training @ Plano TX May 6-9 2024
- 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 May 2024	163	134	271	31	312	312	68	5	35	31
January through May 2023	160	136	113	52	351	351	34	3	22	66
Increase	3	0	158	0	0	0	34	2	13	0
Decrease	0	2	0	21	39	39	0	0	0	35

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

HCV/SECTION 8 PROGRAM
Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-24	34	29	26	9	41	41	21	0	5	3
Feb-24	40	28	34	8	59	59	12	1	1	6
Mar-24	17	26	33	6	67	67	14	0	9	5
Apr-24	30	21	138	5	89	89	11	4	8	11
May-24	42	30	40	3	56	56	10	0	12	6
YTD	163	134	271	31	312	312	68	5	35	31

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
Mar-23	35	26	24	7	71	71	14	1	7	14
Apr-23	34	26	29	20	97	97	18	1	4	23
May-23	25	25	11	18	66	66	2	1	3	8
YTD	160	136	113	52	351	351	34	3	22	66

Housing Authority of the City of Harlingen, Texas

May 31, 2024

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	143	115	19	4	4	193	478
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	1	0	0	0	0	0	1
2 bed	1	1	0	0	0	2	4
3 bed	4	1	0	0	0	1	6
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	6	2	0	0	0	3	11
Total Vacancies →	6	2	0	0	0	3	11

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 5/31/2024

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 96.00% 98.33% 100.00% 100.00% 100.00% 98.50% **97.79%**

* **VACANCY RATE:** 4.00% 1.67% 0.00% 0.00% 0.00% 1.50% **2.21%**

* does not include CFP units

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

Per unit Fee count 144 118 20 4 4 197 487

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 June 19, 2024

Activities for the month of May

WAITING LIST AS OF 05-31-2024

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	80
2 Bedroom	05
3 Bedroom	09
4 Bedroom	02
<hr style="width: 100%; border: 0.5px solid black;"/> Total:	<hr style="width: 100%; border: 0.5px solid black;"/> 96

Unit offers mailed: 15

Security Deposits received: 04

Applications ready for review as of 05-31-2024: 30

Applications pending: 55

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 May 2024	409	398	107	258	25	83	29	28	34%
January through May 2023	343	318	76	86	19	117	32	22	19%
Increase	66	80	31	172	6	0	0	6	15%
Decrease	0	0	0	0	0	34	3	0	0%

Note: Applicants were given extra time to submit pending information to complete the application process.
Applications were denied or withdrawn due to pending information.

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%
Mar-24	64	59	19	64	5	19	5	7	37%
Apr-24	81	79	23	47	4	6	8	4	67%
May-24	140	141	30	15	3	15	6	3	20%
YTD Total:	409	398	107	258	25	83	29	28	34%

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%
Mar-23	45	37	15	10	3	40	4	3	8%
Apr-23	73	74	9	34	5	5	8	4	80%
May-23	86	82	24	31	4	37	11	4	11%
YTD Total:	343	318	76	86	19	117	32	22	19%

Report By: Nancy Garza -Admissions Coordinator

Date: June 1, 2024

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – May 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.

April 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, zero (0) Denial Hearings for the HCV/S8 Program and audited (4) HCV/S8 program files.

Files audited: HCV/S8

- Tenant # 23743
- Tenant # 28869
- Tenant # 28605
- Tenant # 24480

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.
- Conduct operation update meetings with all staff on Monday via Webex
- Attended a meeting with Senator Morgan LaMantia, Texas State Senate District 27 at 3:00 p.m. at the COCC
- Attended a meeting with Congressman Vicente Gonzalez on May 24, 2024 at 9:00 a.m. via Zoom
- Attended a Software training with Mike Hernandez on May 29, 2024 at 10:00 a.m. at the COCC

Resident and Youth Activities Board Report

June 19, 2024

May 2024 Activities

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

- Los Vecinos: May 8th and 22nd, 2024 at 2:00 p.m. at the Los Vecinos Community Center
 - Topics: Tenant Association Scholarships and Events – 21 residents attended
- Bonita Park: May 15th and 22nd, 2024 at 2:00 p.m. at the Bonita Park Community Center
 - Topics: Tenant Association Scholarships and Events– 15 residents attended
- Sunset Terrace: May 8th and 22nd, 2024 at 10:00 a.m. at the Sunset Terrace Learning Center
 - Topics: Tenant Association Scholarships and recruitment – 3 residents attended
- Le Moyne Gardens: May 8th and 22nd, 2024 at 1:00 p.m. at the Le Moyne Gardens Community Center
 - Topics: Tenant Association Scholarships and Events – 20 residents attended

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday and Wednesday at 4:00 p.m. Beets, carrots, celery and onions were planted.
- Los Vecinos: Garden is preparing to re-open, working on garden upgrade, adding new vegetable beds.

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The next Quarterly Crime Prevention Meeting is on July 23, 2024 at the Sunset Terrace Family Learning Center at 3:00 p.m.

Connect Home USA:

- The ConnectHomeUSA meeting was held on Monday, May 13, 2024 at 11:00 a.m. via TEAMS.
 - No updates given for our region

Little Free Libraries:

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

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

Storytime presented by the Bonita Park Apartments

- May 01, 2024: Ms. Evelyn Castillo, Assistant Property Manager from the Bonita Park Apartments, read “Cinco de Mayo” by Emma Carlson Berne
- May 08, 2024: Ms. Cynthia Lucio, Chief Financial Officer at the Harlingen Housing Authority, read “I Love You Mom” by Cindy Jin

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

- May 07, 2024: Topic – Back to School, Reducing barriers to a successful start in kindergarten
- May 14, 2024: Topic – What’s working to narrow academic achievement gaps post pandemic, insights from school districts
- May 21, 2024: Topic - Not just nice but necessary: Family Engagement = A Big Bet That’s Paying Off for Kids
- May 28, 2024: Topic - Scaling evidence-based products & programs within districts

Resident and Youth Activities Board Report
June 19, 2024
May 2024 Activities

NAHRO Merit Awards: NAHRO Merit Award applications were submitted on February 28, 2024.

- The applications were due to NAHRO 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.

Events:

- May 10, 2024: Los Vecinos Tenant Association Mother's Day Celebration from 12:00 p.m. to 2:00 p.m. at the Los Vecinos Family Learning Center – 30 residents attended
- May 13, 2024: Le Moyne Gardens Tenant Association Post Mother's Day Lunch from 1:00 p.m. to 2:00 p.m. at the Le Moyne Gardens Community Room – 9 residents attended
- May 15, 2024: Dolores Cano from Vicky Roy Home Health hosted a Loteria from 1:00 p.m. to 2:00 p.m. at Los Vecinos – 21 residents attended
- May 15, 2024: Tinidad Home Health hosted Loteria from 1:00 p.m. to 2:00 p.m. and Ms. Anaid Hernandez from Behavioral Health Solutions hosted a Rock Painting workshop activity from 2:00 p.m. to 3:30 p.m. at the Le Moyne Gardens Community Room – 10 residents attended

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
- The Family Learning Centers closed for the summer on May 2, 2024
- Counselors are looking for future student mentors for the Family Learning Centers

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

Resident and Youth Activities Board Report

June 19, 2024

May 2024 Activities

2024 Scholarships				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/26/2024	19	2	0
TX NAHRO	2/16/2024	24	6	1
HAVE-STR	4/19/2024	24	12	5
HAHC	4/26/2024	12	12	0
LV Tenant Association	4/26/2024	2	2	0
BP/ST Tenant Association	4/26/2024	6	6	0
LMG Tenant Association	4/26/2024	1	1	0
NELROD	5/31/2024	24	0	0

Note:

TX NAHRO: Liliana Salazar - \$1,000.00

HAVE-STR submissions:

- **Public Housing – Total 9**
 - LV – (2)
 - BP – (4) **Liliana Salazar - \$1,000.00; Ruby Salceda \$600.00**
 - ST – (2) **Anna Huerta \$600.00**
 - LMG – (1)
- **HCV/S8 – Total 3 – Anahi Ramirez - \$1,000.00; Cassandra Treviño \$600.00**

HAHC submissions:

- **Public Housing – Total 9**
 - LV – (2)
 - BP – (4)
 - ST – (2)
 - LMG – (1)
- **HCV/S8 – Total 3**

Tenant Associations:

- LV – (2)
- BP – (4)
- ST – (2)
- LMG – (1)

**Resident and Youth Activities Board Report
June 19, 2024
May 2024 Activities**

**Los Vecinos Tenant Association
Mother's Day Celebration**



**Loteria at Los Vecinos
Dolores Cano from Vickly Roy Home Health**

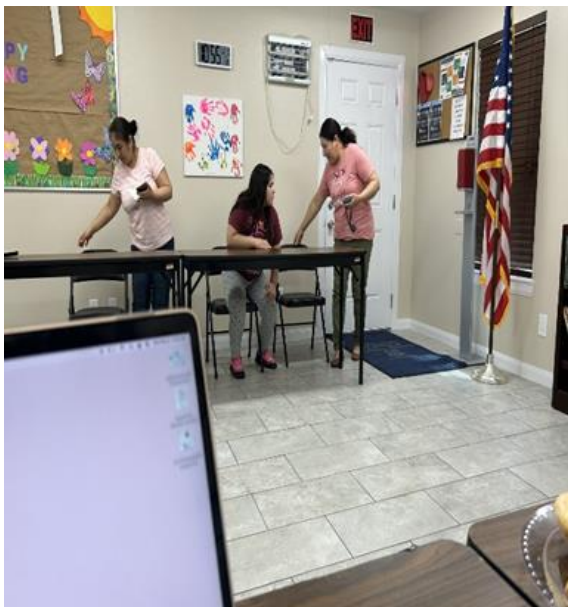


**Resident and Youth Activities Board Report
June 19, 2024
May 2024 Activities**

**Bonita Park Tenant Association
Mother's Day Lunch**



Sunset Terrace Tenant Association



**Resident and Youth Activities Board Report
June 19, 2024
May 2024 Activities**

Loteria at Le Moyne Gardens by Trinidad Home Care



**Rock Painting Activity
By: Behavioral Health Solutions**



**Resident and Youth Activities Board Report
June 19, 2024
May 2024 Activities**

BRE Story time on Facebook

“Cinco de Mayo”

By: Emma Carlson Berne

Ms. Evelyn Castillo, Assistant Property Manager from the Bonita Park Apartments



“I Love You Mom”

By: Cindy Jin

Ms. Cynthia Lucio, Chief Financial Officer



HARLINGEN**Housing Authority**

June 19, 2024

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of May 2024

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	17	36;86;98	0	4
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	3	0	4

Work orders completed for the Month of May 2024

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2024 - 05/31/2024	123	61	268	23	475

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2023 – 05/31/2023	143	65	223	22	453

Date: June 1, 2024

To: Harlingen Housing Authority Board of Commissioners

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

Subject: June 19, 2024, Board Report- May Activities

Report on Contracts:

Los Vecinos AMP #010:

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

G.S. Electric & Remodeling installed a hearing-impaired doorbell at apartment #4. This job is 100% complete.

Southern Construction is installing storage room doors at apartments #1-24, #101-151. This job is 0% complete.

CRC is installing storage room doors at apartments #152, #201-234. This job is 0% complete.

De La Cruz Drywall is installing storage room doors at apartments #235-264, #301-310. This job is 0% complete.

De La Cruz Drywall is remodeling apartment #104. This job is 50% complete.

De La Cruz Drywall is remodeling apartment #308. This job is 0% complete.

De La Cruz Drywall is replacing garden beds. This job is 0% 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.

De La Cruz Drywall remodeled apartment #36. This job is 100% complete.

De La Cruz Drywall remodeled apartment #98. This job is 100% complete.

De La Cruz Drywall prepared apartment #17 for rent. This job is 100% complete.

De La Cruz Drywall is replacing bathroom doors at apartments #61-120. This job is 0% complete.

Southern Construction is replacing bathroom doors at apartments #1-60. This job is 0% 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.

Quality Lawn Care added new landscaping at the office. This job is 100% complete.

Olympia Lawn Care trimmed trees. This job is 100% complete.

Big Fellas A/C installed air condensers to 5 units. 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.

Quality Lawn Care is adding new landscaping at the office. This job is 0% complete.

Delta A/C repaired the A/C at the office. This job is 100% complete.

G.S. Electric & Remodeling is remodeling apartment #123. This job is 100% complete.

G.S Electric & Remodeling is installing water heater and storage room doors in apartments #17-24, #27-38, #59-78. This job is 0% complete.

De La Cruz Drywall is installing water heater and storage room doors in apartments #16-19, #39-58, #79-82. This job is 0% complete.

De La Cruz Drywall is remodeling apartment #28. This job is 30% complete.

G.S Electric & Remodeling is installing metal roofs on apartments #89-92. This job is 90% complete.

G.S Electric & Remodeling installed metal roof on apartments #67-70. This job is 100% complete.

De La Cruz is installing metal roofs on apartments #73-76, #95-98. This job is 90% complete.

CRC is remodeling apartments #25 & #26. This job is 20% complete.

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

Family Living Center Apts., Washington Apts., Sonesta Duplex, Monte Cristo, and 209 & 209 ½ East Jackson St., 219 East Jackson St. (COCC)

Delta A/C repaired the A/C at COCC. This job is 100% complete.

Delta A/C repaired the A/C at Monte Cristo apartment A. This job is 100% complete.

Delta A/C repaired the A/C at Sonesta. This job is 100% complete.

De La Cruz Drywall painted the striping at the COCC employee parking lot. This job is 100% complete.

Southern Construction installed padding at the COCC employee parking lot. This job is 100% complete.

Accounting Assistant /MIS Coordinator Board Report

June 19, 2024

May 2024 Activities

- Attended weekly Staff meetings and Security meetings
- Attended the Board meeting practices, Board packet review, and Board meeting
- Attended the HUD field office meeting and the HCV/Section 8 two-year tool meeting
- Attended the HCISD counselor meeting
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board meeting
- Reviewed Newsletter listing for Ms. Ariana
- Submitted Employee of the Quarter recommendation
- 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 Sunset Terrace in the morning on 5-10-24 due to disinfecting of the COCC
- Worked from home in the morning on 5-28-24 due to disinfecting of the COCC
- Worked on Saturday 5-18-24 to clean out storage area upstairs
- CNG/Internet updates:
 - Spectrum agreement has been signed and technicians have been doing installations of Fiber. Spoke with Mr. Medina he will be sending the contract over with corrections for signatures. Will be sending emails weekly.
 - MRI cloud base server has been installed as of 12-18-23, working with Oscar Graber on possible improvements. Laptops have the cloud server installed. Working with Jennifer and Oscar on progress for the direct connection. Will be sending emails weekly.
 - Mike Hernandez worked at the HHA this month. He scanned the antivirus on all staff computers. No recommendations received. He held a software training on 5-26-24.

Please let me know if you have any questions.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

2024 Tenant Association Participation Survey RESULTS

1. Do you know what a Tenant Association is and what they do in your community?

Le Moyne Gardens: 20 (Y) – 132 (N)

Los Vecinos: 5 (Y) – 13(N)

Bonita Park: 26 (Y) – 19 (N)

Sunset Terrace: 14 (Y) – 5(N)

Total: Yes: 65 No: 169

2. Would you like to become a Tenant Association member?

Le Moyne Gardens: 22 (Y) – 131(N)

Los Vecinos: 6 (Y) – 12 (N)

Bonita Park: 3 (Y) – 42 (N)

Sunset Terrace: 2 (Y) – 17 (N)

Total: Yes: 33 No: 202

3. Would you like to participate in Tenant Association meetings and presentations?

Le Moyne Gardens: 22 (Y) – 131 (N)

Los Vecinos: 7 (Y) – 11 (N)

Bonita Park: 7(Y) – 38 (N)

Sunset Terrace: 4(Y) – 15 (N)

Total: Yes: 40 No: 195

4. What type of presentations would you like to attend? Education (E); Health & Fitness (H); Financial Awareness (F) or Other (O)

Le Moyne Gardens: 17(E); 18(H); 13(F); 8(O)

Los Vecinos: 3(E); 4(H); 4(F); 14(O)

Bonita Park: 2 (E); 3 (H); 1(F) 0 (O)

Sunset Terrace: 0(E); 4(H); 0(F) 0(O)

Total: 22 (E); 29(H); 18(F); 8(O)

5. What time of day is best for you and your family to attend? (8:00 A.M. – 5:00 P.M.)

Le Moyne Gardens: 16 (AM) – 17 (PM)

Los Vecinos: 9 (AM) – 8 (PM)

Bonita Park: 3 (AM) – 4(PM)

Sunset Terrace: 4 (AM) – 0 (PM)

Total: 32(AM) 29 (PM)

6. What day is best for you and your family to attend? (Tuesday, Wednesday, or Thursday)

Le Moyne Gardens: 5 (Tues.); 14 (Wed.); 23 (Thurs.)

Los Vecinos: 6 (Tues.); 2 (Wed.); 8 (Thurs.)

Bonita Park: 1 (Tues.); 2 (Wed.); 4 (Thurs.)

Sunset Terrace: 0 (Tues.); 4 (Wed.); 0 (Thurs.)

Total: 12 (Tues.); 22 (Wed.); 35(Thurs.)

7. Comments :

Management is doing a fantastic job. (LV)

Tenants need to show up. (LV)

Need more raffles and parties (LV)

DATE: June 01, 2024

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the June 19, 2024, Board Mtg (6+ months)

Mission Statement:

The Harlingen Housing Authority provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization.

Vision Statement:

Serve others with the highest level of professionalism, integrity, honesty, fairness, and equality.

Office Hours:

June 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:

June 2024: Schedule is subject to changes

- 01: Hurricane Season Begins
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 01: Market Days Downtown! BRE Reading of Books to Community by Los Vecinos
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 03: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
- 03: Security Mtg Monday at 9:00 a.m. Webex
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 03-05: HHA & HWWS staff at Los Vecinos 5pm-7pm (pending water meters)
- 03-07: Annual Leave (H. Benavides)
- 04: Lone Star Shredding (Bins are due at COCC on Monday)
- 05: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: HAVE-STR Conference Attendance Mtg at 2:00 p.m. Webex
- 07: Mtg with Ariana to review the Calendar at 10/11 a.m. (Cindy L, Diana P & Nancy)
- 07: Friday Staff Mtg at 3:00 p.m. (Quotes on Chocolate Day) LV, approved by Accounting
- 08: HHA & HWWS staff at Los Vecinos 7am – 12pm (pending water meters)
- 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
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 11: Pest Control at Los Vecinos
- 11: Board Mtg Practice at 9:00 a.m. at LMG
- 11: Mtg with Ariana to review the Calendar at 11:00 a.m.
- 12: Pest Control at Bonita Park
- 12: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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)
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 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
- 14: HHA Summer Program Fun Friday by HCISD Counselors at LMG 10am – 3pm
- 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: Mtg with Ariana to review the Calendar at 1:00 p.m.
- 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
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 18-19: Board Mtg Practice at 9:00 a.m. at COCC
- 19: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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.
- 20: Darren Smith Real Estate Consultant Mtg at 2:00 p.m.?
- 21: Mtg with Ariana to review the Calendar at 10:30/11:00 a.m.
- 21: HHA Summer Program Fun Friday by HCISD Counselors at BP 10am – 3pm
- 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
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 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: HUD HCV/S8 Two Year Tool Mtg with David B. at 10:30 a.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: Review Monday Mtg reports for corrections at 8:15 a.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)**
Hurricane Planning (Flashlight Battery replace and check Emergency Lights)
- 27: HCISD Counselors Mtg at 4:00 p.m. at main office
- 28: Audit & Review files by PH & S8 at 8:30 a.m. at **Bonita Park**
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2023)
- 28: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 28: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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 changes**
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 01: Update Community letters with office hours and staff
- 01: BRE Read a Book to children on HHA Facebook 1st Monday of month by LV, **LMG**, BP
- 01: Security Mtg at 9:00 a.m. Webex
- 01: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 03: Review Monday Mtg reports for corrections at 8:15 a.m.
- 03: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Mtg at 5:30 p.m.
- 04: Holiday (4th of July)
- 05: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: HHA Summer Program Fun Friday by HCISD Counselors at LV 10am – 3pm**
- 12: Disinfect & Sanitize Main Office at 9am **(Offices Open at 1:00 p.m.)**
- 12: Board Mtg Practice at 9:00 a.m. at **ST**
- 12: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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. LV
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: HHA Summer Program Fun Friday by HCISD Counselors at ST 10am – 3pm
- 19: Mtg with Ariana to review the Calendar at 10/11 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)
- 22-25: Aprio Audit for HHA and HAHC
- 22: Security Mtg at 9:00 a.m. Webex
- 22: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 22-26: Auction items delivered to City of Harlingen for Auction on 07/27/2024
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2023)
- 26: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 26: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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)
- 27: City of Harlingen Auction (Virtual)
- 29: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV,
12pm COCC & 1pm ST (Office Open 1:00 p.m. Except ST)
- 29: Security Mtg at 9:00 a.m. Webex
- 29: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 31: Review Monday Mtg reports for corrections at 8:15 a.m.

August 2024: Schedule is subject to changes

- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 02: Friday Staff Mtg at 3:00 p.m. (Quotes on Back to School)
- 03: Market Days Downtown! BRE Reading of Books to Community by all AMPs
- 05: BRE Read a Book to children on HHA Facebook 1st Monday of month by LV, LMG, BP
- 05: Security Mtg at 9:00 a.m. Webex
- 05: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06-07: Mid-Year Inventory Los Vecinos
- 07: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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 (Hazard Communication)
- 09: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21-22: Pest Control at Le Moyne Gardens
- 22: Los Vecinos Construction Mtg at 9:00 a.m.
- 22: Thursday Maintenance Mtg at 3:00 p.m. at LMG (Insurance Enroll/Inventory)
- 23: HAP Check for September 2024
- 23: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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
- 28: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2023
- 30: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 30: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 30: Friday Staff Mtg at 3:00 p.m. (Quotes on Beach Day)
- September 2024: Schedule subject to changes**
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Holiday (Labor Day)
- 03: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
- 03: (Tuesday) Security Mtg Monday at 9:00 a.m. Webex
- 03: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 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: Review Monday Mtg reports for corrections at 8:15 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: Mtg with Ariana to review the Calendar at 10/11 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: Review Monday Mtg reports for corrections at 8:15 a.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**
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2023)
- 27: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 27: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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 changes**
- 01: Update Community letters with office hours and staff
- 01: **Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 02: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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 1st 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg with Ariana to review the Calendar 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
- 23: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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**

- Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2023)
- 25: Vehicle Inspection at COCC 9-11am (J. Montoya)
 - 25: Mtg with Ariana to review the Calendar at 10/11 a.m.
 - 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
 - 30: Review Monday Mtg reports for corrections at 8:15 a.m.
 - 31: Happy Halloween!
- November 2024: Schedule subject to changes**
- 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: Mtg with Ariana to review the Calendar at 2p.m.
 - 01: Friday Staff Mtg at 3:00 p.m. (Quotes on Election Day) Los Vecinos
 - 02: Market Days Downtown! BRE Reading of Books to Community Bonita Park
 - 03: Time Change (Fall Back)
 - 04: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
 - 04: Security Mtg at 9:00 a.m. Webex
 - 04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
 - 06: Review Monday Mtg reports for corrections at 8:15 a.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: HCISD Counselors Mtg at 11:30 a.m. at COCC
 - 08: Mtg with Ariana to review the Calendar at 10/11 a.m.
 - 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: Review Monday Mtg reports for corrections at 8:15 a.m.
 - 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
- 15: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 15: Friday Staff Mtg at 3:00 p.m. (Quotes on
- 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: Review Monday Mtg reports for corrections at 8:15 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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)
- 22: Friday Staff Meeting at 3:00 p.m. (Quotes on
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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 changes**
- 01: Update Community letters with office hours and staff
- 01: **Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 02: BRE Read a Book to children on HHA Facebook 1st Monday of month **LV**, LMG, BP
- 02: Security Mtg Monday at 9:00 a.m. Webex
- 02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 04: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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)
- 06: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:15 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: Mtg with Ariana to review the Calendar at 10/11 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: Review Monday Mtg reports for corrections at 8:15 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 1:30 p.m.
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 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: Review Monday Mtg reports for corrections at 8:30 a.m.
- 31: Early Release at 3:00 p.m.
- January 2025: Schedule subject to changes**
- 01: Holiday (New Year Day)
- 01: Update Community letters with office hours and staff
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Review Monday Mtg reports for corrections at 8:15 a.m.
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 02: Personnel Policy questionnaire review with HR at 3:00 p.m.
- 02: Los Vecinos Construction Mtg at 9:00 a.m. (Cancelled)
- 03: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 01/21/25
- 03: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 03: Friday Staff Mtg at 3:00 p.m. (Quotes on
- 04: Market Days Downtown! BRE Reading of Books to Community by
- 06: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, LMG, BP
- 06: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 01/22/25
- 07: Board Mtg Practice at 9:00 a.m. at LMG
- 08: Pest Control at Bonita Park
- 08: Review Monday Mtg reports for corrections at 8:15 a.m.
- 08: Board Mtg Practice at 9:00 a.m. at BP
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 09: Los Vecinos Construction Mtg at 9:00 a.m.
- 09: HCV/S8 Applications (20)
- 09: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 09: HCISD Counselors Mtg at 11:30 a.m. at COCC
- 09: Thursday Maintenance Meeting at 3:00 p.m. ()Webex
- 10: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 10: Board Mtg Practice at 9:00 a.m. at LV
- 10: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 10: Friday Staff Mtg at 3:00 p.m. (Quotes on
- 13: Security Mtg Monday at 9:00 a.m. Webex at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 13: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 14-15: Board Mtg Practice at 9:00 a.m. at COCC
- 15: Review Monday Mtg reports for corrections at 8:15 a.m.
- 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: Mtg to review information requested for Washington Property at 10:00 a.m.

- (Mary, Cynthia & Ariana)
- 17: Mtg with Ariana to review the Calendar at 10:30/11:00 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
 - 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 01/03/25 at 12 p.m.
 - 21: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday, 01/03/25 at 12 p.m.
 - 22: Review Monday Mtg reports for corrections at 8:15 a.m.
 - 22: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by Monday, 01/06/25 by 12 p.m.
 - 22: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent Monday, 01/06/25 at 12 p.m.
 - 23: Los Vecinos Construction Mtg at 9:00 a.m.
 - 23: Thursday Maintenance Mtg at 3:00 p.m. at
 - 24: Mtg with Ariana to review the Calendar at 10/11 a.m.
 - 24: HAP Check for June 2024
 - 24: Board Reports are Due at 12:00 p.m. (noon)
 - 24: February 19, Board Agenda & Minutes for January 15, Board Mtg due 12 (noon)
 - 24: Tentative Board Agendas due February, March & April 2025
 - 24: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
 - 24: Friday Staff Mtg at 3:00 p.m. (Quotes on
 - 27-30: eLOCCS Recertification for Staff
 - 27: Disinfect & Sanitize Offices high traffic areas 9am LMG, 10am BP, 11am LV,
12pm COCC & 1pm ST (Offices Open at 1:00 p.m. Except ST)
 - 27: Security Mtg Monday at 9:00 a.m. Webex (Tuesday due to Holiday on Monday)
 - 27: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
 - 29: Review Monday Mtg reports for corrections at 8:15 a.m.
 - 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: eLOCCS Recertification for Staff
 - 31: Audit & Review files by PH & S8 at 8:30 a.m.at
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
 - 31: Vehicle Inspection at COCC 9-11am (J. Montoya)
 - 31: Mtg with Ariana to review the Calendar at 10/11 a.m.
 - 31: Board Reports need to be updated by 12:00 p.m. (noon)
 - 31: Friday Staff Mtg at 3:00 p.m. (Quotes on

Summary of Ongoing Activities:

TRAININGS / CONFERENCES: The HUD San Antonio Field Office held monthly video and conference calls for HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams and are held the 2nd Thursday of every month. We also meet with the HUD San Antonio Field Office monthly for the HCV/S8 Two Year Tool. We are registered for Nelrod On-Demand training and each staff member can sign up to receive training

on inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest to our employees.

ADMINISTRATIVE MEETINGS: The majority of our staff meetings continue to be virtual through Webex. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

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

OTHER ACTIVITIES: Meeting with Congresswoman Morgan La Mantia on Tuesday, May 21, 2024, to discuss funding options for affordable housing. Virtual meeting with Congressman Vicente Gonzalez on Friday, May 24, 2024, to discuss funding options for affordable housing. 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 and we are meeting every Thursday at 9:00 a.m. at the Los Vecinos site. Pierce Avenue is complete and open to traffic and parking. The City of Harlingen Attorney has terminated the contract with the current contractor. We are pending the rising of the water meters on Pierce Avenue. The Administrative Staff reviewed the Minutes for the May 15, 2024, Regular Board Meeting and the Agenda for June 19, 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 HAHC Board of Directors meeting are scheduled on Wednesday, July 17, 2024, at the Main Office, 219 East Jackson Street, Harlingen, Texas. The option to attend the board meetings virtually by Webex or conference call is available. A board quorum must be present in person.

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

Thanks,

Hilda Benavides, CEO

2024 Schedule of Board Meetings
For
The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 21, 2024	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 20, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 15, 2024	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 19, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 21, 2024 No Board Meeting Scheduled			
Wednesday, September 25, 2024	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.