



**REGULAR BOARD MEETING**  
**Wednesday, October 16, 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, October 16, 2024 @ 12:00 p.m. (Noon) at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [lha.my.webex.com](https://lha.my.webex.com), Meeting #2553 644 5059, Password: lha16 or join the video conference by phone at 408-418-9388, Password: 44216.

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

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

**I. OPENING**

1. Call to order
2. Conflict of Interest – Alan Ozuna  
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Administer Oath of Office to Incoming Commissioners –Alan Ozuna, Attorney  
 Irma Sánchez Peña and Maria I. Borjas
4. Roll call/determination of a quorum – Carlos Perez
5. Invocation – Melissa Guajardo
6. Pledge of Allegiance – Melissa Guajardo
7. Introduction of Staff, Visitors and Guests – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Annual Board Meeting of September 25, 2024. (pg.4-8)
10. Presentation of “Employee of the Quarter” Award for the months of October, November, and December 2024. (pg.9)

**II. NEW BUSINESS**

1. Presentation of the Unaudited Financial Statement for all accounts for the month of August 2024, and to take action to approve the Unaudited Financial Statement as presented.  
 Presenter: Cynthia Lucio (pg.10-27)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of September 2024.  
 Presenter: Mary Prieto (pg.28-31)

3. Consider and take action to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2024.  
Presenters: Cynthia Lucio, Brandon Wilkerson, and Jesus Rosales Aprio LLP Partners  
(pg.32-66)
4. Consider and take action to approve Resolution 1512 adopting the Housing Choice Voucher/Section 8 (HCV/S8) Program fair market rents at a payment standard of 110% effective January 1, 2025.  
Presenter: Diana Perez (pg.67-68)
5. Executive Session pursuant to Texas Government Code Section 551.072 (Real Estate Deliberation) regarding possible conveyance of real estate.
6. Discussion and possible action on items discussed in executive session.

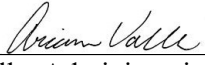
### III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.69-88)
  - b) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.89)
  - c) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.90-93)  
*(Comparative summary report for January-September 2024-2023)*
  - d) Low Rent Occupancy Report by Nancy Garza; (pg.94-97)  
*(Comparative summary report for January-September 2024-2023)*
  - e) Senior Property Manager Report with Resident Activities by Mary Prieto; (pg.98-104)
  - f) Maintenance Report by Mary Prieto; (pg.105)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.106-107)
  - h) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.108)
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.109-119)

### 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, October 11, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 11<sup>th</sup> day of October 2024

  
Ariana Valle, Administrative Assistant



**ADMINISTER OATH OF OFFICE  
TO INCOMING COMMISSIONERS  
OF THE HOUSING AUTHORITY OF  
THE CITY OF HARLINGEN, TEXAS**

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

Minutes of the Annual Board Meeting  
Wednesday, September 25, 2024, at 11:30 a.m.  
at the Harlingen Convention Center  
701 Harlingen Heights Dr., Harlingen, Texas 78552

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Annual Board Meeting Wednesday, September 25, 2024, at 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

**CONFLICT OF INTEREST**

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

**ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONERS**

Judge Migdalia Lopez reappointed and administered the oath of office to Commissioners, Carlos “Charlie” Perez, Carlos Muñiz, and Bettina Elliott. Not present Irma Sánchez Peña and Maria I. Borjas.

**ROLL CALL/DETERMINATION OF A QUORUM**

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Carlos Muñiz, and Bettina Elliott. Irma Sánchez Peña arrived at 12:12 p.m. Not present was Maria I. Borjas.

**INVOCATION**

Senior Property Manager, Mary Prieto gave the invocation.

**PLEDGE OF ALLEGIANCE**

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

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

Chief Executive Officer Benavides introduced herself and welcomed staff, visitors, and guests starting with the Board of Commissioners, Carlos “Charlie” Perez, Carlos Muñiz, Bettina Elliott, Alan Ozuna, Attorney, Migdalia Lopez, Judge 13<sup>th</sup> Court of Appeals Place 4, Norma Sepulveda, Mayor, and Cynthia Lucio, Chief Financial Officer. Chief Financial Officer Lucio continued with the introductions of staff, Ariana Valle, Administrative Assistant, Diana Perez, HCV/S8 & Admissions Administrator, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Acting Resident Events Coordinator/Property Manager, Jose Zepeda, Maintenance Aide A, Diana Cheramie, Acting Property Manager, Jose Montoya, Maintenance Aide A, Eneida Alonso, Acting Property Manager, Elva Mares, HCV/S8 Intake Coordinator/Inspector/Admissions Specialist, Evelyn Castillo, Acting Property Manager, Christian Galdamez, Maintenance Aide B, Adrian Azua, Maintenance Aide B, Mary Lou Gonzalez, Assistant Property Manager (Virtual), Yvonne Latour, Eligibility Specialist/ HCV/S8 Intake Coordinator/Inspector (Virtual), Natalie Arcos, Eligibility Specialist/HCV/S8 Intake Coordinator /Inspector (Virtual), Visitors/Guests,

Gabe Gonzalez, City Manager, Oscar Garcia, Assistant City Manager-External Services, Josh Ramirez, Assistant City Manager-Internal Services, Sandee Alvarez-Ybarra, Community Development Director, Nelda Jaramillo, Home ARP Program Manager, Ford Kinsley, City Commissioner District 1, Sylvia Gonzalez, Director of Family and Community Engagement, Dalia Garcia, Assistant Superintendent for Instructional Services, Sylvia Garza-Perez, Cameron County District Clerk, Luis Omar Hernandez-Duque, Veterans Affairs, Sandra Cantu, Veterans Affairs, Jennifer Holms, Veterans Affairs, Jennifer Garcia, Veterans Affairs, Benito De Luna, Veterans Affairs, Cynthia Duque, Veterans Affairs, Carina Leos, Veterans Affairs, Janie Lopez, Texas Representative District 37, David Treviño, Legislative Director, Rosalinda Salazar, G-Force Security, John Alvarado, Computer Network Group, Mizael Mata, Computer Network Group, Tim Elliott, Sem Vargas, Photographer, Desi Martinez, and Laura Saucedo, Harlingen Convention Center Sales Manager.

#### **PUBLIC COMMENTS**

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

#### **ELECTION OF CHAIR FOR THE INCOMING YEAR**

Commissioner Elliott made a motion to nominate Carlos “Charlie” Perez for Chairperson. Motion was seconded by Commissioner Muñiz and passed unanimously, with Chair Perez abstaining.

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

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

#### **CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE SPECIAL BOARD MEETING OF AUGUST 21, 2024.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Special Board Meeting of August 21, 2024. Commissioner Muñiz made the motion to approve the Minutes of the Special Board Meeting of August 21, 2024. Motion was seconded by Commissioner Elliott and passed unanimously.

#### **PRESENTATION OF ANNUAL REPORT AND FINANCIAL STATEMENT**

Chief Financial Officer Lucio and the Harlingen Housing Authority staff presented the Annual Report and Financial Statement for FYE March 31, 2024. No action taken.

## II. NEW BUSINESS

### 1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENTS FOR ALL ACCOUNTS FOR THE MONTHS OF JUNE AND JULY 2024, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENTS AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statements for all accounts for the months of June and July 2024 were included in their agenda packets. She reported as follows:

<b>Harlingen Housing Authority</b> <b>Summary of Revenues &amp; Expenditures</b> <b>For the Month Ended June 2024</b>							
	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	\$342,794.27	\$71,825.10	\$97,630.50	\$38,741.39	\$129,832.92	\$4,764.36	\$652,170.58
Total Expenditures	\$299,918.48	\$61,506.36	\$78,580.41	\$63,863.40	\$94,528.90	\$1,439.41	\$548,153.70
Revenues Over (Under) Expenditures	\$42,875.79	\$10,318.74	\$19,050.09	(\$25,122.01)	\$35,304.02	\$3,324.95	\$104,016.88
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$25,122.01	\$0.00	\$0.00	\$0.00
<b>Note:</b> <b>AMP #20 is receiving less operating funds due to increased funding at beginning of the year</b> <b>Operational funds calculation was revised by HUD mid year for AMP #20</b>							

<b>Harlingen Housing Authority</b> <b>Summary of Revenues &amp; Expenditures</b> <b>For the Month Ended July 2024</b>							
	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	\$355,525.69	\$71,850.84	\$101,083.38	\$41,766.72	\$135,846.86	\$4,977.89	\$542,506.59
Total Expenditures	\$404,453.53	\$70,761.44	\$117,652.72	\$92,110.78	\$119,736.44	\$4,192.15	\$569,178.41
Revenues Over (Under) Expenditures	(\$48,927.84)	\$1,089.40	(\$16,569.34)	(\$50,344.06)	\$16,110.42	\$785.74	(\$26,671.82)
Cash reserves or funds transferred in	\$48,927.84	\$0.00	\$16,569.34	\$50,344.06	\$0.00	\$0.00	\$26,671.82
<b>Note: AMP #010 increased contracts due to Maintenance Staff Shortage &amp; insurance costs</b> <b>AMP #20 is receiving less operating funds due to increased funding at beginning of the year</b> <b>Operational funds calculation was revised by HUD mid year for AMP #20</b> <b>HCV is housing more families and has more expenditures</b>							

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statements for all accounts for the months of June and July 2024, and to take action to approve the Unaudited Financial Statements as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statements for all accounts for the months of June and July 2024 as presented by Administration. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JULY AND AUGUST 2024**

Senior Property Manager Prieto noted that the agenda packets contained a listing of unpaid balances due for vacated unit accounts for the months of July and August 2024 in the total amount of \$5,256.00 for July and August 2024. The total amount consists of:

For the month of July & August 2024						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
<b>Total Charge-Off</b>	\$ 2,224.00	\$ 2,931.00	\$ -	\$ -	\$ -	\$ 101.00
		<b>Grand Total</b>	<b>\$ 5,256.00</b>			

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2024 in the total amount of \$5,256.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2024 in the total amount of \$5,256.00. Motion was seconded by Commissioner Elliott and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1510 TO OBLIGATE THE NEW HAMPSHIRE FUNDS FOR THE 20 ACRES ON WASHINGTON PROPERTY**

Chief Executive Officer Benavides informed the board that Resolution 1510 obligates the New Hampshire funds for the 20 acres on Washington Property. Chair Perez entertained a motion to approve Resolution 1510 obligating the New Hampshire funds for the 20 acres on the Washington Property. Commissioner Muñoz made the motion to approve Resolution 1510. The motion was seconded by Commissioner Elliott and passed unanimously.

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

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

- a) Financial Report by Cynthia Lucio
- b) HR/Accounting Coordinator Report by Melissa Guajardo
- c) Housing Choice Voucher/Section 8 Report by Diana Perez  
*(Comparative summary report for January-August 2024-2023)*
- d) Low Rent Occupancy Report by Nancy Garza  
*(Comparative summary report for January-August 2024-2023)*
- e) Senior Property Manager Report with Resident Activities by Mary Prieto
- f) Maintenance Report by Mary Prieto
- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente

h) Accounting Assistant/MIS Coordinator Report by Patty Vega

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

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. Chief Executive Officer Benavides informed the Board our next Regular Board Meeting will be October 16, 2024, at 12:00 p.m. at the Administrative Building, 219 East Jackson Street. Chief Executive Officer Benavides told the Board that the Annual Resource Fair is scheduled for October 24, 2024 at Los Vecinos. No questions were asked, and no action taken.

**IV. ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Muñiz. Motion was seconded by Commissioner Elliott. The meeting was adjourned at 12:52 p.m.

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

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

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

# HOUSING AUTHORITY OF THE CITY OF HARLINGEN

HUD Recognized "High Performer"

Established 1949

**Commissioners:**

Carlos "Charlie" Perez, Chair  
Irma Sánchez Peña, Vice-Chair  
Carlos Muñoz  
Bettina Elliott  
Maria Ines Borjas

October 1, 2024

**Counselor:**

Law Office of  
Alan T. Ozuna

Patricia "Patty" Vega, Accounting Assistant & MIS Coordinator  
Harlingen Housing Authority  
219 E. Jackson St.  
Harlingen, TX 78550

Chief Executive Officer:  
Hilda Benavides

Dear Ms. Patty Vega,

Congratulations on being selected the "Employee of the Quarter", for the months of October, November & December 2024.

You were hired as an Admissions Specialist for the Low Rent & HCV/S8 Programs on August 2015. Through the years you have worked with both the HCV/S8 and Low Rent Programs in different capacities. Currently, you are working in the Accounting Department as the Accounting Assistant & Management Information Systems (MIS) Coordinator, where you have excelled with the duties of MIS Coordinator by assisting staff with daily computer, phone, software, and internet issues.

Your positive attitude and willingness to assist where and when needed shows great determination and leadership. Your hard work and dedication is displayed in your daily tasks. It is a pleasure working with you and seeing you grow to an outstanding employee.

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 Yours,

*Hilda Benavides*

Hilda Benavides,  
Chief Executive Officer

Charlie Perez,  
Chair

Irma Sánchez Peña,  
Vice-Chair

Carlos Muñoz,  
Commissioner

Bettina Elliott,  
Commissioner

Maria Ines Borjas,  
Commissioner



# **City of Harlingen Housing Authority**

## **Unaudited Financial Statement**

**August 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 August 2024**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$334,503.91</u>	<u>\$58,623.77</u>	<u>\$99,939.48</u>	<u>\$43,021.05</u>	<u>\$128,073.59</u>	<u>\$4,846.02</u>	<u>\$622,550.80</u>
Total Expenditures	<u>\$368,340.39</u>	<u>\$70,663.13</u>	<u>\$105,714.42</u>	<u>\$87,823.24</u>	<u>\$101,711.95</u>	<u>\$2,427.65</u>	<u>\$582,426.82</u>
Revenues Over (Under) Expenditures	<u>(\$33,836.48)</u>	<u>(\$12,039.36)</u>	<u>(\$5,774.94)</u>	<u>(\$44,802.19)</u>	<u>\$26,361.64</u>	<u>\$2,418.37</u>	<u>\$40,123.98</u>
Cash reserves or funds transferred in	<u>\$33,836.48</u>	<u>\$12,039.36</u>	<u>\$5,774.94</u>	<u>\$44,802.19</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

**Note: COCC - Admin funds not received for the month from HUD  
AMP #010 increased contracts due to Maintenance Staff Shortage  
AMP #20 is receiving less operating funds due to increased funding at beginning of the year  
Operational funds calculation was revised by HUD mid year for AMP #20**

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

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$1,776,881.40</u>	<u>\$346,635.90</u>	<u>\$439,339.90</u>	<u>\$405,471.56</u>	<u>\$561,303.42</u>	<u>\$24,130.62</u>	<u>\$2,793,972.72</u>
Total Expenditures	<u>\$1,711,288.30</u>	<u>\$329,224.11</u>	<u>\$498,396.26</u>	<u>\$387,448.57</u>	<u>\$484,044.20</u>	<u>\$12,175.16</u>	<u>\$2,822,811.59</u>
Revenues Over (Under) Expenditures	<u>\$65,593.10</u>	<u>\$17,411.79</u>	<u>(\$59,056.36)</u>	<u>\$18,022.99</u>	<u>\$77,259.22</u>	<u>\$11,955.46</u>	<u>(\$28,838.87)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$59,056.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$28,838.87</u>

**Note: AMP #010 increased contracts due to Maintenance Staff Shortage & insurance costs**  
**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 August 31, 2024	5 Month(s) Ended August 31, 2024	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Other Income - Operatating transfer in /	1 06 3690.22 5		0.00	0.00	5,000.00	(5,000.00)	-100.00 %
Other Income - CFP 22	1 06 3690.29 5		0.00	0.00	16,575.00	(16,575.00)	-100.00 %
Other Income - CFP23	1 06 3690.30 5		0.00	54,112.20	66,300.00	(12,187.80)	-18.38 %
<b>Total Operating Income</b>			<b>0.00</b>	<b>54,112.20</b>	<b>87,875.00</b>	<b>(33,762.80)</b>	<b>-38.42 %</b>
<b>Rental Income</b>							
NON-DWELLING RENT	1 06 3190 5		2,198.81	10,994.05	10,990.00	4.05	0.04 %
<b>Total Rental Income</b>			<b>2,198.81</b>	<b>10,994.05</b>	<b>10,990.00</b>	<b>4.05</b>	<b>0.04 %</b>
<b>Other Income</b>							
Investment Income - Unrestricted	1 06 3610 5		1,143.46	5,578.68	5,315.00	263.68	4.96 %
OTHER INCOME	1 06 3690 5		156.88	615.97	1,250.00	(634.03)	-50.72 %
Other Income - Management Fee - CC	1 06 3690.2 5		28,885.12	144,724.00	164,390.00	(19,666.00)	-11.96 %
Other Income - Asset Management Fe	1 06 3690.3 5		15,216.00	75,696.00	74,300.00	1,396.00	1.88 %
Other Income - Bookkeeping Fee - CC	1 06 3690.4 5		10,027.50	49,935.00	49,050.00	885.00	1.80 %
IT Fees	1 06 3690.5 5		996.00	4,980.00	4,980.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1 06 3690.88 5		0.00	0.00	40.00	(40.00)	-100.00 %
<b>Total Other Income</b>			<b>56,424.96</b>	<b>281,529.65</b>	<b>299,325.00</b>	<b>(17,795.35)</b>	<b>-5.95 %</b>
<b>Total Revenue</b>			<b>58,623.77</b>	<b>346,635.90</b>	<b>398,190.00</b>	<b>(51,554.10)</b>	<b>-12.95 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
NONTECHNICAL SALARIES	1 06 4110 5		30,161.86	148,073.75	174,195.00	26,121.25	15.00 %
LEGAL EXPENSE	1 06 4130 5		0.00	1,150.50	3,833.30	2,682.80	69.99 %
STAFF TRAINING	1 06 4140 5		0.00	2,555.87	7,083.30	4,527.43	63.92 %
TRAVEL	1 06 4150 5		(119.05)	10,165.07	10,416.65	251.58	2.42 %
Travel-Mileage Reimbursment	1 06 4150.2 5		0.00	779.81	833.30	53.49	6.42 %
Audit Fees	1 06 4171 5		0.00	0.00	2,915.00	2,915.00	100.00 %
Employee Benefits Cont - Admin	1 06 4182 5		19,457.10	73,754.64	65,415.00	(8,339.64)	-12.75 %
SUNDRY	1 06 4190 5		193.60	1,688.89	1,250.00	(438.89)	-35.11 %
Postage/FedEx/UPS	1 06 4190.03 5		552.84	1,441.06	1,666.65	225.59	13.54 %
Advertising and Marketing	1 06 4190.08 5		0.00	0.00	830.00	830.00	100.00 %
PUBLICATIONS	1 06 4190.11 5		0.00	1,093.40	1,665.00	571.60	34.33 %
MEMBERSHIP DUES AND FEES	1 06 4190.12 5		245.00	245.00	415.00	170.00	40.96 %
Telephone/Cell Phone/Internet	1 06 4190.13 5		2,737.33	14,453.85	15,830.00	1,376.15	8.69 %
FORMS & OFFICE SUPPLIES	1 06 4190.17 5		1,128.45	4,086.93	6,666.65	2,579.72	38.70 %
Other Sundry Expense	1 06 4190.18 5		722.69	3,482.13	2,916.65	(565.48)	-19.39 %
Administrative Contact Costs	1 06 4190.19 5		10,206.25	29,534.45	49,165.00	19,630.55	39.93 %
BOARD MEETING EXPENSE	1 06 4190.9 5		0.00	750.00	13,000.00	12,250.00	94.23 %
<b>Total Administrative Expense</b>			<b>65,286.07</b>	<b>293,255.35</b>	<b>358,096.50</b>	<b>64,841.15</b>	<b>18.11 %</b>
<b>Utilities Expense</b>							
WATER	1 06 4310 5		127.90	226.50	166.65	(59.85)	-35.91 %
ELECTRICITY	1 06 4320 5		1,415.49	3,799.11	6,250.00	2,450.89	39.21 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390 5		266.36	441.42	416.65	(24.77)	-5.95 %
<b>Total Utilities Expense</b>			<b>1,809.75</b>	<b>4,467.03</b>	<b>6,833.30</b>	<b>2,366.27</b>	<b>34.63 %</b>
<b>Ordinary Maintenance and Operation</b>							
LABOR - WAGES/SALARIES	1 06 4410 5		682.23	4,270.46	6,250.00	1,979.54	31.67 %
MATERIALS	1 06 4420 5		241.71	1,393.14	2,500.00	1,106.86	44.27 %
Contract Cots-Extermination/Pest Con	1 06 4430.01 5		0.00	800.00	625.00	(175.00)	-28.00 %
Contract Costs-Other Repairs	1 06 4430.03 5		0.00	0.00	2,916.65	2,916.65	100.00 %
Contract Costs-Auto/Truck Maint/Repa	1 06 4430.08 5		52.47	262.35	2,083.30	1,820.95	87.41 %
Contract Costs-Other	1 06 4430.13 5		0.00	1,195.00	0.00	(1,195.00)	-100.00 %
Contract Costs-Heating & Cooling Cont	1 06 4430.17 5		0.00	4,347.31	3,333.30	(1,014.01)	-30.42 %
Contract Costs-Electrical Contracts	1 06 4430.21 5		0.00	1,550.00	2,083.30	533.30	25.60 %
Garbage and Trash Removal	1 06 4431 5		46.79	187.16	500.00	312.84	62.57 %
Emp Benefit Cont - Maintenance	1 06 4433 5		50.25	315.86	0.00	(315.86)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>1,073.45</b>	<b>14,321.28</b>	<b>20,291.55</b>	<b>5,970.27</b>	<b>29.42 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended August 31, 2024	5 Month(s) Ended August 31, 2024	Budget	Variance	Variance %
Protective Services										
Protective Services - Contract Costs	1	06	4480	5	281.34	1,195.56	4,165.00	2,969.44	71.30 %	
Total Protective Services					281.34	1,195.56	4,165.00	2,969.44	71.30 %	
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	1,903.44	1,250.00	(653.44)	-52.28 %	
Insurance - General Liability	1	06	4510.02	5	0.00	275.00	416.65	141.65	34.00 %	
Insurance - Automobile	1	06	4510.03	5	0.00	943.68	750.00	(193.68)	-25.82 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,470.66	2,083.30	(387.36)	-18.59 %	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	519.34	416.65	(102.69)	-24.65 %	
Insurance - Windstorm	1	06	4510.15	5	2,212.52	9,872.77	6,250.00	(3,622.77)	-57.96 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	0.00	208.30	208.30	100.00 %	
Total General Expense					2,212.52	15,984.89	11,374.90	(4,609.99)	-40.53 %	
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	31,250.00	31,250.00	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(31,250.00)	(31,250.00)	-100.00 %	
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %	
Total Expenses					(70,663.13)	(329,224.11)	(400,761.25)	71,537.14	17.85 %	
Total Net Income (Loss)					(12,039.36)	17,411.79	(2,571.25)	19,983.04	1992.53 %	

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: 750 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 01 3110	5		27,627.00	184.18	134,487.00	179.32	130,310.00	4,177.00	3.21 %
<b>Total Rental Income</b>					<b>27,627.00</b>	<b>184.18</b>	<b>134,487.00</b>	<b>179.32</b>	<b>130,310.00</b>	<b>4,177.00</b>	<b>3.21 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 01 3610	5		65.78	0.44	437.34	0.58	6,250.00	(5,812.66)	-93.00 %
Interest Income - Bank Statement		1 01 3610.01	5		3,038.70	20.26	15,694.08	20.93	0.00	15,694.08	100.00 %
Other Income-Tenants		1 01 3690	5		3,810.00	25.40	18,613.00	24.82	14,100.00	4,513.00	32.01 %
Other Income - Misc Other Revenue		1 01 3690.1	5		0.00	0.00	1,012.80	1.35	104.15	908.65	872.44 %
Other Income - Gain/Loss on Sale of Equi		1 01 3690.88	5		0.00	0.00	0.00	0.00	250.00	(250.00)	-100.00 %
Other Income - OP Trans In From CFP		1 01 3690.99	5		0.00	0.00	0.00	0.00	40,580.00	(40,580.00)	-100.00 %
<b>Total Other Income</b>					<b>6,914.48</b>	<b>46.10</b>	<b>35,757.22</b>	<b>47.68</b>	<b>61,284.15</b>	<b>(25,526.93)</b>	<b>-41.65 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 01 8020	0		65,398.00	435.99	269,095.68	358.79	313,570.00	(44,474.32)	-14.18 %
<b>Total Other Receipts</b>					<b>65,398.00</b>	<b>435.99</b>	<b>269,095.68</b>	<b>358.79</b>	<b>313,570.00</b>	<b>(44,474.32)</b>	<b>-14.18 %</b>
<b>Total Revenue</b>					<b>99,939.48</b>	<b>666.26</b>	<b>439,339.90</b>	<b>585.79</b>	<b>505,164.15</b>	<b>(65,824.25)</b>	<b>-13.03 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 01 4110	5		7,000.74	46.67	35,419.08	47.23	46,250.00	10,830.92	23.42 %
Legal Expense		1 01 4130	5		0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Staff Training		1 01 4140	5		0.00	0.00	79.83	0.11	1,458.30	1,378.47	94.53 %
Travel		1 01 4150	5		0.00	0.00	206.50	0.28	1,458.30	1,251.80	85.84 %
Travel-Mileage Reimbursment		1 01 4150.2	5		9.31	0.06	73.23	0.10	200.00	126.77	63.38 %
Audit Fees		1 01 4171	5		0.00	0.00	0.00	0.00	3,146.15	3,146.15	100.00 %
Employee Benefits Cont - Admin		1 01 4182	5		5,649.23	37.66	19,784.62	26.38	16,665.00	(3,119.62)	-18.72 %
Sundry		1 01 4190	5		0.00	0.00	0.00	0.00	416.65	416.65	100.00 %
Postage/FedEx/UPS		1 01 4190.03	5		190.49	1.27	474.70	0.63	830.00	355.30	42.81 %
Advertising and Marketing		1 01 4190.08	5		0.00	0.00	0.00	0.00	205.00	205.00	100.00 %
Publications		1 01 4190.11	5		0.00	0.00	1,065.00	1.42	1,665.00	600.00	36.04 %
Membership Dues and Fees		1 01 4190.12	5		0.00	0.00	783.81	1.05	833.30	49.49	5.94 %
Telephone/Cell Phones/Internet		1 01 4190.13	5		6,294.40	41.96	31,338.87	41.79	37,500.00	6,161.13	16.43 %
Rental of Warehouse Space		1 01 4190.14	5		864.00	5.76	4,320.00	5.76	4,320.00	0.00	0.00 %
Forms & Office Supplies		1 01 4190.17	5		0.00	0.00	3,817.59	5.09	4,166.65	349.06	8.38 %
Other Sundry Expense		1 01 4190.18	5		214.83	1.43	968.15	1.29	1,250.00	281.85	22.55 %
Administrative Contact Costs		1 01 4190.19	5		4,370.30	29.14	25,857.28	34.48	31,250.00	5,392.72	17.26 %
Management Fee Expense - AMP		1 01 4190.21	5		8,653.60	57.69	43,685.76	58.25	45,000.00	1,314.24	2.92 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	01 4190.22	5 1,500.00	10.00	7,500.00	10.00	7,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01 4190.23	5 1,087.50	7.25	5,490.00	7.32	5,833.30	343.30	5.89 %
IT Fees-COCC	1	01 4190.24	5 300.00	2.00	1,500.00	2.00	1,500.00	0.00	0.00 %
<b>Total Administrative Expense</b>			<b>36,134.40</b>	<b>240.90</b>	<b>182,364.42</b>	<b>243.15</b>	<b>212,697.65</b>	<b>30,333.23</b>	<b>14.26 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1	01 4210	5 735.00	4.90	3,854.24	5.14	5,415.00	1,560.76	28.82 %
Ten Services - Recreation, Pubs, Other	1	01 4220	5 808.49	5.39	2,457.92	3.28	3,333.30	875.38	26.26 %
<b>Total Tenant Services</b>			<b>1,543.49</b>	<b>10.29</b>	<b>6,312.16</b>	<b>8.42</b>	<b>8,748.30</b>	<b>2,436.14</b>	<b>27.85 %</b>
<b>Utilities Expense</b>									
Water	1	01 4310	5 86.42	0.58	350.08	0.47	625.00	274.92	43.99 %
Electricity	1	01 4320	5 1,281.27	8.54	3,560.15	4.75	6,250.00	2,689.85	43.04 %
Gas	1	01 4330	5 216.13	1.44	850.15	1.13	833.30	(16.85)	-2.02 %
Other Utility Expense - Sewer	1	01 4390	5 59.39	0.40	354.88	0.47	625.00	270.12	43.22 %
<b>Total Utilities Expense</b>			<b>1,643.21</b>	<b>10.95</b>	<b>5,115.26</b>	<b>6.82</b>	<b>8,333.30</b>	<b>3,218.04</b>	<b>38.62 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1	01 4410	5 2,138.23	14.25	16,989.17	22.65	34,166.65	17,177.48	50.28 %
Materials	1	01 4420	5 1,371.29	9.14	14,757.14	19.68	20,833.30	6,076.16	29.17 %
Contract Costs	1	01 4430	5 0.00	0.00	0.00	0.00	2,080.00	2,080.00	100.00 %
Contract Cots-Extermination/Pest Control	1	01 4430.01	5 0.00	0.00	3,100.00	4.13	4,583.30	1,483.30	32.36 %
Contract Costs-Other Repairs	1	01 4430.03	5 7,800.00	52.00	13,846.25	18.46	12,500.00	(1,346.25)	-10.77 %
Contract Costs-Maint Cell Phone	1	01 4430.04	5 16.57	0.11	83.20	0.11	125.00	41.80	33.44 %
Contract Costs-Auto/Truck Maint/Repair	1	01 4430.08	5 455.76	3.04	1,777.35	2.37	1,665.00	(112.35)	-6.75 %
Contract Costs-Maintenance	1	01 4430.09	5 522.00	3.48	522.00	0.70	10,415.00	9,893.00	94.99 %
Contract Costs-Other	1	01 4430.13	5 3,850.00	25.67	26,757.25	35.68	4,165.00	(22,592.25)	-542.43 %
Contact Costs-Heating & Cooling Contract	1	01 4430.17	5 0.00	0.00	0.00	0.00	2,915.00	2,915.00	100.00 %
Contract Costs-Landscape & Ground	1	01 4430.19	5 4,125.00	27.50	11,325.00	15.10	14,580.00	3,255.00	22.33 %
Contract Costs-Unit Turnaround	1	01 4430.20	5 11,595.00	77.30	19,575.00	26.10	8,330.00	(11,245.00)	-134.99 %
Contract Costs-Electrical Contracts	1	01 4430.21	5 1,995.00	13.30	4,535.00	6.05	4,165.00	(370.00)	-8.88 %
Contact Costs-Plumbing Contracts	1	01 4430.22	5 4,120.00	27.47	8,110.00	10.81	10,415.00	2,305.00	22.13 %
Connect/Disconnect Fees	1	01 4430.4	5 90.00	0.60	240.00	0.32	833.30	593.30	71.20 %
Garbage and Trash Collection	1	01 4431	5 162.87	1.09	1,187.96	1.58	3,330.00	2,142.04	64.33 %
Emp Benefit Cont - Maintenance	1	01 4433	5 1,700.13	11.33	12,606.21	16.81	14,580.00	1,973.79	13.54 %
<b>Total Ordinary Maintenance and Operation</b>			<b>39,941.85</b>	<b>266.28</b>	<b>135,411.53</b>	<b>180.55</b>	<b>149,681.55</b>	<b>14,270.02</b>	<b>9.53 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1	01 4480	5 3,844.08	25.63	22,199.01	29.60	33,330.00	11,130.99	33.40 %
<b>Total Protective Services</b>			<b>3,844.08</b>	<b>25.63</b>	<b>22,199.01</b>	<b>29.60</b>	<b>33,330.00</b>	<b>11,130.99</b>	<b>33.40 %</b>
<b>General Expense</b>									

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended	PUM	5 Month(s) Ended	PUM	Budget	Variance	Variance %
					August 31, 2024		August 31, 2024				
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	13,168.34	17.56	9,165.00	(4,003.34)	-43.68 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	242.00	0.32	250.00	8.00	3.20 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	1,356.54	1.81	1,250.00	(106.54)	-8.52 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	1,826.14	2.43	1,666.65	(159.49)	-9.57 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	383.86	0.51	458.30	74.44	16.24 %
Insurance - Windstorm	1	01	4510.15	5	19,897.73	132.65	112,437.70	149.92	62,830.00	(49,607.70)	-78.96 %
Payments in Lieu of Taxes	1	01	4520	5	2,916.66	19.44	14,583.30	19.44	14,583.30	0.00	0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	41.65	41.65	100.00 %
Collection Losses	1	01	4570	5	(207.00)	(1.38)	2,996.00	3.99	2,083.30	(912.70)	-43.81 %
Total General Expense					22,607.39	150.72	146,993.88	195.99	92,328.20	(54,665.68)	-59.21 %
Other Expenditures											
Property Better & Add-Contract Costs	1	01	7540.4	5	11,750.00	78.33	69,750.00	93.00	229,166.65	159,416.65	69.56 %
Operating Exp For Property - Contra	1	01	7590	5	(11,750.00)	(78.33)	(69,750.00)	(93.00)	(229,166.65)	(159,416.65)	-69.56 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(105,714.42)	(704.76)	(498,396.26)	(664.53)	(505,119.00)	6,722.74	1.33 %
Net Income (Loss)					(5,774.94)	(38.49)	(59,056.36)	(78.74)	45.15	(59,101.51)	222181.93 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 02 3110	5		32,483.00	219.48	157,367.00	212.66	146,825.00	10,542.00	7.18 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	1,750.00	2.36	1,750.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>32,833.00</b>	<b>221.84</b>	<b>159,117.00</b>	<b>215.02</b>	<b>148,575.00</b>	<b>10,542.00</b>	<b>7.10 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	9,365.00	(9,365.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		2,061.39	13.93	11,367.02	15.36	0.00	11,367.02	100.00 %
Other Income - Tenants		1 02 3690	5		3,969.00	26.82	15,848.00	21.42	14,875.00	973.00	6.54 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	130.80	(130.80)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	0.00	0.00	208.30	(208.30)	-100.00 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	40,580.00	(40,580.00)	-100.00 %
<b>Total Other Income</b>					<b>6,030.39</b>	<b>40.75</b>	<b>27,215.02</b>	<b>36.78</b>	<b>65,159.10</b>	<b>(37,944.08)</b>	<b>-58.23 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 02 8020	0		4,157.66	28.09	219,139.54	296.13	283,750.00	(64,610.46)	-22.77 %
<b>Total Other Receipts</b>					<b>4,157.66</b>	<b>28.09</b>	<b>219,139.54</b>	<b>296.13</b>	<b>283,750.00</b>	<b>(64,610.46)</b>	<b>-22.77 %</b>
<b>Total Revenue</b>					<b>43,021.05</b>	<b>290.68</b>	<b>405,471.56</b>	<b>547.93</b>	<b>497,484.10</b>	<b>(92,012.54)</b>	<b>-18.50 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 02 4110	5		7,652.71	51.71	38,637.16	52.21	60,415.00	21,777.84	36.05 %
Legal Expense		1 02 4130	5		0.00	0.00	0.00	0.00	1,330.00	1,330.00	100.00 %
Staff Training		1 02 4140	5		0.00	0.00	79.83	0.11	1,458.30	1,378.47	94.53 %
Travel		1 02 4150	5		0.00	0.00	754.05	1.02	1,458.30	704.25	48.29 %
Travel-Mileage Reimbursement		1 02 4150.2	5		99.16	0.67	465.38	0.63	415.00	(50.38)	-12.14 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	2,728.30	2,728.30	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		4,742.72	32.05	17,213.08	23.26	25,000.00	7,786.92	31.15 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	208.30	208.30	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		190.49	1.29	474.70	0.64	416.65	(58.05)	-13.93 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	1,388.30	1,388.30	100.00 %
Publications		1 02 4190.11	5		0.00	0.00	1,050.80	1.42	833.30	(217.50)	-26.10 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	783.14	1.06	830.00	46.86	5.65 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		6,501.07	43.93	32,455.77	43.86	37,500.00	5,044.23	13.45 %
Forms & Office Supplies		1 02 4190.17	5		897.58	6.06	5,625.75	7.60	3,330.00	(2,295.75)	-68.94 %
Other Sundry Expense		1 02 4190.18	5		178.35	1.21	383.81	0.52	1,250.00	866.19	69.30 %
Administrative Contact Costs		1 02 4190.19	5		8,887.18	60.05	34,509.75	46.63	31,250.00	(3,259.75)	-10.43 %
Management Fee Expense - AMP		1 02 4190.21	5		8,593.92	58.07	42,969.60	58.07	44,166.65	1,197.05	2.71 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	02 4190.22	5 1,480.00	10.00	7,400.00	10.00	8,330.00	930.00	11.16 %
AMP Bookkeeping Fees	1	02 4190.23	5 1,080.00	7.30	5,400.00	7.30	5,625.00	225.00	4.00 %
IT Fees - COCC	1	02 4190.24	5 296.00	2.00	1,480.00	2.00	1,665.00	185.00	11.11 %
<b>Total Administrative Expense</b>			<b>40,599.18</b>	<b>274.32</b>	<b>189,682.82</b>	<b>256.33</b>	<b>229,598.10</b>	<b>39,915.28</b>	<b>17.38 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1	02 4210	5 630.00	4.26	3,302.82	4.46	5,833.30	2,530.48	43.38 %
Ten Services - Recreation, Pubs, Other	1	02 4220	5 808.49	5.46	2,457.92	3.32	2,916.65	458.73	15.73 %
<b>Total Tenant Services</b>			<b>1,438.49</b>	<b>9.72</b>	<b>5,760.74</b>	<b>7.78</b>	<b>8,749.95</b>	<b>2,989.21</b>	<b>34.16 %</b>
<b>Utilities Expense</b>									
Water	1	02 4310	5 254.56	1.72	655.64	0.89	1,455.00	799.36	54.94 %
Electricity	1	02 4320	5 1,316.83	8.90	4,048.71	5.47	6,250.00	2,201.29	35.22 %
Gas	1	02 4330	5 302.33	2.04	1,217.85	1.65	1,375.00	157.15	11.43 %
4150.2-MILEAGE REIMBURSEMENT	1	02 4330.2	5 0.00	0.00	0.00	0.00	416.65	416.65	100.00 %
Other Utility Expense - Sewer	1	02 4390	5 75.06	0.51	233.11	0.32	416.65	183.54	44.05 %
<b>Total Utilities Expense</b>			<b>1,948.78</b>	<b>13.17</b>	<b>6,155.31</b>	<b>8.32</b>	<b>9,913.30</b>	<b>3,757.99</b>	<b>37.91 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1	02 4410	5 6,051.06	40.89	28,635.77	38.70	31,250.00	2,614.23	8.37 %
Materials	1	02 4420	5 355.80	2.40	13,273.56	17.94	33,330.00	20,056.44	60.18 %
Contract Costs	1	02 4430	5 0.00	0.00	0.00	0.00	830.00	830.00	100.00 %
Contract Cots-Extermination/Pest Control	1	02 4430.01	5 0.00	0.00	3,150.00	4.26	5,000.00	1,850.00	37.00 %
Contract Costs-Other Repairs	1	02 4430.03	5 0.00	0.00	950.00	1.28	12,500.00	11,550.00	92.40 %
Contract Costs-Maint Cell Phone	1	02 4430.04	5 16.57	0.11	83.20	0.11	166.65	83.45	50.08 %
Contract Costs-Auto/Truck Maint/Repair	1	02 4430.08	5 95.45	0.64	305.33	0.41	2,500.00	2,194.67	87.79 %
Contract Costs-Maintenance	1	02 4430.09	5 0.00	0.00	0.00	0.00	21,250.00	21,250.00	100.00 %
Contract Costs-Other	1	02 4430.13	5 4,400.00	29.73	5,726.00	7.74	415.00	(5,311.00)	-1279.76 %
Contract Costs-Heating & Cooling Contract	1	02 4430.17	5 2,900.00	19.59	9,762.00	13.19	5,000.00	(4,762.00)	-95.24 %
Contract Costs-Landscape & Ground	1	02 4430.19	5 3,900.00	26.35	14,725.00	19.90	20,833.30	6,108.30	29.32 %
Contract Costs-Unit Turnaround	1	02 4430.20	5 5,985.00	40.44	9,975.00	13.48	12,500.00	2,525.00	20.20 %
Contract Costs-Electrical Contracts	1	02 4430.21	5 0.00	0.00	(5,900.00)	(7.97)	2,080.00	7,980.00	383.65 %
Contract Costs-Plumbing Contracts	1	02 4430.22	5 0.00	0.00	0.00	0.00	8,300.00	8,300.00	100.00 %
Connect/Disconnect Fees	1	02 4430.4	5 105.00	0.71	310.00	0.42	625.00	315.00	50.40 %
Garbage and Trash Collection	1	02 4431	5 312.02	2.11	1,672.35	2.26	1,458.30	(214.05)	-14.68 %
Emp Benefit Cont - Maintenance	1	02 4433	5 3,937.87	26.61	12,269.34	16.58	16,250.00	3,980.66	24.50 %
<b>Total Ordinary Maintenance and Operation</b>			<b>28,058.77</b>	<b>189.59</b>	<b>94,937.55</b>	<b>128.29</b>	<b>174,288.25</b>	<b>79,350.70</b>	<b>45.53 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1	02 4480	5 3,979.45	26.89	14,490.22	19.58	14,580.00	89.78	0.62 %
<b>Total Protective Services</b>			<b>3,979.45</b>	<b>26.89</b>	<b>14,490.22</b>	<b>19.58</b>	<b>14,580.00</b>	<b>89.78</b>	<b>0.62 %</b>

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	13,168.34	17.80	9,165.00	(4,003.34)	-43.68 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	220.00	0.30	208.30	(11.70)	-5.62 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	1,356.54	1.83	1,166.65	(189.89)	-16.28 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	1,718.72	2.32	1,375.00	(343.72)	-25.00 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	361.28	0.49	431.25	69.97	16.22 %
Insurance - Windstorm	1	02	4510.15	5	9,398.57	63.50	43,804.05	59.19	33,333.30	(10,470.75)	-31.41 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	16.89	12,500.00	16.89	12,500.00	0.00	0.00 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	31.25	31.25	100.00 %
Emp Benefit Cont-Unemployment	1	02	4540.8	5	0.00	0.00	2,160.00	2.92	0.00	(2,160.00)	-100.00 %
Collection Losses	1	02	4570	5	(100.00)	(0.68)	1,133.00	1.53	2,083.30	950.30	45.62 %
Total General Expense					11,798.57	79.72	76,421.93	103.27	60,294.05	(16,127.88)	-26.75 %
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	94,450.00	638.18	163,450.00	220.88	125,000.00	(38,450.00)	-30.76 %
Operating Exp For Property - Contra	1	02	7590	5	(94,450.00)	(638.18)	(163,450.00)	(220.88)	(125,000.00)	38,450.00	30.76 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(87,823.24)	(593.40)	(387,448.57)	(523.58)	(497,423.65)	109,975.08	22.11 %
Net Income (Loss)					(44,802.19)	(302.73)	18,022.99	24.36	60.45	17,962.54	-33891.58 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 03 3110	5		34,021.00	170.11	170,083.00	170.08	127,080.00	43,003.00	33.84 %
<b>Total Rental Income</b>					<b>34,021.00</b>	<b>170.10</b>	<b>170,083.00</b>	<b>170.08</b>	<b>127,080.00</b>	<b>43,003.00</b>	<b>33.84 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 03 3610	5		2,999.59	15.00	15,621.10	15.62	15,205.00	416.10	2.74 %
Other Income-Tenants		1 03 3690	5		4,101.00	20.51	21,481.00	21.48	20,830.00	651.00	3.13 %
Other Income - Misc Other Revenue		1 03 3690.1	5		0.00	0.00	0.00	0.00	2,140.00	(2,140.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	0.00	0.00	229.15	(229.15)	-100.00 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	54,110.00	(54,110.00)	-100.00 %
<b>Total Other Income</b>					<b>7,100.59</b>	<b>35.50</b>	<b>37,102.10</b>	<b>37.10</b>	<b>92,514.15</b>	<b>(55,412.05)</b>	<b>-59.90 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 03 8020	0		86,952.00	434.76	354,118.32	354.12	409,825.00	(55,706.68)	-13.59 %
<b>Total Other Receipts</b>					<b>86,952.00</b>	<b>434.76</b>	<b>354,118.32</b>	<b>354.12</b>	<b>409,825.00</b>	<b>(55,706.68)</b>	<b>-13.59 %</b>
<b>Total Revenue</b>					<b>128,073.59</b>	<b>640.37</b>	<b>561,303.42</b>	<b>561.30</b>	<b>629,419.15</b>	<b>(68,115.73)</b>	<b>-10.82 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 03 4110	5		12,600.91	63.00	60,136.94	60.14	78,791.65	18,654.71	23.68 %
Legal Expense		1 03 4130	5		0.00	0.00	1,776.50	1.78	1,666.65	(109.85)	-6.59 %
Staff Training		1 03 4140	5		0.00	0.00	(69.66)	(0.07)	830.00	899.66	108.39 %
Travel		1 03 4150	5		0.00	0.00	547.55	0.55	830.00	282.45	34.03 %
Travel-Mileage Reimbursement		1 03 4150.2	5		37.52	0.19	205.43	0.21	415.00	209.57	50.50 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	4,166.65	4,166.65	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		6,000.00	30.00	22,654.72	22.65	32,916.65	10,261.93	31.18 %
Sundry		1 03 4190	5		0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Postage/FedEx/UPS		1 03 4190.03	5		190.49	0.95	474.70	0.47	1,250.00	775.30	62.02 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00 %
Publications		1 03 4190.11	5		0.00	0.00	1,420.00	1.42	2,083.30	663.30	31.84 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	800.65	0.80	1,040.00	239.35	23.01 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		9,186.73	45.93	45,564.25	45.56	52,080.00	6,515.75	12.51 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	4,320.00	4.32	4,320.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		2,695.00	13.48	5,477.62	5.48	6,250.00	772.38	12.36 %
Other Sundry Expense		1 03 4190.18	5		194.84	0.97	891.41	0.89	1,075.00	183.59	17.08 %
Administrative Contact Costs		1 03 4190.19	5		8,120.08	40.60	45,520.80	45.52	39,580.00	(5,940.80)	-15.01 %
Management Fee Expense - AMP		1 03 4190.21	5		11,637.60	58.19	58,068.64	58.07	60,416.65	2,348.01	3.89 %
Asset Management Fee - AMP		1 03 4190.22	5		2,000.00	10.00	10,000.00	10.00	10,000.00	0.00	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03 4190.23	5 1,462.50	7.31	7,297.50	7.30	7,500.00	202.50	2.70 %
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	2,000.00	2.00	2,000.00	0.00	0.00 %
<b>Total Administrative Expense</b>			<b>55,389.67</b>	<b>276.95</b>	<b>267,087.05</b>	<b>267.09</b>	<b>309,711.55</b>	<b>42,624.50</b>	<b>13.76 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1	03 4210	5 735.00	3.68	3,852.32	3.85	6,250.00	2,397.68	38.36 %
Ten Services - Recreation, Pubs, Other	1	03 4220	5 848.49	4.24	2,497.91	2.50	3,333.30	835.39	25.06 %
<b>Total Tenant Services</b>			<b>1,583.49</b>	<b>7.92</b>	<b>6,350.23</b>	<b>6.35</b>	<b>9,583.30</b>	<b>3,233.07</b>	<b>33.74 %</b>
<b>Utilities Expense</b>									
Water	1	03 4310	5 405.37	2.03	1,526.05	1.53	3,333.30	1,807.25	54.22 %
Electricity	1	03 4320	5 2,149.05	10.75	6,236.82	6.24	8,750.00	2,513.18	28.72 %
Gas	1	03 4330	5 217.76	1.09	873.10	0.87	833.30	(39.80)	-4.78 %
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	208.30	208.30	100.00 %
Other Utility Expense - Sewer	1	03 4390	5 22.77	0.11	181.43	0.18	833.30	651.87	78.23 %
<b>Total Utilities Expense</b>			<b>2,794.95</b>	<b>13.97</b>	<b>8,817.40</b>	<b>8.82</b>	<b>13,958.20</b>	<b>5,140.80</b>	<b>36.83 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1	03 4410	5 4,239.13	21.20	19,366.85	19.37	48,750.00	29,383.15	60.27 %
Materials	1	03 4420	5 301.95	1.51	8,231.05	8.23	29,166.65	20,935.60	71.78 %
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	830.00	830.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 1,000.00	5.00	5,975.00	5.97	8,330.00	2,355.00	28.27 %
Contract Costs-Other Repairs	1	03 4430.03	5 0.00	0.00	1,025.00	1.02	12,500.00	11,475.00	91.80 %
Contract Costs-Maint Cell Phone	1	03 4430.04	5 22.09	0.11	110.95	0.11	416.65	305.70	73.37 %
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 52.47	0.26	315.06	0.32	2,080.00	1,764.94	84.85 %
Contract Costs-Maintenance	1	03 4430.09	5 5,330.92	26.65	11,263.58	11.26	6,250.00	(5,013.58)	-80.22 %
Contract Costs-Other	1	03 4430.13	5 2,650.00	13.25	5,528.00	5.53	10,415.00	4,887.00	46.92 %
Contact Costs-Heating & Cooling Contract	1	03 4430.17	5 0.00	0.00	0.00	0.00	8,330.00	8,330.00	100.00 %
Contract Costs-Landscape & Ground	1	03 4430.19	5 4,350.00	21.75	16,588.00	16.59	18,945.00	2,357.00	12.44 %
Contract Costs-Unit Turnaround	1	03 4430.20	5 0.00	0.00	15,915.00	15.91	10,416.65	(5,498.35)	-52.78 %
Contract Costs-Electrical Contracts	1	03 4430.21	5 0.00	0.00	(32,110.00)	(32.11)	8,330.00	40,440.00	485.47 %
Contract Costs-Plumbing Contracts	1	03 4430.22	5 0.00	0.00	14,550.00	14.55	4,165.00	(10,385.00)	-249.34 %
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	205.00	205.00	100.00 %
Connect/Disconnect Fees	1	03 4430.4	5 0.00	0.00	270.00	0.27	833.30	563.30	67.60 %
Garbage and Trash Collection	1	03 4431	5 271.20	1.36	937.23	0.94	2,500.00	1,562.77	62.51 %
Emp Benefit Cont - Maintenance	1	03 4433	5 2,983.51	14.92	11,310.40	11.31	18,333.30	7,022.90	38.31 %
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	292.90	292.90	100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>21,201.27</b>	<b>106.01</b>	<b>79,276.12</b>	<b>79.28</b>	<b>191,089.45</b>	<b>111,813.33</b>	<b>58.51 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1	03 4480	5 4,979.66	24.90	20,096.63	20.10	20,830.00	733.37	3.52 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 1000 - U/M Year: 2400

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>4,979.66</b>	<b>24.90</b>	<b>20,096.63</b>	<b>20.10</b>	<b>20,830.00</b>	<b>733.37</b>	<b>3.52 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1	03 4510.01 5	0.00	0.00	15,995.50	16.00	10,415.00	(5,580.50)	-53.58 %
Insurance - General Liability	1	03 4510.02 5	0.00	0.00	330.00	0.33	791.65	461.65	58.31 %
Insurance - Automobile	1	03 4510.03 5	0.00	0.00	1,828.38	1.83	1,666.65	(161.73)	-9.70 %
Insurance - Workman's Comp	1	03 4510.04 5	0.00	0.00	2,900.34	2.90	3,083.30	182.96	5.93 %
Insurance - Fidelity Bond	1	03 4510.09 5	0.00	0.00	609.66	0.61	625.00	15.34	2.45 %
Insurance - Windstorm	1	03 4510.15 5	12,846.25	64.23	65,170.18	65.17	50,000.00	(15,170.18)	-30.34 %
Payments in Lieu of Taxes	1	03 4520 5	2,916.66	14.58	14,583.30	14.58	14,583.30	0.00	0.00 %
PROPERTY TAXES	1	03 4520.1 5	0.00	0.00	0.00	0.00	41.65	41.65	100.00 %
Collection Losses	1	03 4570 5	0.00	0.00	999.41	1.00	3,000.00	2,000.59	66.69 %
<b>Total General Expense</b>			<b>15,762.91</b>	<b>78.81</b>	<b>102,416.77</b>	<b>102.42</b>	<b>84,206.55</b>	<b>(18,210.22)</b>	<b>-21.63 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1	03 7540.4 5	0.00	0.00	68,450.00	68.45	208,330.00	139,880.00	67.14 %
Operating Exp For Property - Contra	1	03 7590 5	0.00	0.00	(68,450.00)	(68.45)	(208,330.00)	(139,880.00)	-67.14 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(101,711.95)</b>	<b>(508.56)</b>	<b>(484,044.20)</b>	<b>(484.04)</b>	<b>(629,379.05)</b>	<b>145,334.85</b>	<b>23.09 %</b>
<b>Net Income (Loss)</b>			<b>26,361.64</b>	<b>131.82</b>	<b>77,259.22</b>	<b>77.26</b>	<b>40.10</b>	<b>77,219.12</b>	<b>541394.31 %</b>

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
Family Living Center  
U/M Month: 11 - U/M YTD: 55 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT		1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental	3	01	3110	5	4,400.00	550.00	22,000.00	550.00	20,000.00	2,000.00 10.00 %
<b>Total Rental Income</b>					<b>4,400.00</b>	<b>550.00</b>	<b>22,000.00</b>	<b>550.00</b>	<b>20,000.00</b>	<b>2,000.00 10.00 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01	3610	5	229.42	28.68	1,189.02	29.73	1,041.65	147.37 14.15 %
Other Income-Tenants	3	01	3690	5	150.00	18.75	875.00	21.88	208.30	666.70 320.07 %
Other Income - Misc Other Revenue	3	01	3690.1	5	66.60	8.33	66.60	1.67	0.00	66.60 100.00 %
<b>Total Other Income</b>					<b>446.02</b>	<b>55.75</b>	<b>2,130.62</b>	<b>53.27</b>	<b>1,249.95</b>	<b>880.67 70.46 %</b>
<b>Total Revenue</b>					<b>4,846.02</b>	<b>605.75</b>	<b>24,130.62</b>	<b>603.27</b>	<b>21,249.95</b>	<b>2,880.67 13.56 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01	4110	5	220.12	27.52	1,122.15	28.05	2,080.00	957.85 46.05 %
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	164.15	164.15 100.00 %
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	1,250.00	1,250.00 100.00 %
Employee Benefits Cont - Admin	3	01	4182	5	15.90	1.99	81.57	2.04	0.00	(81.57) -100.00 %
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	2,092.00	2,092.00 100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	104.15	104.15 100.00 %
Publications	3	01	4190.11	5	0.00	0.00	85.20	2.13	83.30	(1.90) -2.28 %
Other Sundry Expense	3	01	4190.18	5	455.48	56.94	2,206.28	55.16	5,000.00	2,793.72 55.87 %
<b>Total Administrative Expense</b>					<b>691.50</b>	<b>86.44</b>	<b>3,495.20</b>	<b>87.38</b>	<b>10,773.60</b>	<b>7,278.40 67.56 %</b>
<b>Utilities Expense</b>										
Water	3	01	4310	5	32.19	4.02	110.43	2.76	177.50	67.07 37.79 %
Other Utility Expense - Sewer	3	01	4390	5	54.02	6.75	184.05	4.60	325.00	140.95 43.37 %
<b>Total Utilities Expense</b>					<b>86.21</b>	<b>10.78</b>	<b>294.48</b>	<b>7.36</b>	<b>502.50</b>	<b>208.02 41.40 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01	4410	5	0.00	0.00	0.00	0.00	1,460.00	1,460.00 100.00 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	833.30	833.30 100.00 %
Contract Cots-Extermination	3	01	4430.01	5	0.00	0.00	396.00	9.90	333.30	(62.70) -18.81 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	2,708.30	2,708.30 100.00 %
Contract Costs-Other	3	01	4430.13	5	150.00	18.75	150.00	3.75	1,665.00	1,515.00 90.99 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	1,666.65	1,666.65 100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	12.50	12.50 100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	383.76	9.59	541.65	157.89 29.15 %
<b>Total Ordinary Maintenance and Operation</b>					<b>245.94</b>	<b>30.74</b>	<b>929.76</b>	<b>23.24</b>	<b>9,220.70</b>	<b>8,290.94 89.92 %</b>
<b>General Expense</b>										
Insurance -Property (Fire & EC)	3	01	4510.01	5	0.00	0.00	2,344.30	58.61	1,333.30	(1,011.00) -75.83 %

Report Criteria PHA: 3 Project: '01','02'

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

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
 Family Living Center  
 U/M Month: 11 - U/M YTD: 55 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	PUM	5 Month(s) Ended August 31, 2024	PUM	Budget	Variance	Variance %
Insurance - General Liability	3 01	4510.02 5	0.00	0.00	33.00	0.82	50.00	17.00	34.00 %
Insurance - Windstorm	3 01	4510.15 5	1,404.00	175.50	5,078.42	126.96	1,250.00	(3,828.42)	-306.27 %
<b>Total General Expense</b>			<b>1,404.00</b>	<b>175.50</b>	<b>7,455.72</b>	<b>186.39</b>	<b>2,633.30</b>	<b>(4,822.42)</b>	<b>-183.13 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	3 01	7540.4 5	0.00	0.00	0.00	0.00	18,750.00	18,750.00	100.00 %
Operating Exp For Property - Contra	3 01	7590 5	0.00	0.00	0.00	0.00	(18,750.00)	(18,750.00)	-100.00 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(2,427.65)</b>	<b>(303.46)</b>	<b>(12,175.16)</b>	<b>(304.38)</b>	<b>(23,130.10)</b>	<b>10,954.94</b>	<b>47.36 %</b>
<b>Net Income (Loss)</b>			<b>2,418.37</b>	<b>302.30</b>	<b>11,955.46</b>	<b>298.89</b>	<b>(1,880.15)</b>	<b>13,835.61</b>	<b>1733.14 %</b>

# Housing Authority of the City of Harlingen

## Budgeted Income Statement

### Voucher

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	5 Month(s) Ended August 31, 2024	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5	68,787.00	300,302.00	298,848.75	1,453.25	0.49 %	
Interest Income HA Portion	7 01 3300 5	357.11	1,432.76	2,000.00	(567.24)	-28.36 %	
Fraud Recovery PHA Section 8	7 01 3300.3 5	4,346.00	4,721.50	3,072.90	1,648.60	53.65 %	
Gain or Loss on Sale of Equipment	7 01 3300.88 5	0.00	0.00	208.30	(208.30)	-100.00 %	
Portable Admin Fees Earned	7 01 3300.P 5	134.69	951.10	10,690.00	(9,738.90)	-91.10 %	
Other Income	7 01 3690 5	0.00	448.00	43.75	404.25	924.00 %	
HAP Earned Income	7 01 4902 5	548,926.00	2,486,117.36	2,243,520.00	242,597.36	10.81 %	
Total Operating Income		622,550.80	2,793,972.72	2,558,383.70	235,589.02	9.21 %	
Total Revenue		622,550.80	2,793,972.72	2,558,383.70	235,589.02	9.21 %	
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5	14,402.53	75,246.84	65,416.65	(9,830.19)	-15.03 %	
Legal Expense	7 01 4130 5	0.00	0.00	2,083.30	2,083.30	100.00 %	
STAFF TRAINING	7 01 4140 5	0.00	1,817.86	6,250.00	4,432.14	70.91 %	
Travel	7 01 4150 5	0.00	4,756.69	6,250.00	1,493.31	23.89 %	
Travel-Mileage Reimbursement	7 01 4150.2 5	0.00	130.38	1,250.00	1,119.62	89.57 %	
Audit Fees	7 01 4171 5	0.00	0.00	2,083.30	2,083.30	100.00 %	
Office Rent & Utilities	7 01 4180 5	1,068.00	5,340.00	5,515.00	175.00	3.17 %	
Employee Benefits Cont - Admin	7 01 4182 5	9,689.80	34,433.25	22,916.65	(11,516.60)	-50.25 %	
Sundry	7 01 4190 5	0.00	0.00	4,166.65	4,166.65	100.00 %	
Postage/FedEx/UPS	7 01 4190.03 5	946.24	2,358.05	4,166.65	1,808.60	43.41 %	
Advertising and Marketing	7 01 4190.08 5	0.00	0.00	6,250.00	6,250.00	100.00 %	
Publications	7 01 4190.11 5	0.00	2,371.40	4,166.65	1,795.25	43.09 %	
Membership Dues and Fees	7 01 4190.12 5	0.00	168.40	2,083.30	1,914.90	91.92 %	
Telephone/Cell Phone/Internet	7 01 4190.13 5	2,074.75	8,232.21	12,500.00	4,267.79	34.14 %	
Forms & Office Supplies	7 01 4190.17 5	0.00	2,456.50	10,507.05	8,050.55	76.62 %	
Other Sundry Expense	7 01 4190.18 5	61.34	656.05	4,166.65	3,510.60	84.25 %	
Administrative Contact Costs	7 01 4190.19 5	8,193.57	41,377.80	41,666.65	288.85	0.69 %	
Asset Management Fee - AMP	7 01 4190.22 5	9,336.00	46,344.00	44,580.00	(1,764.00)	-3.96 %	
AMP Bookkeeping Fees	7 01 4190.23 5	5,835.00	28,965.00	27,862.50	(1,102.50)	-3.96 %	
Asset Management Fee - AMP	7 03 4190.22 5	900.00	4,452.00	5,220.00	768.00	14.71 %	
AMP Bookkeeping Fees	7 03 4190.23 5	562.50	2,782.50	3,262.50	480.00	14.71 %	
Total Administrative Expense		53,069.73	261,888.93	282,363.50	20,474.57	7.25 %	
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5	1,130.81	5,197.41	10,416.65	5,219.24	50.10 %	
Materials	7 01 4420 5	0.00	833.00	0.00	(833.00)	-100.00 %	
Vehicle Maintenance	7 01 4430.1 5	52.47	262.35	0.00	(262.35)	-100.00 %	
Total Operating Expenses		1,183.28	6,292.76	10,416.65	4,123.89	39.59 %	
General Expense							
Insurance -Property (Fire & EC)	7 01 4510.01 5	0.00	12.22	0.00	(12.22)	-100.00 %	
Insurance - Automobile	7 01 4510.03 5	0.00	412.86	1,458.30	1,045.44	71.69 %	
Insurance - Workman's Comp	7 01 4510.04 5	0.00	1,826.14	6,250.00	4,423.86	70.78 %	
Insurance - Fidelity Bond	7 01 4510.09 5	0.00	383.86	0.00	(383.86)	-100.00 %	
Insurance - Windstorm	7 01 4510.15 5	0.00	0.00	833.30	833.30	100.00 %	
Emp Benefit Cont-Unemployment	7 01 4540.8 5	1,311.15	3,249.90	0.00	(3,249.90)	-100.00 %	
Admin Fee - Paid for Portability	7 01 4590.P 5	50.86	299.36	1,041.65	742.29	71.26 %	
Portability - Port In Deposits	7 01 4590.PID 5	(2,345.00)	(13,658.90)	0.00	13,658.90	100.00 %	
Portability - Port In Expenses	7 01 4590.PIE 5	2,345.00	13,658.90	0.00	(13,658.90)	-100.00 %	
Portable Admin Fees Paid	7 03 4590.P 5	1,735.58	8,502.49	12,500.00	3,997.51	31.98 %	
Portability - Port In Deposits	7 03 4590.PID 5	0.00	(2,290.00)	0.00	2,290.00	100.00 %	
Portability - Port In Expenses	7 03 4590.PIE 5	0.00	2,290.00	0.00	(2,290.00)	-100.00 %	
Total General Expense		3,097.59	14,686.83	22,083.25	7,396.42	33.49 %	
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5	0.00	0.00	20,833.30	20,833.30	100.00 %	
Operating Exp For Property - Contra	7 01 7590 5	0.00	0.00	(20,833.30)	(20,833.30)	-100.00 %	
Total Other Expenditures		0.00	0.00	0.00	0.00	-100.00 %	

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended August 31, 2024	5 Month(s) Ended August 31, 2024	Budget	Variance	Variance %
<b>Housing Assistance Payments</b>							
HAP Payments - Rents	7 01	4715.1 5	476,898.04	2,294,901.39	2,013,287.50	(281,613.89)	-13.99 %
HAP Payments - Utilities	7 01	4715.4 5	13,317.00	66,213.00	52,261.25	(13,951.75)	-26.70 %
Fraud Recovery HUD	7 01	4715.8 5	(4,346.00)	(4,511.50)	1,666.65	6,178.15	370.69 %
HAP Portability	7 01	4715.P 5	(1,673.00)	(8,678.00)	11,666.65	20,344.65	174.38 %
HAP Payments - Port Out	7 01	4715.PO 5	1,101.00	5,969.00	4,583.30	(1,385.70)	-30.23 %
HAP Payments - Rents	7 02	4715.1 5	3,376.00	17,761.00	20,833.30	3,072.30	14.75 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(41.65)	(41.65)	-100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	21,030.00	96,617.00	64,871.25	(31,745.75)	-48.94 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	175.00	959.00	833.30	(125.70)	-15.08 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	416.65	416.65	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	13,518.00	62,248.00	66,666.65	4,418.65	6.63 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	463.00	2,369.00	0.00	(2,369.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	16.65	16.65	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	1,197.18	5,889.18	6,250.00	360.82	5.77 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	20.00	206.00	208.30	2.30	1.10 %
<b>Total Housing Assistance Payments</b>			<b>525,076.22</b>	<b>2,539,943.07</b>	<b>2,243,519.80</b>	<b>(296,423.27)</b>	<b>-13.21 %</b>
<b>Total Expenses</b>			<b>(582,426.82)</b>	<b>(2,822,811.59)</b>	<b>(2,558,383.20)</b>	<b>(264,428.39)</b>	<b>-10.34 %</b>
<b>Total Net Income (Loss)</b>			<b>40,123.98</b>	<b>(28,838.87)</b>	<b>0.50</b>	<b>(28,839.37)</b>	<b>-5768333.97 %</b>

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

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

HARLINGEN



Housing Authority

ANNUAL BOARD MEETING

WEDNESDAY, OCTOBER 16, 2024

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
115	20296	\$1,147.00
147	26971	\$764.00
Los Vecinos Total		\$1,911.00
Bonita Park		
Apartment	Tenant Id.	Amounts
16	26510	\$92.00
76	16009	\$3,123.00
Bonita Park Total		\$3,215.00
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
47	32570	\$3,601.00
140	11547	\$39.00
Le Moyne Gardens Total		\$3,640.00
Grand Total		\$8,766.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 010 Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 10/01/24

**FOR THE MONTH OF SEPTEMBER 2024**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
147	26971	-\$200.00	\$0.00	\$0.00	\$0.00	\$964.00	\$0.00	\$764.00	Abandoned Sales & Service fees

Sales & Service fees: Replacement of refrigerator \$644.00 + General cleaning (removal of trash and furniture) \$200.00 + Change of locks \$55.00 + Cleaning of stove/oven \$50.00 + Window glass replacment \$15.00 = Amount due \$964.00 - Security deposit \$200.00 = \$764.00

115	20296	-\$200.00	\$0.00	\$928.00	\$75.00	\$344.00	\$0.00	\$1,147.00	Abandoned Rents, late fees and sales & service fees
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Rents: July 2024 \$325.00 + August 2024 \$367.00 + September 2024 (pro-rated move out) \$236.00 + Late fees: July 2024 \$25.00 + August 2024 \$25.00 + September 2024 \$25.00 + Sales and Service fees: Spectrum \$69.00 + Refrigerator gasket replacement \$80.00 + Removal of trash/debris \$195.00 = Amount due \$1,347.00 - Security deposit \$200.00 = \$1,147.00

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	<b>TOTALS</b>	-\$400.00	\$0.00	\$928.00	\$75.00	\$1,308.00	\$0.00	\$1,911.00	
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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: Evelyn Castillo

DATE: 10/01/24

**FOR THE MONTH OF SEPTEMBER 2024**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
16	26510	-\$200.00	\$0.00	\$241.00	\$25.00	\$26.00	\$0.00	\$92.00	Vacated, no notice nonpayment of rent, late fee

Rent due: August 2024 \$233.00 + September 2024 (prorated move out) \$8.00 + Late fee: August 2024 \$25.00 + Sales and Service fee: Spectrum \$26.00 = \$292.00 - Security deposit \$200.00 = \$92.00

76	16009	-\$200.00	\$1,170.00	\$833.00	\$25.00	\$1,295.00	\$0.00	\$3,123.00	Abandoned nonpayment of rent, late fees and sales & service fees
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Retroactive balance due: \$1,170.00 + Rents due: August 2024 \$806.00 + September (prorated move out) \$27.00 + Late fees: August 2024 \$25.00 + Sales and Service fees: Stove replacement \$510.00 + Refrigerator replacement \$644.00 + Trash and debris removal \$60.00 + Key core replacement \$55.00 + Spectrum \$26.00 = \$3,323.00 - Security deposit \$200.00 = \$3,123.00

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	<b>TOTALS</b>	-\$400.00	\$1,170.00	\$1,074.00	\$50.00	\$1,321.00	\$0.00	\$3,215.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 10/01/24**FOR THE MONTH OF SEPTEMBER 2024**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
47	32570	-\$200.00	\$194.00	\$0.00	\$0.00	\$519.00	\$3,088.00	\$3,601.00	<b>Eviction Retroactive balance due, court cost and sales &amp; service fees</b>

**Retroactive balance due: \$194.00 + Sales & Service Fees: change of locks \$55.00 + cleaning of bathroom \$50.00 + cleaning of stove/oven \$50.00 + cleaning of refrigerator \$50.00 + removal of trash/debris \$60.00 + damage wall repairs \$100.00 + 2 interior door replacements \$154.00 + Court Cost: eviction filing \$146.00 + writ of possession request \$207.00 + attorney fee \$2,735.00 = Balance due \$3,801.00 - Security Deposit \$200.00 = \$3,601.00**

140	11547	-\$200.00	\$0.00	\$138.00	\$50.00	\$51.00	\$0.00	\$39.00	<b>Vacated, no notice Rents, late fees and sales &amp; service fees</b>
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**Rents due: July 2024 \$40.00 + August 2024 \$95.00 + Sept 2024 (pro-rated move out) \$3.00 + Late fees: July 2024 \$25.00 + August 2024 \$25.00 + Sales and Service fee: Spectrum \$51.00 = Balance due \$239.00 - Security Deposit \$200.00 = \$39.00**

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	<b>TOTALS</b>	-\$400.00	\$194.00	\$138.00	\$50.00	\$570.00	\$3,088.00	\$3,640.00	
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**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS**  
**REPORT ON EXAMINATION**  
**OF**  
**FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA**  
**YEAR ENDED MARCH 31, 2024**

DRAFT

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS

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**THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS**  
**MANAGEMENT DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2024**

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
MANAGEMENTS DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2024

Management's Discussion and Analysis ("MD&A")

The management of The Housing Authority of the City of Harlingen, Texas (the "Authority") offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended March 31, 2024. This discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual program issues or concerns. Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This MD&A is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 ("GASB 34") to allow the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of March 31, 2024. Questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's chief executive officer.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$16,612,373 (net position) as compared to \$15,818,167 for the prior fiscal year.
- The Authority's cash and cash equivalents balance as of March 31, 2024, was \$6,635,277, representing a increase of \$829,335 from the March 31, 2023 balance of \$5,805,942. The increase was primarily a result of positive cash flow from operations due to additional HUD operating grant funds received in the current year.
- The Authority had total revenue of \$11,339,647 and total expenses of \$10,545,441 resulting in a change in net position of \$794,206 for the year ended March 31, 2024.

Overview of the Financial Reports

The following outline describes the integral parts of this financial presentation and is a guideline for understanding its components:

- I. Management Discussion and Analysis (MD&A) – Serves as an introduction to the Authority's basic financial statements
- II. Basic Financial Statements – Authority-wide financial statement and notes to the financial statements
- III. Other Supplementary Information

The financial statements in this report are those of a special purpose governmental entity engaged in a business-type activity. The following statements are included:

- Statement of Net Position – presents information about the Authority's assets and liabilities as is similar to a balance sheet. The statement of net position reports all financial and capital resources for the Authority. The statement is presented in the format where assets minus liabilities equal "Net Position" formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash within one year) and "non-current." Increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
MANAGEMENTS DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2024

- Statement of Revenues, Expenses and Changes in Net Position – reports the Authority’s revenues by source and type and its expenses by category to substantiate the change in net position for the fiscal year.
- Statement of Cash Flows – discloses net cash provided by or used for operating activities, noncapital financing activities, and capital and related financing activities.

Our analysis of the Authority, as a whole, follows with the most important question, “Has the Authority’s financial health improved or worsened as a result of the year’s activities?” The following analysis of entity-wide net position, revenues and expenses is provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual method of accounting, which recognizes revenue when earned and expenses when incurred regardless of when cash is received or paid.

Analysis of Authority-Wide Net Position (Statements of Net Position)

Comparative Statements of Net Position

Table 1

	<u>2024</u>	<u>2023</u>	<u>2024 - 2023</u> <u>Increase</u> <u>(Decrease)</u>	<u>Percent</u> <u>Variance</u>
Assets:				
Cash and cash equivalents	\$ 6,635,277	\$ 5,805,942	\$ 829,335	14.28 %
Other current assets	694,061	412,980	281,081	68.06 %
Noncurrent assets	<u>10,428,948</u>	<u>10,222,334</u>	<u>206,614</u>	<u>2.02 %</u>
Total assets and deferred outflows	<u>17,758,286</u>	<u>16,441,256</u>	<u>1,317,030</u>	<u>8.01 %</u>
Liabilities:				
Current liabilities	1,019,504	529,620	489,884	92.50 %
Noncurrent liabilities	126,409	93,469	32,940	35.24 %
Total liabilities and deferred inflows	<u>1,145,913</u>	<u>623,089</u>	<u>522,824</u>	<u>83.91 %</u>
Net position				
Invested in capital assets	10,428,948	10,222,334	206,614	2.02 %
Restricted net position	-	-	-	DIV/0 %
Unrestricted net position	<u>6,183,425</u>	<u>5,595,833</u>	<u>587,592</u>	<u>10.50 %</u>
Total net position	<u>\$ 16,612,373</u>	<u>\$ 15,818,167</u>	<u>\$ 794,206</u>	<u>5.02 %</u>

Total assets and deferred outflows increased by approximately \$1.3M or 8.0%. The increase was primarily due to an increase in cash and cash equivalents of approximately \$0.8M and a increase in capital assets of \$1.0M offset by a change in accumulated depreciation of \$0.7M.

Total liabilities and deferred inflows increased by approximately \$0.5M or 83.9%. The increase was primarily due to a increase in unearned revenue of \$0.5M.

Total Net Position decreased by \$0.8M or 5.0%, which is outlined in detail on the statement of revenues, expenses and changes in net position.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
MANAGEMENTS DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2024

Analysis of Entity-Wide Revenue and Expenses (Statements of Revenue, Expenses and Changes in Net Position)

Comparative Statements of Revenues and Expenses and Changes in Net Position  
Table 2

			<u>2024 - 2023</u>	
	<u>2024</u>	<u>2023</u>	<u>Increase (Decrease)</u>	<u>Percent Variance</u>
Revenues:				
Tenant revenue	\$ 1,239,489	\$ 1,197,864	\$ 41,625	3.47 %
HUD operating grants	9,518,017	8,126,325	1,391,692	17.13 %
CFP - capital grants	259,025	506,243	(247,218)	(48.83)%
Other revenue	204,696	188,799	15,897	8.42 %
Investment income	116,088	85,737	30,351	35.40 %
Gain/(loss) on sale	<u>2,332</u>	<u>3,795</u>	<u>(1,463)</u>	<u>(38.55)%</u>
Total revenues	11,339,647	10,108,763	1,230,884	12.18 %
Expenses:				
Administrative	2,259,504	1,886,786	372,718	19.75 %
Tenant services	38,623	77,025	(38,402)	(49.86)%
Utilities	82,078	81,848	230	0.28 %
Maintenance	986,015	1,010,438	(24,423)	(2.42)%
Protective services	166,981	123,227	43,754	35.51 %
Insurance expense	515,027	453,772	61,255	13.50 %
General expense	179,087	140,487	38,600	27.48 %
Housing assistance payments	5,567,959	4,983,863	584,096	11.72 %
Depreciation	<u>750,167</u>	<u>740,477</u>	<u>9,690</u>	<u>1.31 %</u>
Total expenses	10,545,441	9,497,923	1,047,518	11.03 %
Change in net position	794,206	610,840	183,366	30.02 %
Net position - beginning	<u>15,818,167</u>	<u>15,207,327</u>	<u>610,840</u>	<u>4.02 %</u>
Net position - ending	<u>\$ 16,612,373</u>	<u>\$ 15,818,167</u>	<u>\$ 794,206</u>	<u>5.02 %</u>

During the year, total revenue increased from \$10,108,763 to \$11,339,647, which represents an increase of \$1,230,884. This increase is primarily within HUD operating grants of approximately \$1.4M partially offset by a decrease in CFP - capital grants of approximately \$0.2M.

Total expenses increased by \$1,047,518 or 11.03% from fiscal year 2023 to 2024. This increase is primarily within the housing assistance payments of approximately \$0.6M and administrative expense of approximately \$0.4M.

Capital Assets

During FY 2024, the Authority had capital asset additions of \$956,781 and depreciation expense of \$750,167.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
MANAGEMENTS DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2024

Comparative Statements of Capital Assets

Table 3

			<u>2024 - 2023</u>	
	<u>2024</u>	<u>2023</u>	<u>Increase (Decrease)</u>	<u>Percent Variance</u>
Land	\$ 1,658,372	\$ 1,658,372	\$ -	- %
Building and improvements	36,976,258	35,429,589	1,546,669	4.37 %
Equipment	1,213,759	1,213,759	-	-
Construction in progress	<u>1,248,636</u>	<u>1,838,524</u>	<u>(589,888)</u>	<u>(32.08)%</u>
	41,097,025	40,140,244	956,781	2.38 %
Less: accumulated depreciation	<u>(30,668,077)</u>	<u>(29,917,910)</u>	<u>(750,167)</u>	<u>2.51 %</u>
Capital assets, net	<u>\$ 10,428,948</u>	<u>\$ 10,222,334</u>	<u>\$ 206,614</u>	<u>2.02 %</u>

Economic Factors

Several significant economic factors are present that may impact the Authority in the future. They include:

- Congressional funding of the Department of Housing and Urban Development (“HUD”), including any subsidy proration.
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.
- Health care and other insurance costs are expected to increase dramatically over the next several years.
- The Authority will continue to execute strategies related to the development and/or preservation of affordable housing units for the residents of the City of Harlingen, TX.

Conclusion

Overall, the The Housing Authority of the City of Harlingen, Texas is making the transition to the new financial environment. Its management is committed to staying abreast of regulations and appropriations as well as maintaining an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development. The Authority has dedicated itself to strategic planning for the future. This means that there is a continued focus on asset diversity, a mix of funding sources, and an increased portfolio of public housing in the Harlingen, TX area.

This financial report is designed to provide our residents, the citizens of Harlingen, TX, all federal and state regulatory bodies, and any creditors with a general overview of the Authority’s finances. If you have any questions regarding these financial statements or supplemental information, you may write to the The Housing Authority of the City of Harlingen, Texas, Hilda Benavides, Executive Director, 219 East Jackson Street, Harlingen, TX 78550.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT OF NET POSITION  
MARCH 31, 2024

<b><u>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u></b>	<b><u>Primary Government</u></b>
<b><u>Current Assets</u></b>	
Cash and Cash Equivalents	\$ 6,548,972
Accounts Receivable, Net	297,857
Prepaid Costs	191,051
Inventory	<u>205,153</u>
Total Current Assets	<u>7,243,033</u>
<b><u>Restricted Assets</u></b>	
Cash and Cash Equivalents	<u>86,305</u>
Total Restricted Assets	<u>86,305</u>
<b><u>Capital Assets</u></b>	
Land	1,658,372
Buildings and Improvements	35,337,896
Furniture and Equipment	1,213,759
Leasehold Improvements	1,638,362
Construction in Process	<u>1,248,636</u>
	41,097,025
(Less): Accumulated Depreciation	<u>(30,668,077)</u>
Net Capital Assets	<u>10,428,948</u>
Total Assets	<u>17,758,286</u>
<b><u>Deferred Outflows of Resources</u></b>	
Deferred Outflows of Resources	<u>-</u>
Total Deferred Outflows of Resources	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 17,758,286</u>

The accompanying notes are an integral part of these financial statements

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT OF NET POSITION  
MARCH 31, 2024

<b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION</u></b>	<b><u>Primary Government</u></b>
<b><u>Current Liabilities</u></b>	
Accounts Payable	\$ 145,242
Accrued Wages and Payroll Taxes	59,633
Accrued Compensated Absences	12,492
Accounts Payable - Other Government	84,595
Tenant Security Deposits	86,305
Unearned Revenue	614,008
Current Liabilities - Other	17,124
Accrued Liabilities - Other	105
Total Current Liabilities	<u>1,019,504</u>
<b><u>Long Term Liabilities</u></b>	
Non-current Liabilities - Other	13,985
Accrued Compensated Absences	112,424
Total Long Term Liabilities	<u>126,409</u>
 Total Liabilities	 <u>1,145,913</u>
 Total Liabilities and Deferred Inflows of Resources	 <u>1,145,913</u>
<b><u>Net Position</u></b>	
Net Investment in Capital Assets	10,428,948
Unrestricted Net Position	6,183,425
Total Net Position	<u>16,612,373</u>
 Total Liabilities, Deferred Inflows of Resources and Net Position	 \$ <u>17,758,286</u>

The accompanying notes are an integral part of these financial statements

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE YEAR ENDED MARCH 31, 2024

	<u>Primary</u> <u>Government</u>
<u>Operating Revenues</u>	
Dwelling Rent	\$ 1,114,656
Tenant Revenue - Other	124,833
Operating Grants	9,518,017
Other Revenue	204,696
Total Operating Revenues	<u>10,962,202</u>
<u>Operating Expenses</u>	
Administrative	2,259,504
Tenant Services	38,623
Utilities	82,078
Maintenance and Operations	986,015
Protective Services	166,981
General Expense	629,207
Bad Debt - Tenant Rents	64,907
Housing Assistance Payments	5,567,959
Depreciation	750,167
Total Operating Expenses	<u>10,545,441</u>
Operating Income	<u>416,761</u>
<u>Non-Operating Revenues (Expenses)</u>	
Interest Income	116,088
Gain on the Disposition of Capital Assets	2,332
Total Non-Operating Revenue (Expense)	<u>118,420</u>
Increase (decrease) before Capital Contributions	<u>535,181</u>
Capital Grants - HUD	<u>259,025</u>
Increase in Net Position	<u>794,206</u>
Net Position, Beginning	<u>15,200,435</u>
Net Position, Ending	<u>\$ 15,994,641</u>

The accompanying notes are an integral part of these financial statements

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED MARCH 31, 2024

	<u><b>Primary Government</b></u>
<u>Cash Flows From Operating Activities</u>	
Cash Received from Dwelling Rent	\$ 1,257,876
Cash Received from Operating Grants	9,939,682
Cash Received from Other Sources	187,046
Cash Payments for Salaries and Benefits	(1,564,193)
Cash Payments to Vendors and Landlords	(8,411,740)
Net Cash Provided by Operating Activities	<u>1,408,671</u>
<u>Cash Flows Used In Capital and Related Financing Activities</u>	
Capital Grants Received	259,025
Purchase of Capital Assets	(956,781)
Proceeds on Sale of Assets	<u>2,332</u>
Net Cash Provided by Capital and Related Financing Activities	<u>(695,424)</u>
<u>Cash Flows from Investing Activities</u>	
Interest Earned from Cash and Cash Equivalents	<u>116,088</u>
Net Cash Used in Investing Activities	<u>116,088</u>
Net Increase in Cash, Cash Equivalents and Restricted Cash	829,335
Total Cash, Cash Equivalents and Restricted Cash, Beginning of Year	<u>5,805,942</u>
Total Cash, Cash Equivalents and Restricted Cash, End of Year	<u><u>\$ 6,635,277</u></u>

The accompanying notes are an integral part of these financial statements

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED MARCH 31, 2024

	<u>Primary Government</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:	
Operating Income	\$ 416,761
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation	750,167
Bad Debt Expense	64,907
Changes in Operating Assets and Liabilities:	
Change in Accounts Receivable, Net	(170,396)
Change in Prepaid Costs and Inventory	(175,592)
Change in Accounts Payable	(19,483)
Change in Accrued Accrued Wages and Payroll Taxes	10,740
Change in Accrued Compensated Absences	21,062
Change in Accounts Payable Other Government	(2,546)
Change in Tenant Security Deposits	7,779
Change in Unearned Revenue	508,160
Change in Current Liabilities - Other	(16,873)
Change in Non-current Liabilities - Other	<u>13,985</u>
Net Cash Provided by Operating Activities	<u>\$ 1,408,671</u>

The accompanying notes are an integral part of these financial statements

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note A - Nature of Activities**

The The Housing Authority of the City of Harlingen, Texas (the "Authority") is a public body corporate and politic organized under the laws of the State of Texas for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the City of Harlingen, TX (the "City"). The Authority is responsible for operating certain safe, decent, sanitary, and affordable low-rent housing programs under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a five member Board of Commissioners. The governing board is essentially autonomous but responsible to HUD. The Board hires the Chief Executive Officer who is responsible for the daily administration of the Authority.

**Note B - Significant Accounting Policies**

**Basis of Accounting:**

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments, as amended ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information. The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, Accounting and Financial Reporting for Non-exchange Transactions ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note B - Significant Accounting Policies (Continued)**

On January 30, 2008, HUD issued PIH Notice 2008-9 which requires that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the financial data schedule as unrestricted.

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

**Capitalization and Depreciation:**

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

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

The Authority has established a capitalization threshold of \$5,000.

Authority management has assessed the carrying values of capital asset balances as of March 31, 2024. No significant capital asset value impairments exist as of the noted dates.

**Income Taxes:**

The Authority is a unit of local government under the Texas law and is exempt from real estate and income taxes by both the federal and state governments. However, the Authority will pay a payment in lieu of taxes to cover municipal services provided by the local government for certain properties owned throughout the City.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note B - Significant Accounting Policies (Continued)**

**Use of Estimates:**

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect certain reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses, depreciable lives of properties and equipment, and contingencies. Actual results could differ significantly from these estimates.

**Tenant Receivables:**

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and due from vacated tenants. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also, included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation. These charges usually consist of retroactive rent and other amounts that may be determined by a formal written agreement or by a court order.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts earned and billed but not received and for amounts unbilled, but earned as of year end.

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

**Operating Revenues and Expenses:**

The Authority defines its operating revenues as income derived from charges to residents, sales of assets held for sale and for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded in accordance with GASB 33 and are accounted for as revenue. Other contributions from HUD that are for development and modernization of capital assets are reflected separately in the accompanying financial statements as capital grants.

Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as nonoperating.

**Accounts Payable and Accrued Liabilities:**

The Authority recognizes a liability for goods and services received but not paid for as of yearend. The Authority recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note B - Significant Accounting Policies (Continued)**

**Compensated Absences:**

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event take place.

**Unearned Revenue**

The Authority's unearned revenue primarily consists of the prepayment of rent by residents and the receipt of HUD and other grant funding applicable to future periods prior to incurring the corresponding expense.

**Deferred Inflows and Outflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

**Cash and Cash Equivalents:**

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and treasury investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note B - Significant Accounting Policies (Continued)**

**Construction in Progress:**

Costs incurred during the predevelopment period in connection with potential future developments are recorded as predevelopment costs on the accompanying statement of financial position. Once a property enters the development phase, the development advances are reimbursed as soon as outside financing is obtained by the separate ownership entity. Predevelopment costs are periodically evaluated for recoverability and any amounts deemed unrecoverable are charged to expense.

**Inventory:**

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

**Impairment of Long-Lived Assets:**

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. For the year ended March 31, 2024, there were no impairment losses incurred.

**Prepaid Expenses:**

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

**Net Position Classification:**

Net position is displayed in three components:

Net investment in capital assets — Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position — Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position — All other resources that do not meet the definition of “restricted” or “net investment in capital assets.”

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note B - Significant Accounting Policies (Continued)**

**Recent Accounting Pronouncements:**

GASB Statement No. 96, Subscription-Based Information Technology Arrangements will improve financial reporting by establishing definitions for Subscription-Based Information Technology Arrangements and by providing uniform guidance on accounting and financial reporting for transactions that meet that definition. The Authority adopted GASB Statement No. 96 for the year ended March 31, 2024, there was no material impact on the financial statements.

**Note C - Reporting Entity Definition**

In accordance with GASB 61, The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34, the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based upon the application of these criteria, this report includes the following blended component units. The blended component units are, although a legally separate entities, in substance part of the Authority's operations and so data from these units are combined with data of the enterprise fund and reflected in the "Primary Government" column on the financial statements.

**Harlingen Affordable Housing Corporation**

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

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note C - Reporting Entity Definition (Continued)**

**Section 8 Housing Choice Vouchers**

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

**Public and Indian Housing Program**

The Public and Indian Housing Program is designed to provide low-cost housing within the City. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

**Public Housing Capital Fund Program**

The purpose of the Public Housing Capital Fund program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

**Business Activities Fund**

The Authority owns non-federal housing units that are held for rental purposes. Revenues earned from these activities are recorded in the Business Activities fund.

**Central Office Cost Center**

The Central Office Cost Center ("COCC") is mandated by HUD to account for "centralized" services and functions necessary to the Authority's operations. Funding for the COCC is in the form of fees charged to other Authority programs and activities as well as to affiliate entities. The fees charged include those specified by HUD as management fees, bookkeeping fees, asset management fees and other fees for service. HUD regulates which and how fees may be charged to HUD programs.

**Note D - Reconciliation of Cash and Restricted Cash**

As of March 31, 2024, the Authority had funds on deposit in checking, savings, and money market accounts. The carrying amount of the enterprise fund's cash and cash equivalents (including restricted cash) was \$6,635,277, and the bank balances approximated \$4,214,929.

<u>Cash Category</u>	<u>Enterprise Fund</u>
Unrestricted	\$ 6,548,972
Tenant security deposits	86,305
Restricted	<u>-</u>
Total cash and cash equivalents and restricted cash	<u>\$ 6,635,277</u>

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note C - Reporting Entity Definition (Continued)**

Of the bank balances, \$500,000 was covered by federal depository insurance and the remaining \$3,714,929 was collateralized with the pledging financial institutions as of March 31, 2024.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of March 31, 2024, the Authority's bank balances were not exposed to custodial credit risk.

**Note E - Restricted Cash**

As of March 31, 2024, restricted cash consisted of the following:

<u>Cash Category</u>	<u>Enterprise Fund</u>
Tenant security deposits	\$ <u>86,305</u>
Total Restricted Cash and Escrow Accounts	\$ <u><u>86,305</u></u>

**Tenant Security Deposit:**

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination from the Authority, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

**Note F - Capital Assets**

The following is a summary of the enterprise fund's changes in capital assets during the year ended March 31, 2024:

<u>Description</u>	<u>December 31, 2023</u>	<u>Additions</u>	<u>Dispositions</u>	<u>Transfers</u>	<u>December 31, 2024</u>
<b><u>Non-depreciable</u></b>					
Land	\$ 1,658,372	\$ -	\$ -	\$ -	\$ 1,658,372
Construction in process	1,838,524	259,024	-	(848,912)	1,248,636
Subtotal	<u>3,496,896</u>	<u>259,024</u>	<u>-</u>	<u>(848,912)</u>	<u>2,907,008</u>
<b><u>Depreciable</u></b>					
Buildings and improvements	33,836,444	652,540	-	848,912	35,337,896
Furniture and equipment	1,213,759	-	-	-	1,213,759
Leasehold improvements	1,593,145	45,217	-	-	1,638,362
Subtotal	<u>36,643,348</u>	<u>697,757</u>	<u>-</u>	<u>848,912</u>	<u>38,190,017</u>
Less: accumulated depreciation	<u>29,917,910</u>	<u>750,167</u>	<u>-</u>	<u>-</u>	<u>30,668,077</u>
Net capital assets	<u>\$ 10,222,334</u>	<u>\$ 206,614</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,428,948</u>

Depreciation expense for the enterprise fund for the year ended March 31, 2024 amounted to \$750,167.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note G - Accounts Payable**

As of March 31, 2024, accounts payable for the Authority totaled \$145,242. The accounts payable balance consisted of accounts payable - vendors, which represents the amounts payable to contractors and vendors for materials received or services rendered.

**Note H - Payments in Lieu of Taxes**

Under Federal, State and Local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes ("PILOT") for their Authority owned properties in accordance with the provisions of its Cooperation Agreement with the City. Under the Cooperation Agreement, the Authority must pay the City the lesser of 10% of its net shelter rent or the approximate full real property taxes. For the year ended March 31, 2024, the Authority incurred PILOT expense in the amounts of \$85,120, and is included in general expenses on the statement of revenues, expenses and changes in net position.

**Note I - Pension Plan**

The Authority provides a defined contribution plan (the "Plan") established under Section 401 of the Internal Revenue code and funds the total cost. A defined contribution pension plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual's account are to be determined instead of specifying the amount of benefits the individual is to receive. Under a defined contribution pension plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account, the returns earned on investments of those contributions, and forfeitures of other participants' benefits that may be allocated to such participant's account.

The administrator of the Plan is the Housing Retirement Trust. The Plan may be amended by Board resolution. The Plan covers essentially all full-time employees of the Authority. Payments under this plan on variable year over year and set by the Board of Commissioners. For the year ended March 31, 2024, there was a total of \$240 in voluntary contributions. For the year ended March 31, 2024, Authority contributions to the Plan totaled \$139,219. The Authority does not provide any other post employment benefits.

**Note J - Commitments and Contingencies**

**Contingencies**

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of March 31, 2024, the Authority estimates that no material liabilities will result from such audits.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note J - Commitments and Contingencies (Continued)**

**Litigation**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

**Note K - Economic Dependency**

The Section 8 Housing Choice Vouchers, the Public Housing and the Capital Fund Program programs of the Authority are economically dependent on grants and subsidies from HUD. The programs operate at a loss prior to receiving the grants.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note L - Condensed Financial Information of the Blended Component Units**

**Condensed Blended Component Units - Statement of Net Position:**

Assets:	
Current assets	\$ 102,850
Capital assets, net	<u>251,625</u>
Total assets	<u>354,475</u>
Liabilities:	
Current liabilities	\$ <u>9,517</u>
Total liabilities	<u>9,517</u>
Net position:	
Net investment in capital assets	251,625
Unrestricted	<u>93,333</u>
Net position	<u>\$ 344,958</u>

**Condensed Blended Component Units - Statement of Revenues, Expenses and Changes in Net Position:**

Operating revenues:	
Tenant revenue	\$ 80,243
Other revenues	<u>32,231</u>
Total operating revenues	<u>112,474</u>
Operating expenses:	
Administrative, utilities, maintenance, etc.	79,075
Depreciation	<u>36,072</u>
Total operating expenses	<u>115,147</u>
Change in net position	<u>\$ (2,673)</u>

**Condensed Blended Component Units - Statement of Cash Flow:**

Cash flows from operating activities	\$ 34,267
Cash flows used in investing activities	<u>(30,538)</u>
Net increase in cash, cash equivalents and restricted cash	<u>\$ 3,729</u>
Beginning cash, cash equivalents and restricted cash	\$ 93,598
Ending cash, cash equivalents and restricted cash	<u>\$ 97,327</u>

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2024

**Note M - Subsequent Events**

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Subsequent events have been evaluated through October 16, 2024, which is the date the financial statements were available to be issued, and concluded, no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

DRAFT

## SUPPLEMENTARY DATA

DRAFT

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM  
FOR THE YEAR ENDED MARCH 31, 2024

The total amounts of Capital Fund Program Funds Approved and Advanced incurred and earned by the Authority as of and for the year ended March 31, 2024 are provided herein:

	<u>TX59P06550118</u>	<u>TX59P06550119</u>	<u>TX59P06550120</u>	<u>TX59P06550121</u>
<u>Funds Approved:</u>				
Funds Approved through 3/31/2023	\$ 1,284,658	\$ 1,340,887	\$ 1,230,982	\$ 1,292,228
Funds Expended through 3/31/2024	<u>1,284,658</u>	<u>1,229,429</u>	<u>620,801</u>	<u>699,331</u>
Excess of Funds Approved	<u>-</u>	<u>111,458</u>	<u>610,181</u>	<u>592,897</u>
<u>Advanced:</u>				
Funds Advanced through 3/31/2023	1,284,658	1,229,429	620,801	699,331
Funds Expended through 3/31/2024	<u>1,284,658</u>	<u>1,229,429</u>	<u>620,801</u>	<u>699,331</u>
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	<u>TX59P06550122</u>	<u>TX59P06550123</u>	<u>Total</u>	
<u>Funds Approved:</u>				
Funds Approved through 3/31/2023	\$ 1,600,572	\$ 1,628,473	\$ 8,377,800	
Funds Expended through 3/31/2024	<u>484,331</u>	<u>432,896</u>	<u>4,751,446</u>	
Excess of Funds Approved	<u>1,116,241</u>	<u>1,195,577</u>	<u>3,626,354</u>	
<u>Advanced:</u>				
Funds Advanced through 3/31/2023	484,331	432,896	4,751,446	
Funds Expended through 3/31/2024	<u>484,331</u>	<u>432,896</u>	<u>4,751,446</u>	
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
 FOR THE YEAR ENDED MARCH 31, 2024

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal Assistance Listing Number	Total Federal Expenditures	Pass-through Entity Identifying Number	Passed Through to Subrecipients
<b>U.S. Department of Housing and Urban Development:</b>				
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871	\$ 6,222,849	N/A	\$ -
Total Housing Voucher Cluster		<u>6,222,849</u>		<u>-</u>
Public Housing	14.850	2,749,724	N/A	-
Public Housing Capital Fund Program	14.872	804,469	N/A	-
Total U.S. Department of Housing and Urban Development		<u>9,777,042</u>		<u>-</u>
Total Expenditures of Federal Awards		<u>\$ 9,777,042</u>		<u>\$ -</u>

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED MARCH 31, 2024

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**Notes to the Schedule of Expenditures of Federal Awards**

**Note 1: Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government as of and for the year ended March 31, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

**Note 2: Summary of Significant Accounting Policies**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

**Note 3: Indirect Costs**

The Authority has elected not to use the 10% de minimus indirect cost rate allowed under Uniform Guidance.

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED MARCH 31, 2024

### **Section I-Summary of Auditors' Results**

#### **Financial Statements**

Type of Auditor's report issues:	Unmodified
Internal control over financial reporting:	
Are material weaknesses identified?	No
Are significant deficiencies that are not considered to be material weaknesses identified?	No
Is noncompliance that could have a material effect on the financial statements identified?	No

#### **Federal Awards**

Internal control over major programs:	
Are material weaknesses identified?	No
Are significant deficiencies that are not considered to be material weaknesses identified?	No
Type of report issued on compliance with requirements applicable to each major program:	Unmodified
Are there any audit findings that are required to be reported in accordance with 2CFR Section 200.516(a) of the Uniform Guidance?	No

#### **Identification of Major Programs**

Grantor/Program or Cluster Title	Federal Assistance Listing Number
Housing Voucher Cluster:	
Section 8 Housing Choice Vouchers	14.871
Dollar threshold used to distinguish between type A and type B programs	\$750,000
Is the auditee identified as a low-risk auditee?	No

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED MARCH 31, 2024

**Section II - Financial Statement Findings & Questioned Costs:**

Prior Year Findings:

None

Current Year Findings:

None

**Section III - Federal Award Findings & Questioned Costs - Continued:**

Prior Year Findings:

None

Current Year Findings:

None

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
HARLINGEN, TX  
FINANCIAL DATA SCHEDULE  
March 31, 2024

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	COCC	ELIM	Total
111 Cash - Unrestricted	\$ 5,025,913	\$ 93,152	\$ 140,188	\$ 585,979	\$ 703,740	\$ -	\$ 6,548,972
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-
113 Cash - Other Restricted	-	-	-	-	-	-	-
114 Cash - Tenant Security Deposits	80,230	4,175	1,900	-	-	-	86,305
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-
100 Total Cash	\$ 5,106,143	\$ 97,327	\$ 142,088	\$ 585,979	\$ 703,740	\$ -	\$ 6,635,277
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	71,228	-	-	101,069	-	-	172,297
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	500	-	57,112	-	-	57,612
126 Accounts Receivable - Tenants	19,823	-	2,220	-	-	-	22,043
126.1 Allowance for Doubtful Accounts - Tenants	(18,857)	-	(165)	-	-	-	(19,022)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128 Fraud Recovery	10,824	-	-	116,595	-	-	127,419
128.1 Allowance for Doubtful Accounts - Fraud	(10,824)	-	-	(51,668)	-	-	(62,492)
129 Accrued Interest Receivable	-	-	-	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 72,194	\$ 500	\$ 2,055	\$ 223,108	\$ -	\$ -	\$ 297,857
131 Investments - Unrestricted	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	175,055	5,023	3,534	-	7,439	-	191,051
143 Inventories	211,860	-	-	-	4,127	-	215,987
143.1 Allowance for Obsolete Inventories	(10,668)	-	-	-	(166)	-	(10,834)
144 Inter Program Due From	-	-	-	-	-	-	-
145 Assets Held for Sale	-	-	-	-	-	-	-
150 Total Current Assets	\$ 5,554,584	\$ 102,850	\$ 147,677	\$ 809,087	\$ 715,140	\$ -	\$ 7,329,338
161 Land	836,470	-	28,000	-	793,902	-	1,658,372
162 Buildings	33,814,790	362,718	745,948	5,320	409,120	-	35,337,896
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	742,873	-	-	98,015	372,871	-	1,213,759
165 Leasehold Improvements	1,615,316	-	-	-	23,046	-	1,638,362
166 Accumulated Depreciation	(29,188,849)	(111,093)	(591,274)	(70,559)	(706,302)	-	(30,668,077)
167 Construction in Progress	1,248,636	-	-	-	-	-	1,248,636
168 Infrastructure	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 9,069,236	\$ 251,625	\$ 182,674	\$ 32,776	\$ 892,637	\$ -	\$ 10,428,948
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-
180 Total Non-Current Assets	\$ 9,069,236	\$ 251,625	\$ 182,674	\$ 32,776	\$ 892,637	\$ -	\$ 10,428,948
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 14,623,820	\$ 354,475	\$ 330,351	\$ 841,863	\$ 1,607,777	\$ -	\$ 17,758,286

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
HARLINGEN, TX  
FINANCIAL DATA SCHEDULE  
March 31, 2024

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	COCC	ELIM	Total
311 Bank Overdraft	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	129,740	5,342	279	2,072	7,809	-	145,242
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	21,353	-	-	7,362	30,918	-	59,633
322 Accrued Compensated Absences - Current Portion	4,750	-	-	1,752	5,990	-	12,492
324 Accrued Contingency Liability	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	84,595	-	-	-	-	-	84,595
341 Tenant Security Deposits	80,230	4,175	1,900	-	-	-	86,305
342 Unearned Revenue	51,303	-	635	562,070	-	-	614,008
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-
345 Other Current Liabilities	1,784	-	-	10,523	4,817	-	17,124
346 Accrued Liabilities - Other	-	-	105	-	-	-	105
347 Inter Program - Due To	-	-	-	-	-	-	-
348 Loan Liability - Current	-	-	-	-	-	-	-
310 Total Current Liabilities	\$ 373,755	\$ 9,517	\$ 2,919	\$ 583,779	\$ 49,534	\$ -	\$ 1,019,504
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	-	-	-	13,985	-	13,985
354 Accrued Compensated Absences - Non Current	42,744	-	-	15,770	53,910	-	112,424
355 Loan Liability - Non Current	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 42,744	\$ -	\$ -	\$ 15,770	\$ 67,895	\$ -	\$ 126,409
300 Total Liabilities	\$ 416,499	\$ 9,517	\$ 2,919	\$ 599,549	\$ 117,429	\$ -	\$ 1,145,913
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	9,069,236	251,625	182,674	32,776	892,637	-	10,428,948
511.4 Restricted Net Position	-	-	-	-	-	-	-
512.4 Unrestricted Net Position	5,138,085	93,333	144,758	209,538	597,711	-	6,183,425
513 Total Equity - Net Assets / Position	\$ 14,207,321	\$ 344,958	\$ 327,432	\$ 242,314	\$ 1,490,348	\$ -	\$ 16,612,373
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 14,623,820	\$ 354,475	\$ 330,351	\$ 841,863	\$ 1,607,777	\$ -	\$ 17,758,286

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
HARLINGEN, TX  
FINANCIAL DATA SCHEDULE  
March 31, 2024

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC	ELIM	Total
70300 Net Tenant Rental Revenue	984,093	80,243	50,320	-	-	-	1,114,656
70400 Tenant Revenue - Other	122,938	-	1,895	-	-	-	124,833
70500 Total Tenant Revenue	\$ 1,107,031	\$ 80,243	\$ 52,215	\$ -	\$ -	\$ -	\$ 1,239,489
70600 HUD PHA Operating Grants	3,295,168	-	-	6,222,849	-	-	9,518,017
70610 Capital Grants	259,025	-	-	-	-	-	259,025
70710 Management Fee	-	-	-	-	508,012	(508,012)	-
70720 Asset Management Fee	-	-	-	-	178,272	(178,272)	-
70730 Book Keeping Fee	-	-	-	-	117,646	(117,646)	-
70740 Front Line Service Fee	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	11,952	(11,952)	-
70700 Total Fee Revenue	\$ 3,554,193	\$ -	\$ -	\$ 6,222,849	\$ 815,882	\$ (815,882)	\$ 9,777,042
70800 Other Government Grants	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	97,267	-	2,919	3,054	12,848	-	116,088
71200 Mortgage Interest Income	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	2,061	-	-	2,061
71500 Other Revenue	63,864	32,231	-	70,823	35,717	-	202,635
71600 Gain or Loss on Sale of Capital Assets	1,904	-	-	428	-	-	2,332
72000 Investment Income - Restricted	-	-	-	-	-	-	-
70000 Total Revenue	\$ 4,824,259	\$ 112,474	\$ 55,134	\$ 6,299,215	\$ 864,447	\$ (815,882)	\$ 11,339,647
91100 Administrative Salaries	312,671	22,156	2,522	185,864	430,469	-	953,682
91200 Auditing Fees	20,423	363	1,018	793	2,991	-	25,588
91300 Management Fee	508,012	-	-	-	-	(508,012)	-
91310 Book-keeping Fee	43,576	-	-	74,070	-	(117,646)	-
91400 Advertising and Marketing	-	640	-	-	533	-	1,173
91500 Employee Benefit contributions - Administrative	110,560	1,571	174	71,469	163,453	-	347,227
91600 Office Expenses	275,455	1	7	49,329	52,824	-	377,616
91700 Legal Expense	8,528	1,485	-	1,256	11,448	-	22,717
91800 Travel	2,149	57	-	5,352	22,052	-	29,610
91810 Allocated Overhead	-	-	-	-	-	-	-
91900 Other	304,451	9,960	7,164	96,911	95,357	(11,952)	501,891
91000 Total Operating - Administrative	\$ 1,585,825	\$ 36,233	\$ 10,885	\$ 485,044	\$ 779,127	\$ (637,610)	\$ 2,259,504
92000 Asset Management Fee	59,760	-	-	118,512	-	(178,272)	-
92100 Tenant Services - Salaries	27,532	-	-	-	-	-	27,532
92200 Relocation Costs	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-
92400 Tenant Services - Other	9,410	749	932	-	-	-	11,091
92500 Total Tenant Services	\$ 96,702	\$ 749	\$ 932	\$ 118,512	\$ -	\$ (178,272)	\$ 38,623
93100 Water	8,066	-	368	-	211	-	8,645
93200 Electricity	50,056	800	-	-	12,410	-	63,266
93300 Gas	7,039	-	-	-	-	-	7,039
93400 Fuel	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-
93600 Sewer	2,164	-	652	-	312	-	3,128
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
HARLINGEN, TX  
FINANCIAL DATA SCHEDULE  
March 31, 2024

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC	ELIM	Total
93800 Other Utilities Expense	-	-	-	-	-	-	-
93000 Total Utilities	\$ 67,325	\$ 800	\$ 1,020	\$ -	\$ 12,933	\$ -	\$ 82,078
94100 Ordinary Maintenance and Operations - Labor	167,406	1,549	152	-	9,784	-	178,891
94200 Ordinary Maintenance and Operations - Materials and Other	145,384	-	-	15,863	5,538	-	166,785
94300 Ordinary Maintenance and Operations Contracts	508,221	20,760	11,429	-	11,266	-	551,676
94500 Employee Benefit Contributions - Ordinary Maintenance	87,896	115	11	-	641	-	88,663
94000 Total Maintenance	\$ 908,907	\$ 22,424	\$ 11,592	\$ 15,863	\$ 27,229	\$ -	\$ 986,015
95100 Protective Services - Labor	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	160,688	1,150	-	-	5,143	-	166,981
95300 Protective Services - Other	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-
95000 Total Protective Services	\$ 160,688	\$ 1,150	\$ -	\$ -	\$ 5,143	\$ -	\$ 166,981
96110 Property Insurance	73,537	14,719	3,993	-	3,208	-	95,457
96120 Liability Insurance	2,627	-	64	757	1,554	-	5,002
96130 Workmen's Compensation	9,068	-	-	2,569	3,476	-	15,113
96140 All Other Insurance	371,848	-	7,972	724	18,911	-	399,455
96100 Total Insurance Premiums	\$ 457,080	\$ 14,719	\$ 12,029	\$ 4,050	\$ 27,149	\$ -	\$ 515,027
96200 Other General Expenses	3,097	3,000	-	22,236	727	-	29,060
96210 Compensated Absences	-	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	84,764	-	-	-	356	-	85,120
96400 Bad debt - Tenant Rents	64,907	-	-	-	-	-	64,907
96500 Bad debt - Mortgages	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 152,768	\$ 3,000	\$ -	\$ 22,236	\$ 1,083	\$ -	\$ 179,087
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>96900 Total Operating Expenses</b>	<b>\$ 3,429,295</b>	<b>\$ 79,075</b>	<b>\$ 36,458</b>	<b>\$ 645,705</b>	<b>\$ 852,664</b>	<b>\$ (815,882)</b>	<b>\$ 4,227,315</b>
97000 Excess of Operating Revenue over Operating Expenses	\$ 1,394,964	\$ 33,399	\$ 18,676	\$ 5,653,510	\$ 11,783	\$ -	\$ 7,112,332
97100 Extraordinary Maintenance	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	5,506,895	-	-	5,506,895
97350 HAP Portability-In	-	-	-	61,064	-	-	61,064
97400 Depreciation Expense	662,992	36,072	7,334	11,965	31,804	-	750,167
97500 Fraud Losses	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-
<b>90000 Total Expenses</b>	<b>\$ 4,092,287</b>	<b>\$ 115,147</b>	<b>\$ 43,792</b>	<b>\$ 6,225,629</b>	<b>\$ 884,468</b>	<b>\$ (815,882)</b>	<b>\$ 10,545,441</b>

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS  
HARLINGEN, TX  
FINANCIAL DATA SCHEDULE  
March 31, 2024

	Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC	ELIM	Total
10010 Operating Transfer In	324,673	-	-	-	-	(324,673)	-
10020 Operating transfer Out	(324,673)	-	-	-	-	324,673	-
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-
<b>10100 Total Other financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>\$ 731,972</b>	<b>\$ (2,673)</b>	<b>\$ 11,342</b>	<b>\$ 73,586</b>	<b>\$ (20,021)</b>	<b>\$ -</b>	<b>\$ 794,206</b>
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-
11030 Beginning Equity	13,475,349	347,631	316,090	168,728	892,637	-	15,200,435
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	242,314	-	-	242,314
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-
11190 Unit Months Available	5,976	-	-	9,981	-	-	15,957
11210 Number of Unit Months Leased	5,857	-	-	9,981	-	-	15,838
11270 Excess Cash	4,518,807	-	-	-	-	-	4,518,807
11610 Land Purchases	-	-	-	-	-	-	-
11620 Building Purchases	259,025	-	-	-	-	-	259,025
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-
13510 CFP Debt Service Payments	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
 RESOLUTION 1512  
 RESOLUTION TO APPROVE AND ADOPT UPDATED  
 PAYMENT STANDARDS FOR  
 HOUSING CHOICE VOUCHER/SECTION 8  
 PROGRAM

**WHEREAS** the Board of Commissioners of the Housing Authority of the City of Harlingen met for Regular Board meeting on October 16, 2024, to adopt the Updated Payment Standards for the Housing Choice Voucher/Section 8 Program and to be effective January 1, 2025.

**WHEREAS**, after careful review and due consideration of the matter beforehand, the Board voted to adopt the attached updated Payment Standards for Housing Choice Voucher/Section 8 Program effective January 1, 2025.

**NOW THEREFORE**, be it resolved that the attached updated Housing Choice Voucher/Section 8 Program's Payment Standards is adopted as presented and prepared by the HCV/S8 Program Administrator effective January 1, 2025.

**NOW THEREFORE BE IT RESOLVED**, the Board of Commissioners hereby approves and adopts the attached updated Payment Standards for the Housing Choice Voucher/Section 8 Program on the 16<sup>th</sup> day of October, 2024. This will take effect on January 1, 2025.

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Carlos "Charlie" Perez,  
 Chairperson

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Hilda Benavides,  
 Chief Executive Officer

# HARLINGEN HOUSING AUTHORITY

## HCV/Section 8 Program

### PROPOSED PAYMENT STANDARDS FOR 2025 (January 01, 2025 TO December 31, 2025)

2025 at 110%	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FMR	\$666	\$757	\$948	\$1,264	\$1,310
Payment Standard	\$733	\$833	\$1,043	\$1,390	\$1,441

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

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

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

# City of Harlingen Housing Authority

August 2024

Bank Balances

Comparative Income Statements/Charts

Accounting Report



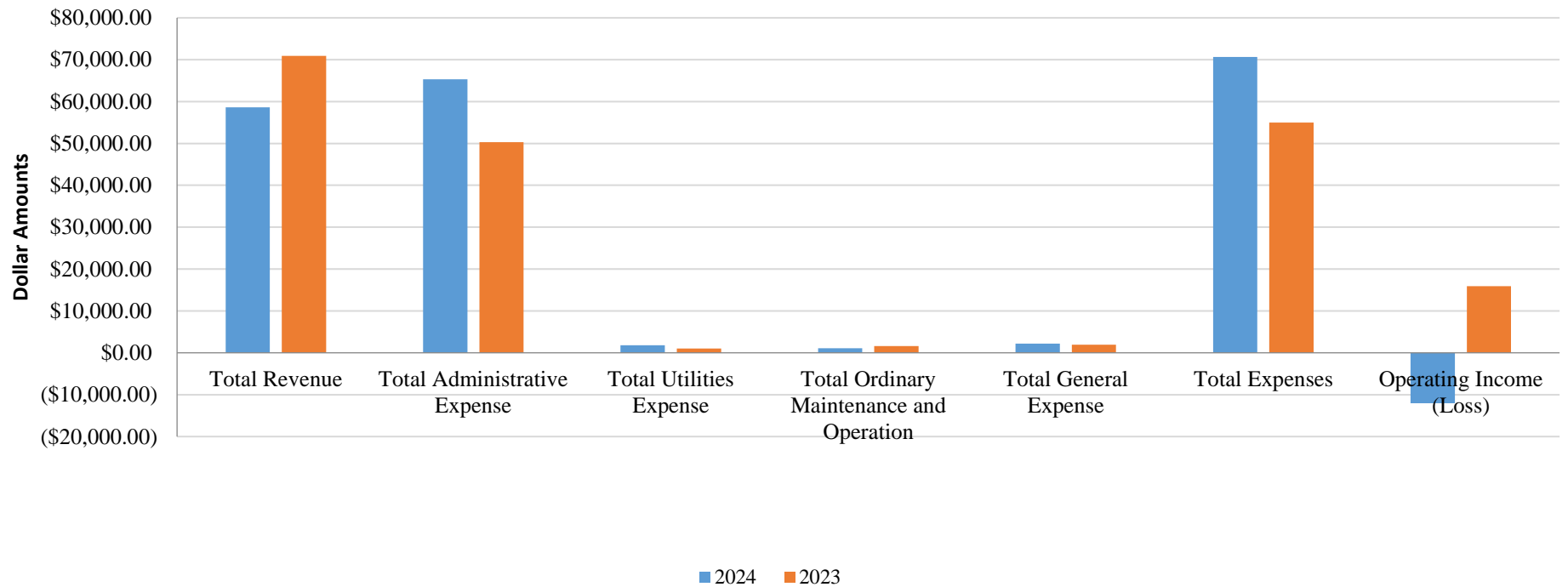
## Bank Balances- Reserves as of 08/31/2024

	August 2024 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$59,628.32 COCC Investment Account		
\$496,354.45 COCC General Fund	\$70,663.13	7.87
<b>Low Rent Reserves:</b>		
\$1,595,954.20 Los Vecinos	\$105,714.42	15.10
\$1,043,964.83 Bonita Park	\$87,823.24	11.89
\$1,712,570.29 Le Moyne Gardens	\$101,711.95	16.84
<b>Family Living Center Reserves:</b>		
\$134,921.56 FLC bank cash account	\$2,427.65	55.58
<b>HCV/Section 8 Reserves:</b>		
\$53,466.30 Admin	\$57,350.60	0.93
\$77,579.16 HAP	\$525,076.22	0.15

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

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023
Total Revenue	\$58,623.77	\$70,910.38
Total Administrative Expense	\$65,286.07	\$50,282.51
Total Utilities Expense	\$1,809.75	\$1,010.95
Total Ordinary Maintenance and Operation	\$1,073.45	\$1,582.55
Total General Expense	\$2,212.52	\$1,907.43
Total Expenses	\$70,663.13	\$55,006.26
Operating Income (Loss)	(\$12,039.36)	\$15,904.12

**COCC Comparative August 2024 - August 2023**



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

					Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Other Income - CFP23	1	06	3690.30	5	0.00	13,528.00	(13,528.00)	-100.00 %
<b>Total Operating Income</b>					<b>0.00</b>	<b>13,528.00</b>	<b>(13,528.00)</b>	<b>-100.00 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	1,143.46	980.47	162.99	16.62 %
OTHER INCOME	1	06	3690	5	156.88	42.66	114.22	267.74 %
Other Income - Management Fee	1	06	3690.2	5	28,885.12	38,509.44	(9,624.32)	-24.99 %
Other Income - Asset Managemen	1	06	3690.3	5	15,216.00	4,980.00	10,236.00	205.54 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	10,027.50	9,675.00	352.50	3.64 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>56,424.96</b>	<b>55,183.57</b>	<b>1,241.39</b>	<b>2.25 %</b>
<b>Total Revenue</b>					<b>58,623.77</b>	<b>70,910.38</b>	<b>(12,286.61)</b>	<b>-17.33 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	30,161.86	29,040.00	(1,121.86)	-3.86 %
STAFF TRAINING	1	06	4140	5	0.00	844.50	844.50	100.00 %
TRAVEL	1	06	4150	5	(119.05)	2,989.70	3,108.75	103.98 %
Travel-Mileage Reimbursement	1	06	4150.2	5	0.00	480.83	480.83	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	19,457.10	10,599.84	(8,857.26)	-83.56 %
SUNDRY	1	06	4190	5	193.60	218.73	25.13	11.49 %
Postage/FedEx/UPS	1	06	4190.03	5	552.84	0.00	(552.84)	0.00 %
PUBLICATIONS	1	06	4190.11	5	0.00	42.00	42.00	100.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	245.00	0.00	(245.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	2,737.33	2,154.00	(583.33)	-27.08 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,128.45	1,468.93	340.48	23.18 %
Other Sundry Expense	1	06	4190.18	5	722.69	562.06	(160.63)	-28.58 %
Administrative Contact Costs	1	06	4190.19	5	10,206.25	1,780.18	(8,426.07)	-473.33 %
BOARD MEETING EXPENSE	1	06	4190.9	5	0.00	101.74	101.74	100.00 %
<b>Total Administrative Expense</b>					<b>65,286.07</b>	<b>50,282.51</b>	<b>(15,003.56)</b>	<b>-29.84 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	127.90	13.83	(114.07)	-824.80 %
ELECTRICITY	1	06	4320	5	1,415.49	979.39	(436.10)	-44.53 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	266.36	17.73	(248.63)	-1402.31 %
<b>Total Utilities Expense</b>					<b>1,809.75</b>	<b>1,010.95</b>	<b>(798.80)</b>	<b>-79.01 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	682.23	947.72	265.49	28.01 %
MATERIALS	1	06	4420	5	241.71	272.88	31.17	11.42 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	198.00	198.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	52.47	0.00	(52.47)	0.00 %
Vehicle Maintenance	1	06	4430.1	5	0.00	49.90	49.90	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	50.25	67.26	17.01	25.29 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,073.45</b>	<b>1,582.55</b>	<b>509.10</b>	<b>32.17 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	281.34	222.82	(58.52)	-26.26 %
<b>Total Protective Services</b>					<b>281.34</b>	<b>222.82</b>	<b>(58.52)</b>	<b>-26.26 %</b>
<b>General Expense</b>								

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3: PHA

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

					Start: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
Insurance - Windstorm	1	06	4510.15	5	2,212.52	1,907.43	(305.09)	-15.99 %
<b>Total General Expense</b>					<b>2,212.52</b>	<b>1,907.43</b>	<b>(305.09)</b>	<b>-15.99 %</b>
<b>Total Expenses</b>					<b>(70,663.13)</b>	<b>(55,006.26)</b>	<b>(15,656.87)</b>	<b>28.46 %</b>
<b>Net Income (Loss)</b>					<b>(12,039.36)</b>	<b>15,904.12</b>	<b>(27,943.48)</b>	<b>-173.78 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3: PHA

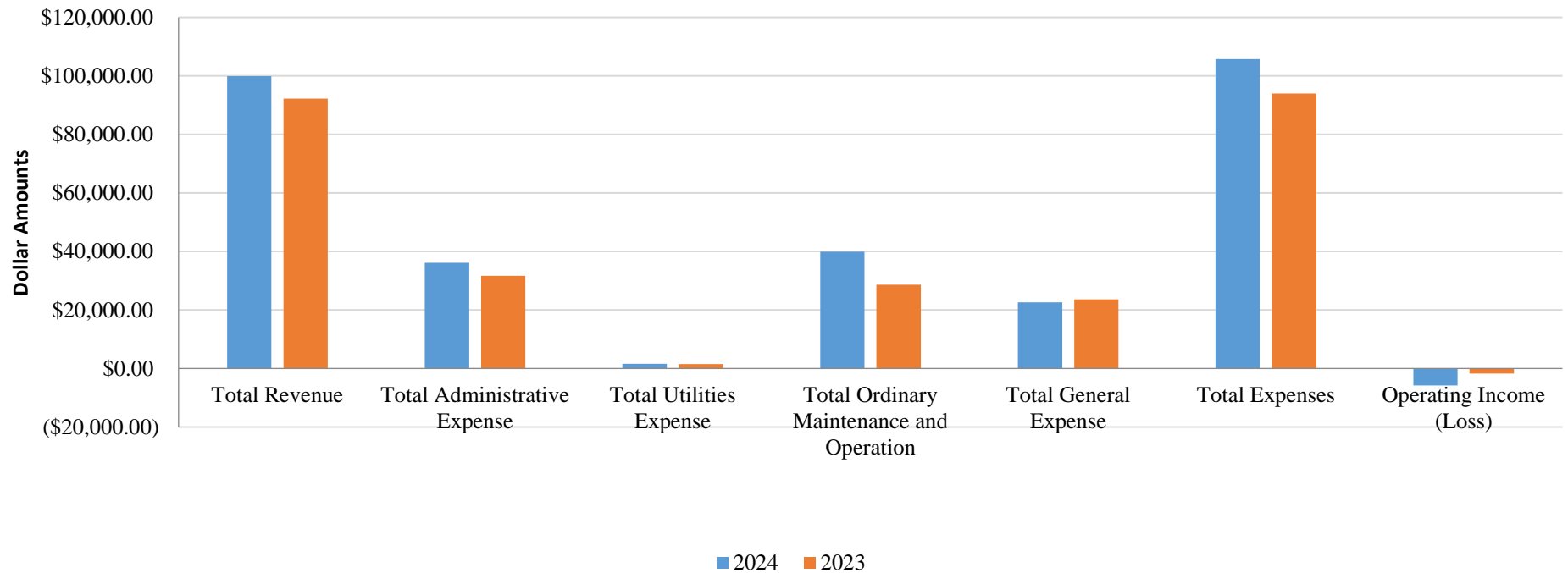
## Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023
<b>Total Revenue</b>	<b>\$99,939.48</b>	<b>\$92,203.22</b>
<b>Total Administrative Expense</b>	<b>\$36,134.40</b>	<b>\$31,656.69</b>
<b>Total Utilities Expense</b>	<b>\$1,643.21</b>	<b>\$1,499.53</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$39,941.85</b>	<b>\$28,656.60</b>
<b>Total General Expense</b>	<b>\$22,607.39</b>	<b>\$23,603.31</b>
<b>Total Expenses</b>	<b>\$105,714.42</b>	<b>\$93,971.93</b>
<b>Operating Income (Loss)</b>	<b>(\$5,774.94)</b>	<b>(\$1,768.71)</b>

### Los Vecinos Comparative August 2024 - August 2023



09/26/2024 12:39 PM

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

					Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	27,627.00	24,418.00	3,209.00	13.14 %
<b>Total Rental Income</b>					<b>27,627.00</b>	<b>24,418.00</b>	<b>3,209.00</b>	<b>13.14 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	65.78	7.08	58.70	829.10 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,038.70	3,039.14	(0.44)	-0.01 %
Other Income-Tenants	1	01	3690	5	3,810.00	2,081.00	1,729.00	83.09 %
<b>Total Other Income</b>					<b>6,914.48</b>	<b>5,127.22</b>	<b>1,787.26</b>	<b>34.86 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	65,398.00	62,658.00	2,740.00	4.37 %
<b>Total Other Receipts</b>					<b>65,398.00</b>	<b>62,658.00</b>	<b>2,740.00</b>	<b>4.37 %</b>
<b>Total Revenue</b>					<b>99,939.48</b>	<b>92,203.22</b>	<b>7,736.26</b>	<b>8.39 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	7,000.74	6,110.09	(890.65)	-14.58 %
Travel-Mileage Reimbursment	1	01	4150.2	5	9.31	0.00	(9.31)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	5,649.23	2,949.32	(2,699.91)	-91.54 %
Postage/FedEx/UPS	1	01	4190.03	5	190.49	0.00	(190.49)	0.00 %
Publications	1	01	4190.11	5	0.00	309.00	309.00	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,294.40	5,867.27	(427.13)	-7.28 %
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	0.00	733.70	733.70	100.00 %
Other Sundry Expense	1	01	4190.18	5	214.83	232.73	17.90	7.69 %
Administrative Contact Costs	1	01	4190.19	5	4,370.30	2,847.94	(1,522.36)	-53.45 %
Management Fee Expense - AMP	1	01	4190.21	5	8,653.60	8,832.64	179.04	2.03 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,087.50	1,110.00	22.50	2.03 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>36,134.40</b>	<b>31,656.69</b>	<b>(4,477.71)</b>	<b>-14.14 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	735.00	786.76	51.76	6.58 %
Ten Services - Recreation, Pub	1	01	4220	5	808.49	843.41	34.92	4.14 %
<b>Total Tenant Services</b>					<b>1,543.49</b>	<b>1,630.17</b>	<b>86.68</b>	<b>5.32 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	86.42	118.95	32.53	27.35 %
Electricity	1	01	4320	5	1,281.27	1,119.63	(161.64)	-14.44 %
Gas	1	01	4330	5	216.13	145.98	(70.15)	-48.05 %
Other Utility Expense - Sewer	1	01	4390	5	59.39	114.97	55.58	48.34 %
<b>Total Utilities Expense</b>					<b>1,643.21</b>	<b>1,499.53</b>	<b>(143.68)</b>	<b>-9.58 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	2,138.23	5,309.26	3,171.03	59.73 %
Materials	1	01	4420	5	1,371.29	3,429.79	2,058.50	60.02 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	0.00	1,150.00	1,150.00	100.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	7,800.00	9,895.00	2,095.00	21.17 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.57	16.52	(0.05)	-0.30 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	455.76	74.85	(380.91)	-508.90 %
Contract Costs-Maintenance	1	01	4430.09	5	522.00	2,009.70	1,487.70	74.03 %
Contract Costs-Other	1	01	4430.13	5	3,850.00	1,100.00	(2,750.00)	-250.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	4,125.00	1,500.00	(2,625.00)	-175.00 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	11,595.00	0.00	(11,595.00)	0.00 %
Contract Costs-Electrical Contr	1	01	4430.21	5	1,995.00	765.00	(1,230.00)	-160.78 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					<b>Start: 08/01/2024</b>	<b>Start: 08/01/2023</b>		
					<b>End: 08/31/2024</b>	<b>End: 08/31/2023</b>	<b>Variance</b>	<b>Variance %</b>
Contact Costs-Plumbing Contrac	1	01	4430.22	5	4,120.00	0.00	(4,120.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	90.00	120.00	30.00	25.00 %
Garbage and Trash Collection	1	01	4431	5	162.87	497.50	334.63	67.26 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,700.13	2,788.98	1,088.85	39.04 %
<b>Total Ordinary Maintenance and Operation</b>					<b>39,941.85</b>	<b>28,656.60</b>	<b>(11,285.25)</b>	<b>-39.38 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	3,844.08	6,925.63	3,081.55	44.49 %
<b>Total Protective Services</b>					<b>3,844.08</b>	<b>6,925.63</b>	<b>3,081.55</b>	<b>44.49 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	01	4510.15	5	19,897.73	21,103.31	1,205.58	5.71 %
Payments in Lieu of Taxes	1	01	4520	5	2,916.66	2,500.00	(416.66)	-16.67 %
Collection Losses	1	01	4570	5	(207.00)	0.00	207.00	0.00 %
<b>Total General Expense</b>					<b>22,607.39</b>	<b>23,603.31</b>	<b>995.92</b>	<b>4.22 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	11,750.00	0.00	(11,750.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(11,750.00)	0.00	11,750.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(105,714.42)</b>	<b>(93,971.93)</b>	<b>(11,742.49)</b>	<b>12.50 %</b>
<b>Net Income (Loss)</b>					<b>(5,774.94)</b>	<b>(1,768.71)</b>	<b>(4,006.23)</b>	<b>890.83 %</b>

Report Criteria PHA: 1 Project: '01'

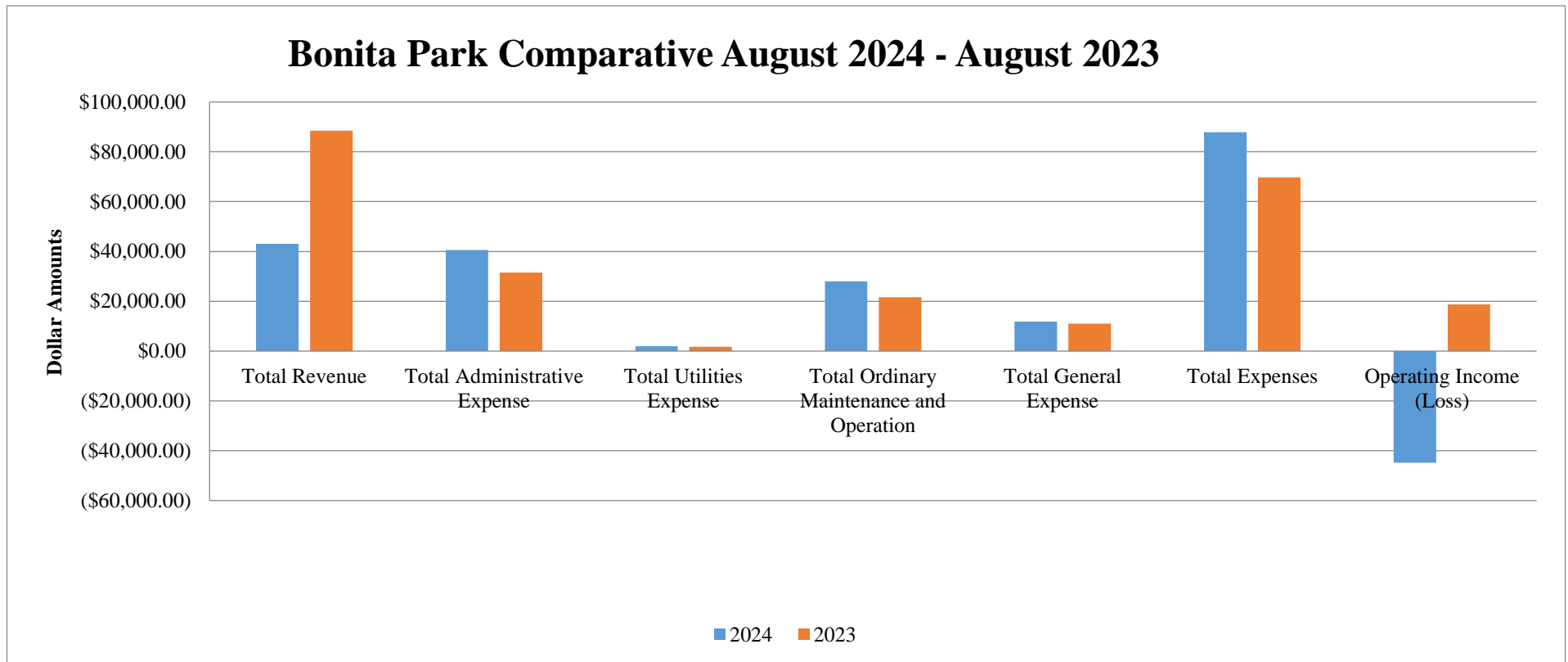
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023
Total Revenue	\$43,021.05	\$88,498.23
Total Administrative Expense	\$40,599.18	\$31,489.74
Total Utilities Expense	\$1,948.78	\$1,768.30
Total Ordinary Maintenance and Operation	\$28,058.77	\$21,577.90
Total General Expense	\$11,798.57	\$10,980.76
Total Expenses	\$87,823.24	\$69,761.43
Operating Income (Loss)	(\$44,802.19)	\$18,736.80



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

					Start: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	32,483.00	26,396.00	6,087.00	23.06 %
Nondwelling Rental	1	02	3190	5	350.00	0.00	350.00	0.00 %
<b>Total Rental Income</b>					<b>32,833.00</b>	<b>26,396.00</b>	<b>6,437.00</b>	<b>24.39 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,061.39	1,991.23	70.16	3.52 %
Other Income - Tenants	1	02	3690	5	3,969.00	3,389.00	580.00	17.11 %
<b>Total Other Income</b>					<b>6,030.39</b>	<b>5,380.23</b>	<b>650.16</b>	<b>12.08 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	4,157.66	56,722.00	(52,564.34)	-92.67 %
<b>Total Other Receipts</b>					<b>4,157.66</b>	<b>56,722.00</b>	<b>(52,564.34)</b>	<b>-92.67 %</b>
<b>Total Revenue</b>					<b>43,021.05</b>	<b>88,498.23</b>	<b>(45,477.18)</b>	<b>-51.39 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	7,652.71	6,747.92	(904.79)	-13.41 %
Travel-Mileage Reimbursement	1	02	4150.2	5	99.16	0.00	(99.16)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,742.72	2,325.56	(2,417.16)	-103.94 %
Postage/FedEx/UPS	1	02	4190.03	5	190.49	0.00	(190.49)	0.00 %
Publications	1	02	4190.11	5	0.00	309.00	309.00	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,501.07	5,926.23	(574.84)	-9.70 %
Forms & Office Supplies	1	02	4190.17	5	897.58	1,145.00	247.42	21.61 %
Other Sundry Expense	1	02	4190.18	5	178.35	180.36	2.01	1.11 %
Administrative Contact Costs	1	02	4190.19	5	8,887.18	3,338.57	(5,548.61)	-166.20 %
Management Fee Expense - AMP	1	02	4190.21	5	8,593.92	8,653.60	59.68	0.69 %
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	1,080.00	1,087.50	7.50	0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>40,599.18</b>	<b>31,489.74</b>	<b>(9,109.44)</b>	<b>-28.93 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	630.00	674.06	44.06	6.54 %
Ten Services - Recreation, Pub	1	02	4220	5	808.49	791.46	(17.03)	-2.15 %
<b>Total Tenant Services</b>					<b>1,438.49</b>	<b>1,465.52</b>	<b>27.03</b>	<b>1.84 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	254.56	245.78	(8.78)	-3.57 %
Electricity	1	02	4320	5	1,316.83	1,082.36	(234.47)	-21.66 %
Gas	1	02	4330	5	302.33	402.17	99.84	24.83 %
Other Utility Expense - Sewer	1	02	4390	5	75.06	37.99	(37.07)	-97.58 %
<b>Total Utilities Expense</b>					<b>1,948.78</b>	<b>1,768.30</b>	<b>(180.48)</b>	<b>-10.21 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	6,051.06	3,080.43	(2,970.63)	-96.44 %
Materials	1	02	4420	5	355.80	2,716.59	2,360.79	86.90 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	0.00	1,050.00	1,050.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	5,200.00	5,200.00	100.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.57	16.52	(0.05)	-0.30 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	95.45	1,218.87	1,123.42	92.17 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	2,202.72	2,202.72	100.00 %
Contract Costs-Other	1	02	4430.13	5	4,400.00	0.00	(4,400.00)	0.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	2,900.00	305.00	(2,595.00)	-850.82 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	3,162.00	(738.00)	-23.34 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	5,985.00	0.00	(5,985.00)	0.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	0.00	1,100.00	1,100.00	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
Connect/Disconnect Fees	1	02	4430.4	5	105.00	60.00	(45.00)	-75.00 %
Garbage and Trash Collection	1	02	4431	5	312.02	242.43	(69.59)	-28.71 %
Emp Benefit Cont - Maintenance	1	02	4433	5	3,937.87	1,223.34	(2,714.53)	-221.89 %
<b>Total Ordinary Maintenance and Operation</b>					<b>28,058.77</b>	<b>21,577.90</b>	<b>(6,480.87)</b>	<b>-30.03 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	3,979.45	2,479.21	(1,500.24)	-60.51 %
<b>Total Protective Services</b>					<b>3,979.45</b>	<b>2,479.21</b>	<b>(1,500.24)</b>	<b>-60.51 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	02	4510.15	5	9,398.57	8,480.76	(917.81)	-10.82 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
Collection Losses	1	02	4570	5	(100.00)	0.00	100.00	0.00 %
<b>Total General Expense</b>					<b>11,798.57</b>	<b>10,980.76</b>	<b>(817.81)</b>	<b>-7.45 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	94,450.00	0.00	(94,450.00)	0.00 %
Operating Exp For Property - C	1	02	7590	5	(94,450.00)	0.00	94,450.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(87,823.24)</b>	<b>(69,761.43)</b>	<b>(18,061.81)</b>	<b>25.89 %</b>
<b>Net Income (Loss)</b>					<b>(44,802.19)</b>	<b>18,736.80</b>	<b>(63,538.99)</b>	<b>-843.20 %</b>

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

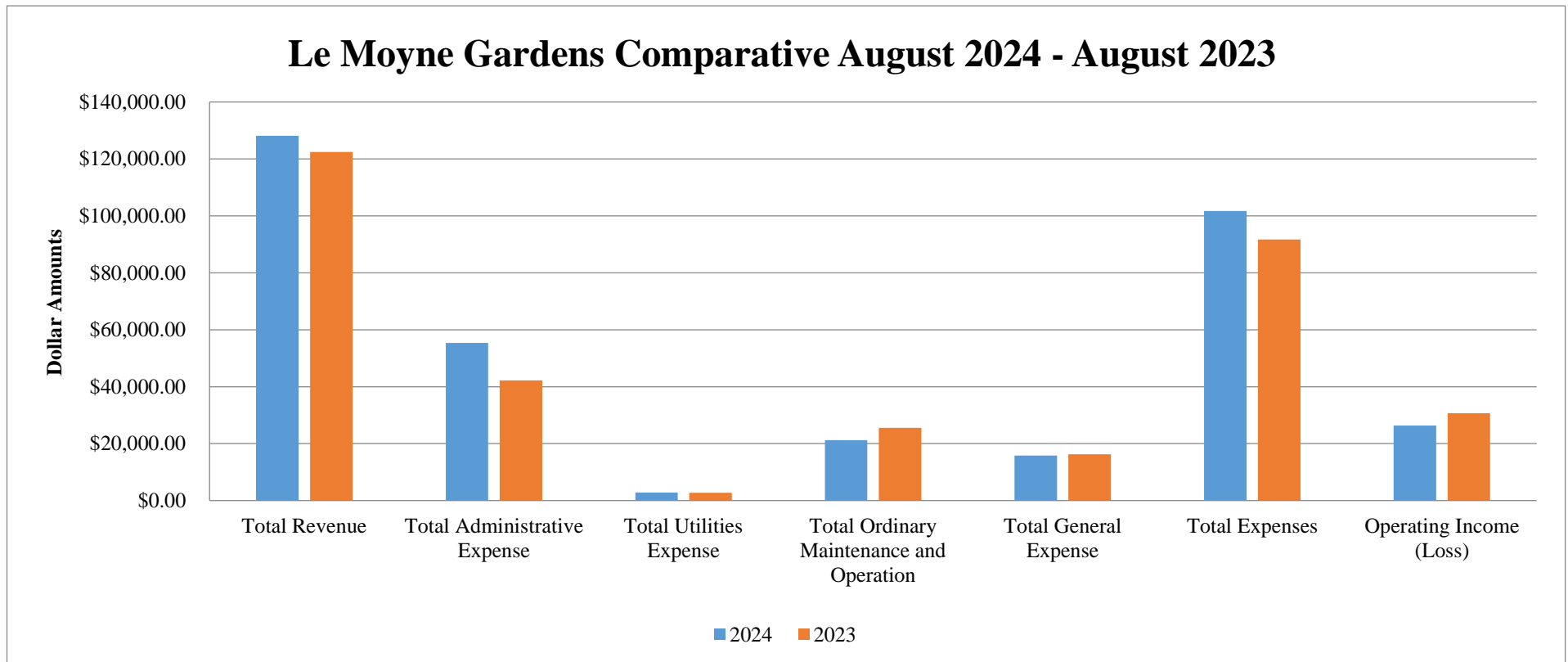
Custom 3: PHA

# Housing Authority of the City of Harlingen

## Comparative Income Statement

HHA Low Rent  
Le Moyne Gardens

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023
Total Revenue	\$128,073.59	\$122,420.50
Total Administrative Expense	\$55,389.67	\$42,201.90
Total Utilities Expense	\$2,794.95	\$2,689.61
Total Ordinary Maintenance and Operation	\$21,201.27	\$25,500.09
Total General Expense	\$15,762.91	\$16,236.09
Total Expenses	\$101,711.95	\$91,731.15
Operating Income (Loss)	\$26,361.64	\$30,689.35



09/26/2024 12:41 PM

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

					Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	34,021.00	25,356.00	8,665.00	34.17 %
Nondwelling Rental	1	03	3190	5	0.00	700.00	(700.00)	-100.00 %
<b>Total Rental Income</b>					<b>34,021.00</b>	<b>26,056.00</b>	<b>7,965.00</b>	<b>30.57 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	2,999.59	3,026.78	(27.19)	-0.90 %
Other Income-Tenants	1	03	3690	5	4,101.00	4,157.00	(56.00)	-1.35 %
Other Income - Misc Other Reve	1	03	3690.1	5	0.00	3,799.72	(3,799.72)	-100.00 %
<b>Total Other Income</b>					<b>7,100.59</b>	<b>10,983.50</b>	<b>(3,882.91)</b>	<b>-35.35 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	86,952.00	85,381.00	1,571.00	1.84 %
<b>Total Other Receipts</b>					<b>86,952.00</b>	<b>85,381.00</b>	<b>1,571.00</b>	<b>1.84 %</b>
<b>Total Revenue</b>					<b>128,073.59</b>	<b>122,420.50</b>	<b>5,653.09</b>	<b>4.62 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	12,600.91	8,389.66	(4,211.25)	-50.20 %
Travel-Mileage Reimbursement	1	03	4150.2	5	37.52	0.00	(37.52)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	6,000.00	1,886.11	(4,113.89)	-218.12 %
Postage/FedEx/UPS	1	03	4190.03	5	190.49	0.00	(190.49)	0.00 %
Publications	1	03	4190.11	5	0.00	619.00	619.00	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,186.73	8,224.95	(961.78)	-11.69 %
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	2,695.00	756.42	(1,938.58)	-256.28 %
Other Sundry Expense	1	03	4190.18	5	194.84	243.05	48.21	19.84 %
Administrative Contact Costs	1	03	4190.19	5	8,120.08	6,054.51	(2,065.57)	-34.12 %
Management Fee Expense - AMP	1	03	4190.21	5	11,637.60	11,339.20	(298.40)	-2.63 %
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	1,425.00	(37.50)	-2.63 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>55,389.67</b>	<b>42,201.90</b>	<b>(13,187.77)</b>	<b>-31.25 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	735.00	786.06	51.06	6.50 %
Ten Services - Recreation, Pub	1	03	4220	5	848.49	1,090.96	242.47	22.23 %
<b>Total Tenant Services</b>					<b>1,583.49</b>	<b>1,877.02</b>	<b>293.53</b>	<b>15.64 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	405.37	612.79	207.42	33.85 %
Electricity	1	03	4320	5	2,149.05	1,793.36	(355.69)	-19.83 %
Gas	1	03	4330	5	217.76	145.98	(71.78)	-49.17 %
Other Utility Expense - Sewer	1	03	4390	5	22.77	137.48	114.71	83.44 %
<b>Total Utilities Expense</b>					<b>2,794.95</b>	<b>2,689.61</b>	<b>(105.34)</b>	<b>-3.92 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	4,239.13	3,653.60	(585.53)	-16.03 %
Materials	1	03	4420	5	301.95	1,691.59	1,389.64	82.15 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,000.00	3,948.00	2,948.00	74.67 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	350.00	350.00	100.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.09	22.04	(0.05)	-0.23 %
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	5,330.92	4,475.17	(855.75)	-19.12 %
Contract Costs-Other	1	03	4430.13	5	2,650.00	0.00	(2,650.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	6,460.50	2,110.50	32.67 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	0.00	1,995.00	1,995.00	100.00 %

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: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
Contact Costs-Electrical Contr	1	03	4430.21	5	0.00	250.00	250.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	0.00	240.00	240.00	100.00 %
Garbage and Trash Collection	1	03	4431	5	271.20	265.64	(5.56)	-2.09 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,983.51	2,073.70	(909.81)	-43.87 %
<b>Total Ordinary Maintenance and Operation</b>					<b>21,201.27</b>	<b>25,500.09</b>	<b>4,298.82</b>	<b>16.86 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	4,979.66	3,226.44	(1,753.22)	-54.34 %
<b>Total Protective Services</b>					<b>4,979.66</b>	<b>3,226.44</b>	<b>(1,753.22)</b>	<b>-54.34 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	03	4510.15	5	12,846.25	13,319.43	473.18	3.55 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
<b>Total General Expense</b>					<b>15,762.91</b>	<b>16,236.09</b>	<b>473.18</b>	<b>2.91 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	0.00	10,500.00	10,500.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(10,500.00)	(10,500.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(101,711.95)</b>	<b>(91,731.15)</b>	<b>(9,980.80)</b>	<b>10.88 %</b>
<b>Net Income (Loss)</b>					<b>26,361.64</b>	<b>30,689.35</b>	<b>(4,327.71)</b>	<b>20.11 %</b>

Report Criteria PHA: 1 Project: '03'

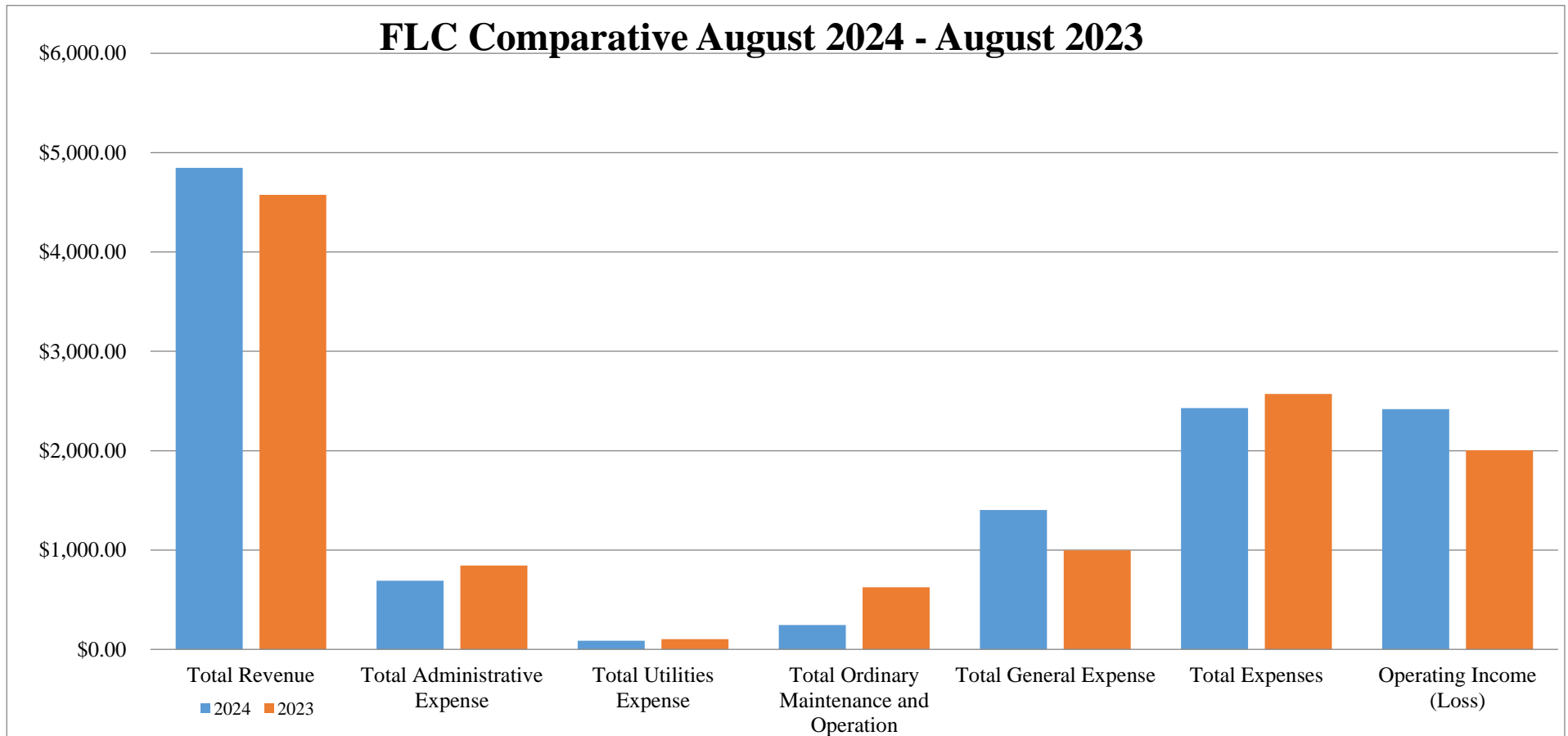
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023
Total Revenue	\$4,846.02	\$4,574.45
Total Administrative Expense	\$691.50	\$844.16
Total Utilities Expense	\$86.21	\$103.89
Total Ordinary Maintenance and Operation	\$245.94	\$625.94
Total General Expense	\$1,404.00	\$996.79
Total Expenses	\$2,427.65	\$2,570.78
Operating Income (Loss)	\$2,418.37	\$2,003.67



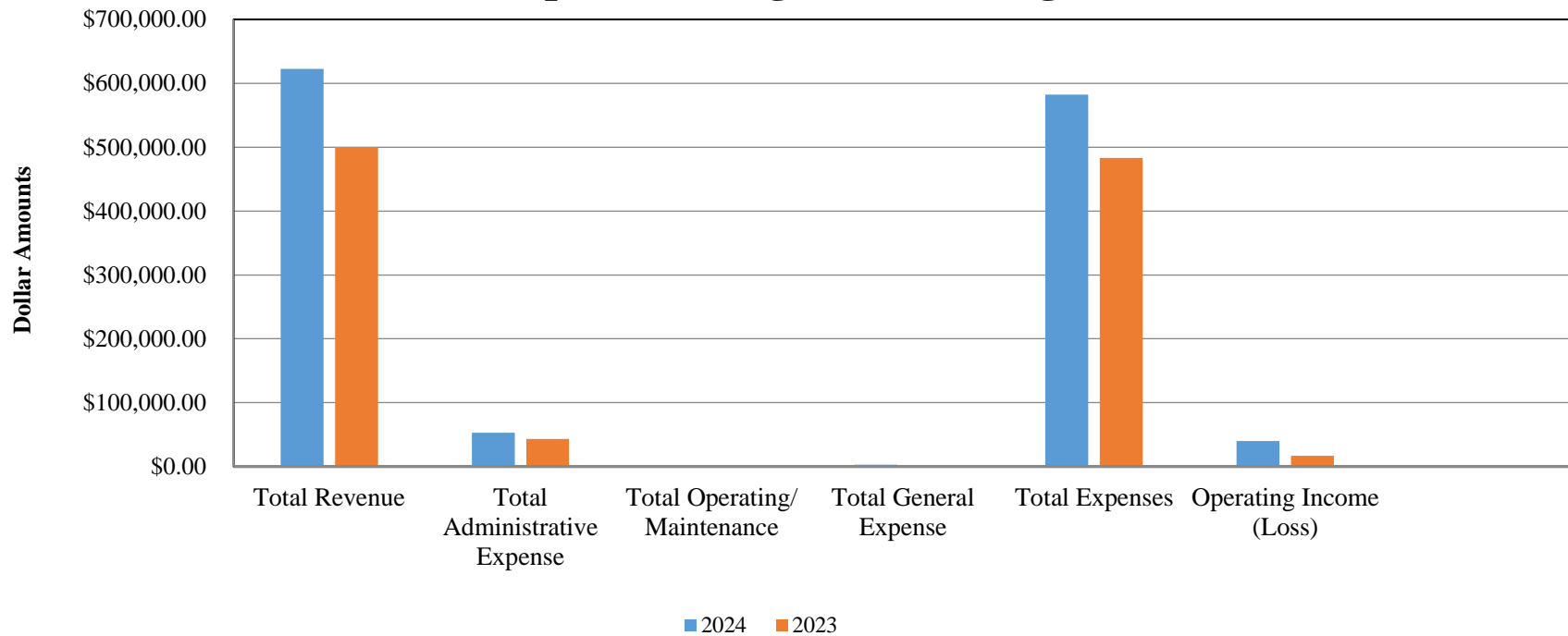
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Family Living Center

					Start: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,400.00	4,200.00	200.00	4.76 %
<b>Total Rental Income</b>					<b>4,400.00</b>	<b>4,200.00</b>	<b>200.00</b>	<b>4.76 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	229.42	274.45	(45.03)	-16.41 %
Other Income-Tenants	3	01	3690	5	150.00	100.00	50.00	50.00 %
Other Income - Misc Other Reve	3	01	3690.1	5	66.60	0.00	66.60	0.00 %
<b>Total Other Income</b>					<b>446.02</b>	<b>374.45</b>	<b>71.57</b>	<b>19.11 %</b>
<b>Total Revenue</b>					<b>4,846.02</b>	<b>4,574.45</b>	<b>271.57</b>	<b>5.94 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	220.12	250.96	30.84	12.29 %
Employee Benefits Cont - Admin	3	01	4182	5	15.90	18.20	2.30	12.64 %
Sundry	3	01	4190	5	0.00	100.00	100.00	100.00 %
Publications	3	01	4190.11	5	0.00	42.00	42.00	100.00 %
Other Sundry Expense	3	01	4190.18	5	455.48	433.00	(22.48)	-5.19 %
<b>Total Administrative Expense</b>					<b>691.50</b>	<b>844.16</b>	<b>152.66</b>	<b>18.08 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	32.19	36.40	4.21	11.57 %
Other Utility Expense - Sewer	3	01	4390	5	54.02	67.49	13.47	19.96 %
<b>Total Utilities Expense</b>					<b>86.21</b>	<b>103.89</b>	<b>17.68</b>	<b>17.02 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	0.00	90.00	90.00	100.00 %
Contract Costs-Other	3	01	4430.13	5	150.00	75.00	(75.00)	-100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	365.00	365.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>245.94</b>	<b>625.94</b>	<b>380.00</b>	<b>60.71 %</b>
<b>General Expense</b>								
Insurance - Windstorm	3	01	4510.15	5	1,404.00	996.79	(407.21)	-40.85 %
<b>Total General Expense</b>					<b>1,404.00</b>	<b>996.79</b>	<b>(407.21)</b>	<b>-40.85 %</b>
<b>Total Expenses</b>					<b>(2,427.65)</b>	<b>(2,570.78)</b>	<b>143.13</b>	<b>-5.57 %</b>
<b>Net Income (Loss)</b>					<b>2,418.37</b>	<b>2,003.67</b>	<b>414.70</b>	<b>41.02 %</b>

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

	<b>Start: 08/01/2024</b>	<b>Start: 08/01/2023</b>
	<b>End: 08/31/2024</b>	<b>End: 08/31/2023</b>
<b>Total Revenue</b>	<b>\$622,550.80</b>	<b>\$500,166.60</b>
<b>Total Administrative Expense</b>	<b>\$53,069.73</b>	<b>\$43,036.57</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,183.28</b>	<b>\$1,357.89</b>
<b>Total General Expense</b>	<b>\$3,097.59</b>	<b>\$1,831.35</b>
<b>Total Expenses</b>	<b>\$582,426.82</b>	<b>\$483,412.96</b>
<b>Operating Income (Loss)</b>	<b>\$40,123.98</b>	<b>\$16,753.64</b>

**Section 8 Comparative August 2024 - August 2023**



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# Housing Authority of the City of Harlingen

## Comparative Income Statement

### Voucher

					Start: 08/01/2024	Start: 08/01/2023		
					End: 08/31/2024	End: 08/31/2023	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	68,787.00	76,769.00	(7,982.00)	-10.40 %
Interest Income HA Portion	7	01	3300	5	357.11	198.81	158.30	79.62 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	4,346.00	0.00	4,346.00	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	134.69	393.79	(259.10)	-65.80 %
HAP Earned Income	7	01	4902	5	548,926.00	422,805.00	126,121.00	29.83 %
<b>Total Operating Income</b>					<b>622,550.80</b>	<b>500,166.60</b>	<b>122,384.20</b>	<b>24.47 %</b>
<b>Total Revenue</b>					<b>622,550.80</b>	<b>500,166.60</b>	<b>122,384.20</b>	<b>24.47 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	14,402.53	13,116.93	(1,285.60)	-9.80 %
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	9,689.80	5,290.23	(4,399.57)	-83.16 %
Postage/FedEx/UPS	7	01	4190.03	5	946.24	0.00	(946.24)	0.00 %
Publications	7	01	4190.11	5	0.00	42.00	42.00	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	2,074.75	779.33	(1,295.42)	-166.22 %
Forms & Office Supplies	7	01	4190.17	5	0.00	402.58	402.58	100.00 %
Other Sundry Expense	7	01	4190.18	5	61.34	412.29	350.95	85.12 %
Administrative Contact Costs	7	01	4190.19	5	8,193.57	6,188.71	(2,004.86)	-32.40 %
Asset Management Fee - AMP	7	01	4190.22	5	9,336.00	8,724.00	(612.00)	-7.02 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,835.00	5,452.50	(382.50)	-7.02 %
Asset Management Fee - AMP	7	03	4190.22	5	900.00	960.00	60.00	6.25 %
AMP Bookkeeping Fees	7	03	4190.23	5	562.50	600.00	37.50	6.25 %
<b>Total Administrative Expense</b>					<b>53,069.73</b>	<b>43,036.57</b>	<b>(10,033.16)</b>	<b>-23.31 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	0.00	177.18	177.18	100.00 %
Vehicle Maintenance	7	01	4430.1	5	52.47	49.90	(2.57)	-5.15 %
<b>Total Operating Expenses</b>					<b>1,183.28</b>	<b>1,357.89</b>	<b>174.61</b>	<b>12.86 %</b>
<b>General Expense</b>								
Emp Benefit Cont-Unemployment	7	01	4540.8	5	1,311.15	0.00	(1,311.15)	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	50.86	93.23	42.37	45.45 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,345.00)	(7,202.15)	(4,857.15)	67.44 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,345.00	7,202.15	4,857.15	67.44 %
Portable Admin Fees Paid	7	03	4590.P	5	1,735.58	1,738.12	2.54	0.15 %
Portability - Port In Deposits	7	03	4590.PID	5	0.00	(428.00)	(428.00)	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	0.00	428.00	428.00	100.00 %
<b>Total General Expense</b>					<b>3,097.59</b>	<b>1,831.35</b>	<b>(1,266.24)</b>	<b>-69.14 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	476,898.04	393,089.15	(83,808.89)	-21.32 %
HAP Payments - Utilities	7	01	4715.4	5	13,317.00	10,634.00	(2,683.00)	-25.23 %
Fraud Recovery HUD	7	01	4715.8	5	(4,346.00)	0.00	4,346.00	0.00 %
HAP Portability	7	01	4715.P	5	(1,673.00)	(2,320.00)	(647.00)	27.89 %
HAP Payments - Port Out	7	01	4715.PO	5	1,101.00	1,608.00	507.00	31.53 %
HAP Payments - Rents	7	02	4715.1	5	3,376.00	4,289.00	913.00	21.29 %
HAP Payments - Rent - VASH	7	03	4715.1	5	21,030.00	14,688.00	(6,342.00)	-43.18 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	175.00	107.00	(68.00)	-63.55 %
HAP Payments - Port Out	7	03	4715.PO	5	13,518.00	13,157.00	(361.00)	-2.74 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	463.00	543.00	80.00	14.73 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,197.18	1,310.00	112.82	8.61 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	20.00	82.00	62.00	75.61 %
<b>Total Housing Assistance Payments</b>					<b>525,076.22</b>	<b>437,187.15</b>	<b>(87,889.07)</b>	<b>-20.10 %</b>

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

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

Custom 2: VOUCH

Custom 3:

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

	Start: 08/01/2024 End: 08/31/2024	Start: 08/01/2023 End: 08/31/2023	Variance	Variance %
<b>Total Expenses</b>	<u>(582,426.82)</u>	<u>(483,412.96)</u>	<u>(99,013.86)</u>	<u>20.48 %</u>
<b>Net Income (Loss)</b>	<u>40,123.98</u>	<u>16,753.64</u>	<u>23,370.34</u>	<u>139.12 %</u>

Chief Financial Officer Report  
for October 16, 2024  
Highlights of Activities for September 2024

**Ongoing Activities:**

- Meetings for the month:  
Weekly & monthly staff meetings / Security meetings  
Corrections meetings  
Maintenance meetings  
HUD San Antonio training  
Los Vecinos Construction meetings  
Los Moyne Gardens Construction meetings  
Motivational staff meetings  
Annual Board meetings  
HHA Annual Assignments meetings  
Accounting staff meeting  
Website Review meetings  
Texas Workforce Conference for Employers
- Submitted Weekly/Monthly Board, and Goals Reports
- Assisted the Low Rent Team with utility allowance and Security deposit checks
- Assisted the Low Rent Team with the CFP drawdowns and obligations and expenditures
- Worked with the HR/Accounting Coord. on personnel matters and updates
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Worked with the Low Rent team on CFP 2024 document package upload on EPIC
- Signed checks for payrolls and accounts payables
- Reviewed Weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked at Le Moyne Gardens, half day on Sept. 13<sup>th</sup> and half day from home on Sept. 30<sup>th</sup>
- Submitted all final info. to the APRIO auditors
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

HR/Accounting Coordinator Report  
 October 16, 2024  
 Highlights of Activities for September 2024

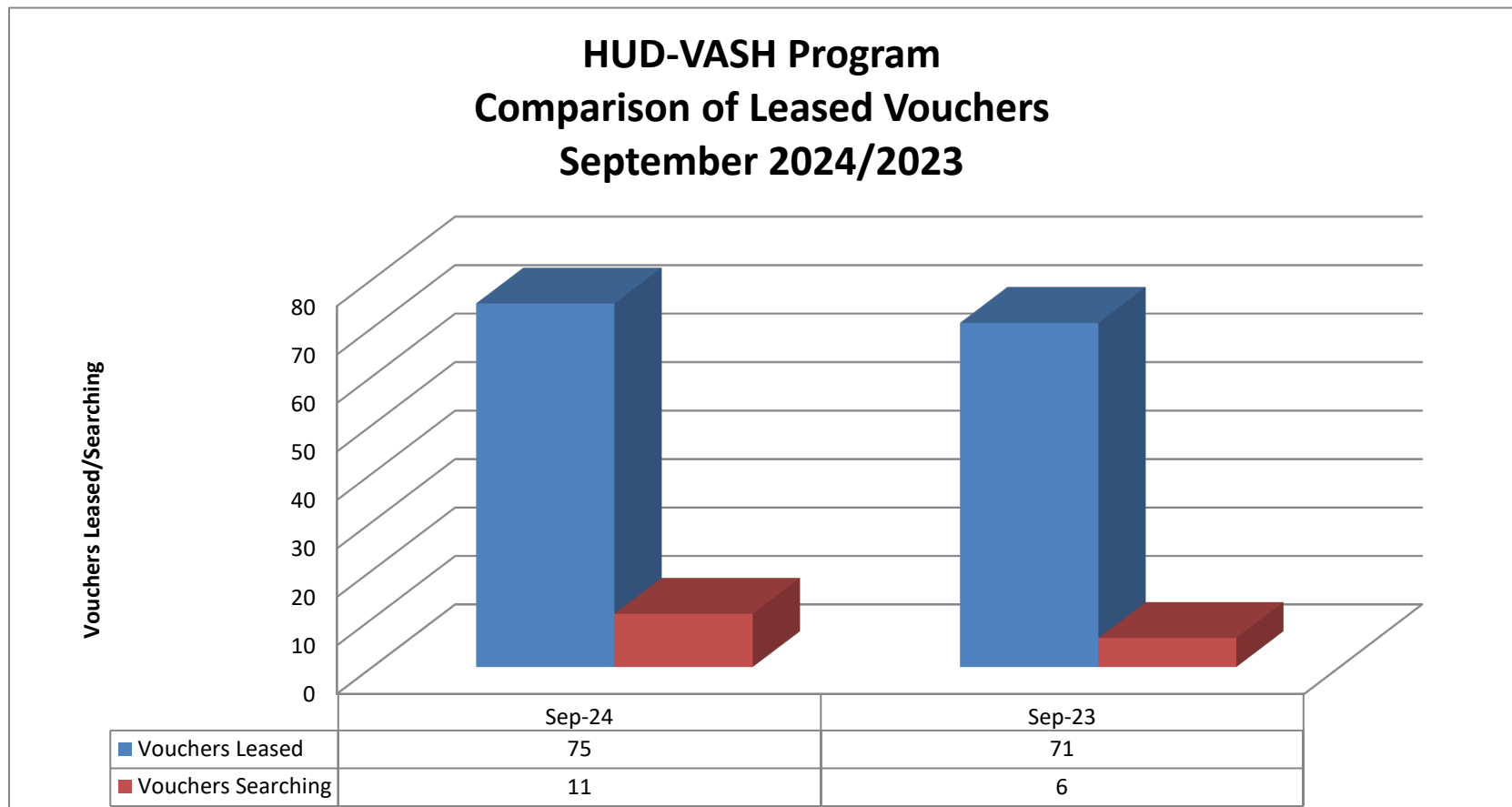
- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
  - Staff meetings on Mondays
  - Accounting department meetings every other Thursday
  - Maintenance meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday
  - Motivational staff meetings on Fridays
  - Annual Board packet review
  - Annual Board assignments meetings
  - Annual Board meeting practices and Annual Board meetings
  - HUD San Antonio meeting
  - Review Monday revisions on Wednesdays
  - TX Conference for Employers
- Reviewed and responded to emails and phone calls
- Entered invoices and reimbursements and processed them for payment
- Reviewed deposits that were made to all bank accounts
- Met with Ms. Lucio on personnel matters
- Updated employee annual and sick leave balances for the end of August
- Reviewed timesheets and processed payrolls for September
- Prepared Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Assisted with balancing the GL for September
- Reviewed all vehicle inspections completed and saved for September
- Processed and submitted the HART Retirement for September
- Printed out bank ACH information for online rent payments
- Sent out employee evaluations
- Worked on employee evaluations received and updated wages
- Worked from Le Moyne Gardens for half a day (09/13) and from home (09/30) due to the disinfecting of the main office
- Took notes and saved them on the S drive for all meetings attended
- Worked on the EIV forms for all employees and sent them out to be signed
- Set up Lindsey access for temp. employees
- Updated payroll deductions due to Open enrollment

Please let me know if you have any questions.

Thank you,  
 Melissa Guajardo  
 HR/Accounting Coordinator

**Board Meeting Report  
October 16, 2024**

**Total Alloted Vouchers: 87  
VASH Vouchers Leased: 74  
Port-outs: 34  
Housed in Harlingen: 40**



# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program

## Board Meeting Report October 16, 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  
August 2024 Score is  
99.03%

### Quality Control

3 Low Rent files were audited on September 27, 2024, at Bonita Park

Tenant #10635

Tenant #32536

Tenant #32493

### Activities for the month of September 2024:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on September 12<sup>th</sup> (20 were received)
- Issued HAP Checks for October 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 Meetings @ Harlingen Convention Center
- Hosted Friday Staff Meetings via Webex
- Attended Los Vecinos construction meeting updates
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Move-Ins (Leased)	Move-Outs
January through September 2024	310	261	372	50	618	618	81	5	93	63
January through September 2023	292	252	233	92	636	636	155	21	72	89
Increase	18	9	139	0	0	0	0	0	21	0
Decrease	0	0	0	42	18	18	74	16	0	26

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

HCV/SECTION 8 PROGRAM Monthly Summary Report										
MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
Feb-24	40	28	34	8	59	59	12	1	19	8
Mar-24	17	26	33	6	67	67	14	0	12	9
Apr-24	30	21	138	5	89	89	11	4	8	11
May-24	42	30	40	3	56	56	10	0	12	7
Jun-24	31	28	17	5	76	76	12	0	8	4
Jul-24	31	34	30	9	65	65	0	0	6	7
Aug-24	39	32	29	1	92	92	1	0	11	4
Sep-24	46	33	25	4	73	73	0	0	3	7
YTD	310	261	372	50	618	618	81	5	93	63

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
Jun-23	29	24	37	5	71	71	14	1	9	9
Jul-23	30	30	21	19	72	72	24	1	7	4
Aug-23	42	33	14	6	79	79	32	4	20	4
Sep-23	31	29	48	10	63	63	51	12	14	6
YTD	292	252	233	92	636	636	155	21	72	89

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

**September 30, 2024**

**Low Rent Monthly Occupancy Report**

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	149	115	19	4	4	189	480
Special Units → (Headstart / Police Officer)	1	3	1	0	0	4	9

***Vacancies***

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	3	3
2 bed	0	1	0	0	0	2	3
3 bed	0	1	0	0	0	2	3
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	0	2	0	0	0	7	9
Total Vacancies →	0	2	0	0	0	7	9

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 9/30/2024

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:** 100.00% 98.33% 100.00% 100.00% 100.00% 96.50% **98.19%**

\* **VACANCY RATE:** 0.00% 1.67% 0.00% 0.00% 0.00% 3.50% **1.81%**

\* does not include CFP units

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

*Per unit Fee count* 150 118 20 4 4 193 489

Harlingen Housing Authority  
Low Rent Program  
Board Meeting  
October 16, 2024

Activities for the month of September

WAITING LIST AS OF 09-30-2024

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	91
2 Bedroom	06
3 Bedroom	01
4 Bedroom	02
Total:	100

Unit offers mailed: 25

Security Deposits received: 09

Applications ready for review as of 09-30-2024: 20

Applications pending: 65

## LOW RENT PROGRAM

### Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through September 2024	774	753	190	453	46	209	62	59	28%
January through September 2023	693	652	146	334	103	280	67	60	21%
<b>Increase</b>	<b>81</b>	<b>101</b>	<b>44</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7%</b>
<b>Decrease</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>71</b>	<b>5</b>	<b>1</b>	<b>0%</b>

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 <u>Monthly Summary Report</u>									
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%
Jun-24	101	102	20	43	4	51	10	9	18%
Jul-24	81	77	22	72	7	26	9	9	35%
Aug-24	84	84	21	57	4	24	10	6	25%
Sep-24	99	92	20	23	6	25	4	7	28%
YTD Total:	774	753	190	453	46	209	62	59	28%

LOW RENT PROGRAM <u>Monthly Summary Report</u>									
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%
Jun-23	99	94	13	18	15	50	15	9	18%
Jul-23	84	81	24	72	5	20	11	11	55%
Aug-23	95	91	17	42	20	68	5	9	13%
Sep-23	72	68	16	116	44	25	4	9	36%
YTD Total:	693	652	146	334	103	280	67	60	21%

**Date: October 1, 2024**

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

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

**Subject: Public Housing Board Report – September 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.

**August 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, one (1) Denial Hearings for the HCV/S8 Program and audited (4) HCV/S8 program files.

Files audited: HCV/S8

- #19384
- #29139
- #25127
- #30259

**HUD Book Rich Environment (BRE) Reading Initiative:**

BRE Story Time via Facebook is featured monthly. Story Time featured books are placed in the Little Free Libraries and 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 or TEAMS 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 or TEAMS
- NSPIRE Inspection preparations with the LR team at AMP 20

**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

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

- Los Vecinos: Los Vecinos Community Center
  - September 18<sup>th</sup> at 2:00 p.m. - 12 attended hosted by Gracie Delgado La Familia, Loteria
  - September 25<sup>th</sup> at 2:00 p.m. – rescheduled for next month
- Bonita Park: Bonita Park Community Center
  - September 11<sup>th</sup> at 2:00 p.m. - 7 attended hosted by CMS Primary Home Care, Loteria
  - September 24<sup>th</sup> at 2:00 p.m. – rescheduled for next month
- Sunset Terrace: Sunset Terrace Community Center
  - September 18<sup>th</sup> at 11:00 a.m. - 5 attended hosted by La Familia Home Care, Loteria
  - September 25<sup>th</sup> at 11:00 a.m. – rescheduled for next month
- Le Moyne Gardens: Le Moyne Gardens Community Center
  - September 12<sup>th</sup> at 2:00 p.m. – 12 attended hosted by Gracie Delgado La Familia, Loteria
  - September 25<sup>th</sup> at 2:00 p.m. – rescheduled for next month

**Vegetable Garden Meetings:**

- Le Moyne Gardens: re-opened the first week of September 2024. It is every Tuesday and Wednesday at 4:00 p.m. (6) residents attended
- Los Vecinos: re-opened the first week of September 2024. It is every Thursday at 4:00 p.m. (5) residents attended

**Recycling Program:**

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

**Quarterly Crime Prevention Meeting:**

- No Quarterly Crime Prevention Meeting held

**Connect Home USA:**

- No ConnectHomeUSA meeting held

**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: Story time presented by the Los Vecinos Apartments**

- September 3, 2024: Ms. Hilary Casarez, Temp Clerk for the Harlingen Housing Authority read “Bear Feels Sick” by Karma Wilson.

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

- September 3, 2024: Starting School with Success: How Summer Learning Closes Gaps in the Early Years
- September 10, 2024: None this week
- September 17, 2024: When Disaster Hits: Philanthropic Responses to Natural and Man-Made Disasters
- September 24, 2024: Topic, Ready, Set, Go (Part II): Realizing the Potential of Out- of- School Time to Deliver High-Quality Programming for Early Learners and Parents

**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

**NAHRO Merit Awards:**

- On July 23, 2024, we were advised that application entries were selected to receive the NAHRO Awards of Merit. The entries were submitted to NAHRO on February 28, 2024
  - Topics: Courtesy officers, security and cameras in Public Housing, and 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.

**Family Learning Centers:**

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- The Learning Centers re-opened on September 11, 2024
- Counselors are looking for future student mentors for the Family Learning Centers

<b>2024 Scholarships</b>				
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	12
LV Tenant Association	4/26/2024	2	2	2
BP/ST Tenant Association	4/26/2024	6	6	2
LMG Tenant Association	4/26/2024	1	1	1
NELROD	5/31/2024	24	0	0

**Note:**

**TX NAHRO:**

- **Total submitted 6**
  - Awarded, Liliana Salazar - \$1,000.00

**HAVE-STR submissions:**

- **Total submitted 12**
  - Awarded, Liliana Salazar - \$1,000.00; Ruby Salceda \$600.00, Anna Huerta \$600.00, Anahi Ramirez - \$1,000.00, and Kassandra Treviño \$600.00

**HAHC submissions:**

- **Total submitted 12, \$250.00 each**
  - Awarded, Marco A. Gonzalez, Frida Jimenez, Anahi Ramirez, Regina Ruiz-Rosales, Ruby Salceda, Ana L. Huerta, Alondra Matamoros, Isai Roman Villaseñor, Liliana A. Salazar, Kassandra Treviño, Ana E. Cerda, and Lexie M. Gonzalez

**Tenant Associations: (under review to award)**

- **Total submitted 9 and 5 awarded – the tenant association funds awarded will be matched by the HAHC**
  - LV– Isai Roman Villaseñor, \$121.50, LV- Frida A. Jimenez, \$121.50, BP- Liliana A. Salazar, \$263.00, ST- Regina Ruiz Rosales, \$163.00, LMG- Alondra Matamoros, \$263.00

**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

**BRE Story time on Facebook**

Ms. Hilary Casarez, Temp Clerk for the Harlingen Housing Authority



**Los Vecinos Tenant Association Meeting**



**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

**Bonita Park and Sunset Terrace Tenant Association Meeting**



**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

**Le Moyne Gardens Tenant Association Meeting**



**Vegetable Garden Meetings**



**Le Moyne Gardens**



**Resident and Youth Activities Board Report**  
**October 16, 2024**  
**September 2024 Activities**

***Los Vecinos***



# HARLINGEN



Housing Authority

October 16, 2024

Maintenance Report

By: Mary Prieto, Senior Property Manager

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

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	109	0	1
Bonita Park	9	16	75	0	3
Le Moyne Gardens	79;157	184	92;140	0	5
Sunset Terrace	0	0	0	05;19	2
Aragon/Arroyo	0	0	0	0	0
Total	3	2	4	2	11

## Work orders completed for the Month of September 2024

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2024 to 09/30/2024	155	150	153	40	498

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
09/01/2023 to 09/30/2023	121	50	153	30	354

**Date: October 1, 2024**

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

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

**Subject: September Activities**

**Report on Contracts:**

**Los Vecinos AMP #010:**

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

Southern Construction leveled 10 clean outs. This job is 100% complete.

Quality Lawn Care installed irrigation at the garden. This job is 100% complete.

De La Cruz Drywall is painting the Learning Center and is installing ceramic tile. This job is 10% complete.

De La Cruz Drywall is installing new windows and lighting at the office. This job is 0% complete.

De La Cruz Drywall installed a mini split to the back shop. This job is 100% complete.

Park Place is installing a new toddler playground. This job is 5% 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.

Quality Lawn Care is installing new landscaping. This job is 0% complete.

De La Cruz Drywall is replacing bathroom doors at apartments #61-120. This job is 5% complete.

De La Cruz Drywall prepared apartments 76 and 16 for rent. This job is 100% complete.

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

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

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

De La Cruz Drywall is repairing the fence at Arroyo Vista. This job is 0% complete.

**Sunset Terrace AMP #020:**

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

Quality Lawn Care is installing new landscaping. This job is 0% 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. This job is 0% complete.

G.S Electric & Remodeling is remodeling apartment 03. This job is 50% complete.

G. S Electric & Remodeling is installing metal roofs on apartments 107-110, 139-140, 181-184. This job is 0% complete.

De La Cruz Drywall is installing metal roofs on apartments 99-102, 115-118, 163-164. This job is 0% complete.

De La Cruz Drywall is remodeling apartment 47. This job is 65% complete.

De La Cruz Drywall prepared apartments 140 and 79 for rent. This job is 100% complete.

CRC is remodeling apartments 25 & 26. This job is 80% 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)**

Southern Construction is repairing an office at 219 East Jackson. This job is 95% complete.

De La Cruz Drywall is preparing 209 and 209 ½ for rent. This job is 0% complete.

## Accounting Assistant /MIS Coordinator Board Report

October 16, 2024

## September 2024 Activities

- Attended weekly Staff meetings and Security meetings
- Attended Board meeting practices at the AMPs and Convention center
- Attended HUD field office meeting and HCISD counselor meeting
- Attended the Annual Board meetings for HHA and HAHC at the Convention Center
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board meeting
- Submitted employee of the quarter recommendation
- Submitted information needed by the auditors from Aprio
- 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 Le Moyne Gardens in the morning on 9-13-24 due to disinfecting of the COCC
- Worked from home in the morning on 9-30-24 due to disinfecting of the COCC
- CNG/Internet updates:
  - CNG assisted with the Annual Board meetings and practices. Also, with the transition with the Spectrum Fiber connections.
  - Spectrum technicians have been doing installations of Fiber. Working with Marivel Baylor Sr. Project Manager. 7-30-24 Los Vecinos and COCC are complete. 8-6-24 Bonita Park and Le Moyne Gardens are complete. John worked on the transition on 9-27-24.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

DATE: October 01, 2024

TO: Carlos Perez, Chair & HHA Board of Commissioners

FROM: Hilda Benavides, Chief Executive Officer

SUBJECT: Calendar & Report for the October 16, 2024, Board Mtg (6+ months)

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**Mission Statement:**

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

**Vision Statement:**

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

**Office Hours:**

September 01, HHA offices continue to be open from 8:30 a.m. to 4:30 p.m. and the Sunset Terrace office is open from 8:30 a.m. to 12:00 p.m. Monday, Wednesday & Friday. Schedule is subject to change.

**Planned Activities:**

**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. & (3:00 p.m. Ariana & I)
- 02: HUD Shortfall Team Mtg at 2:30 p.m. TEAMS
- 02: City of Harlingen Mtg at 5:30 p.m.
- 03: Cancelled Los Vecinos Construction Mtg at 9:00 a.m. (Due to REAC Inspections)
- 03: HCISD Counselors Mtg at 4:00 p.m. via TEAMS
- 04: Appt with Julian Alvarez (LSNB) at 10:00 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 Admissions & HCV/S8
- 07: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month by LV, LMG, BP
- 07: Security Mtg at 9:00 a.m.
- 07: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 07: Appt with Attorney, for eviction & collection losses at 2:00 p.m. at COCC
- 08: Lone Start Shredding (Bins are due at COCC on Monday)
- 08: Pest Control at Los Vecinos
- 08: Practice Board Mtg at 9:00 a.m. at LMG (cancel due to court & REAC)
- 08: HUD Training on Inspire Inspections at 10:00 a.m. (Not Attending)
- 08: Eviction of 209 E. Jackson Street at 10:00 a.m. on Wilson Rd.
- 08: LMG Construction Mtg at 1:30 p.m. (cancel due to REAC Inspection)
- 09: REAC Inspection for AMP #20 BP, ST, Aragon & Arroyo Vista at 9:00 a.m.
- 09: Pest Control at Bonita Park
- 09: Review Monday Mtg reports for corrections at 8:15 a.m. (reschedule for tomorrow)
- 09: Practice Board Mtg at 9:00 a.m. at BP (cancel due to REAC)
- 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: Review Monday Mtg reports for corrections at 8:15 a.m.
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)

- 10: Los Vecinos Construction Mtg at 9:00 a.m.
- 10: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 10: Financial Workshop at COCC at 10:00 a.m.-11:30 a.m.
- 10: HCV/S8 Applications (20)
- 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: Practice Board Mtg at 9:00 a.m. at LV
- 11: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 11: Washington 20 acres cost analysis and estimate due by GMS
- 11: Interviews for temp and other positions starting at 1:00 p.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: Practice Board Mtg 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
- 14-18: HCISD Fall Break (Teachers and Students out of School)
- 15-16: Practice Board Mtg 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
- 17-18: Texas NAHRO Maintenance & Inspection Training at SPI
- 17: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: Financial Workshop at COCC at 10:00 a.m.-11:30 a.m. (1<sup>st</sup> Option)
- 18: HHA Website Mtg (TEAMS) at 8:15 a.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: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 10/29/2024
- 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. (1<sup>st</sup> Option)
- 21: Security Mtg at 9:00 a.m. Webex
- 21: Low Rent Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 21: Agendas due for HCV/S8 & LR by 12 noon for Mtgs on 10/30/2024
- 21: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: LMG Construction Mtg at 1:30 p.m.
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 24: Thursday Maintenance Mtg at 11:00 a.m. at Los Vecinos (Water/Wall Heater Safety)  
(Lunch may be provided)
- 24: Annual Resource Fair at Los Vecinos 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: All Calendars & Schedules due for 2025 by 12:00 p.m. (All Departments)
- 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
- 29: Admin Mtg with Ariana Valle, Administrative Assistant at 8:30 a.m.
- 29: Admin Mtg with the Accounting Team at 2:30 p.m.
- 30: Review Monday Mtg reports for corrections at 8:15 a.m.
- 30: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- 30: Admin Mtg with Low Rent Team at 2:00 p.m.
- 31: Happy Halloween!
- 31: Los Vecinos Construction Mtg at 9:00 a.m.

**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 1<sup>st</sup> Monday of month LV, LMG, BP
- 04: Security Mtg at 9:00 a.m. Webex
- 04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 05: LMG Construction Mtg at 1:30 p.m.
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 07: HCISD Counselors Mtg at 4:00 p.m. TEAMS
- 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
- 11-14: Delivery of Auction Items to City for City Auction
- 12: Pest Control at Los Vecinos
- 12: Practice Board Mtg 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: Practice Board Mtg 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: HHA Website Mtg (TEAMS) at 8:15 a.m.
- 15: Practice Board Mtg 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 Veterans Day)
- 16: City of Harlingen Auction (Rescheduled by City from 08/31, 10/12, now 11/16/2024)
- 18: Security Mtg at 9:00 a.m. Webex ST
- 18: Practice Board Mtg 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: LMG Construction Mtg at 1:30 p.m.
- 19-20: Practice Board Mtg 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 22: Audit & Review files by PH & S8 at 8:30 a.m. at 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 Thanksgiving Day)
- 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 1<sup>st</sup> Monday of month LV, LMG, BP
- 02: Security Mtg Monday at 9:00 a.m. Webex

- 02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 03: LMG Construction Mtg at 1:30 p.m.
- 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.
- 05: HCISD Counselors Mtg at 4:00 p.m. TEAMS
- 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: Practice Board Mtg 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: Practice Board Mtg 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 12: HCV/S8 Applications (20)
- 12: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 12: HAVE-STR Christmas Mtg & Celebration in McAllen, Raddison Hotel 11:30am-3:30pm
- 12: Thursday Maintenance Mtg at 3:00 p.m. Webex (Crime Prevention/Sick Leave/FH)
- 13: Practice Board Mtg 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: Employee Christmas Gift Exchange at Los Vecinos 12 (noon) – 4:00 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: Practice Board Mtg 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: LMG Construction Mtg at 1:30 p.m.
- 17-18: Practice Board Mtg 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
- 19: Los Vecinos Construction Mtg at 9:00 a.m.
- 20: Calendars due (AMPs will add Resident services and FLC activities)
- 20: HHA Website Mtg (TEAMS) at 8:15 a.m.
- 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 Day)
- 23: Security Mtg at 9:00 a.m. Webex
- 23: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 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 due to Holidays)
- 26: HAP&UA Checks for January 2025
- 26: Los Vecinos Construction Mtg at 9:00 a.m.
- 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: LMG Construction Mtg at 1:30 p.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: Los Vecinos Construction Mtg at 9:00 a.m.
- 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 LMG
- 06: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, LMG, BP
- 06: Security Mtg Monday at 9:00 a.m. Webex
- 06: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 07: Practice Board Mtg 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: Practice Board Mtg 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 4:00 p.m. (TEAMS)

- 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: Practice Board Mtg at 9:00 a.m. at LV
- 10: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 10: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 01/21/25
- 10: Friday Staff Mtg at 3:00 p.m. (Quotes on
- 13: Security Mtg Monday at 9:00 a.m. at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST
- 13: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 01/22/25
- 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: Practice Board Mtg at 9:00 a.m. at COCC
- 15: Review Monday Mtg reports for corrections at 8:15 a.m.
- 15: HHA Board Meeting 12:00 p.m. & HAHC at 12:30 p.m. at COCC
- 15: Board Mtg Overview at 2:00 p.m. Webex
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: HHA Website Mtg (TEAMS) at 8:15 a.m.
- 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.
- 21: Agenda for Mtg due by Ariana Friday 01/10/25 at 12 p.m.
- 21: Admin Mtg with the Accounting Team at 10:30 a.m.
- 21: Agenda for Mtg due by Accounting Team, Friday, 01/10/25 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.
- 22: Agenda for Mtg due by Monday, 01/13/25 by 12 p.m.
- 22: Admin Mtg with Low Rent Team at 2:00 p.m.
- 22: Agenda for Mtg due by Low Rent Monday, 01/13/25 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
- 28: Crime Prevention Mtg at LMG at 3:00 p.m.
- 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)

**February 2025: Schedule is subject to change**

- 01: Market Days Downtown! BRE Reading of Books to Community by
- 03: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, LMG, BP
- 03: Security Mtg Monday at 9:00 a.m. Webex
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 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 Commissioners Mtg at 5:30 p.m.
- 06: Los Vecinos Construction Mtg at 9:00 a.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 07: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 07: Friday Staff Mtg at 3:00 p.m. (Topic on
- 10: BRE Read a Book to children on HHA Facebook 1<sup>st</sup>Monday of month by LV, LMG, BP
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m. Webex
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 12: Review Monday Mtg reports for corrections at 8:15 a.m.
- 12: Pest Control at Bonita Park
- 12: Practice Board Mtg at BP 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 Mtg at 3:00 p.m. (TEAMS)
- 14: Practice Board Mtg at 9:00 a.m. at LV
- 14: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 14: Friday Staff Mtg at 3:00 p.m. (Topic on)
- 17: Security Mtg Monday at 9:00 a.m. 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: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 18-19: Practice Board Mtg 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
- 19: Board Mtg Overview at 2:00 p.m.

- 21: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 21: Friday Staff Mtg at 3:00 p.m. (Topic on
- 24: Security Mtg Monday at 9:00 a.m.
- 24: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 26: Review Monday Mtg reports for corrections at 8:15 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m. **at**
- 28: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 28: Friday Staff Mtg at 3:00 p.m. (Topic on)
- 28: Board Reports are Due at 12:00 p.m. (noon)
- 28: March 19, Board Agenda & Minutes for February 19, Board Mtg due 12 (noon)
- 28: Tentative Board Agendas due March, April & May 2025

**March 2025: Schedule is subject to change**

- 01: **Market Days Downtown!** BRE Reading of Books to Community **by**
- 03: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, LMG, BP
- 03: Security Mtg Monday at 9:00 a.m. Webex
- 03: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 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 Commissioners Mtg at 5:30 p.m.
- 06: Los Vecinos Construction Mtg at 9:00 a.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 07: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 07: Friday Staff Mtg at 3:00 p.m. (Topic on
- 10: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month by LV, LMG, BP
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m. Webex
- 10: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 12: Review Monday Mtg reports for corrections at 8:15 a.m.
- 12: Pest Control at Bonita Park
- 12: Practice Board Mtg at BP 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 Mtg at 3:00 p.m. (TEAMS)
- 14: Practice Board Mtg at 9:00 a.m. at LV
- 14: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 14: Friday Staff Mtg at 3:00 p.m. (Topic on)
- 17: Security Mtg Monday at 9:00 a.m. 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: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 18-19: Practice Board Mtg 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
- 19: Board Mtg Overview at 2:00 p.m.
- 21: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 21: Friday Staff Mtg at 3:00 p.m. (Topic on
- 24: Security Mtg Monday at 9:00 a.m.

- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 26: Review Monday Mtg reports for corrections at 8:15 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m. at
- 28: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 28: Friday Staff Mtg at 3:00 p.m. (Topic on)
- 28: Board Reports are Due at 12:00 p.m. (noon)
- 28: April 16, Board Agendas & Minutes for March 19, Board Mtg due 12 (noon)
- 28: Tentative Board Agendas due , April, May & June 2025
- 30: Security Mtg Monday at 9:00 a.m. Webex
- 30: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

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

**Training & Conferences:** Technical Assistance & Training were provided on REAC/INSPIRE Inspections on September 19, 2024, at 10:30 a.m. by the San Antonio HUD Field Office. All HUD meetings are through Microsoft TEAMS and are held the 2<sup>nd</sup> Thursday of every month. We are meeting with HUD Washington HCV/S8 Shortfall Representatives so they can provide us additional funding due to assisting more families. 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.

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

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

**Other Activities:** 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. The City of Harlingen awarded RGV Asphalt the contract to continue the pending work. The next street we will work on is Buchanan Avenue. The Administrative Staff reviewed the Minutes for the September 25, 2024, Annual Board Meetings and the Agenda for October 16, 2024, Board Meeting which is scheduled at 12:00 p.m. at the Harlingen Housing Authority, 219 E. Jackson Street, Harlingen, Texas.

**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 scheduled Board Meeting is on Wednesday, November 20, 2024, starting at 12:00 p.m. at the Los Vecinos Apartments, 702 South M Street, Harlingen, Texas. The option to attend the board meetings virtually 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.
Wednesday, August 7, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, August 21, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, September 25, 2024	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 <sup>th</sup> Harlingen, TX 78550	12:00 P.M. 119