



REGULAR BOARD MEETING
Wednesday, January 15, 2025, @ 12:00 p.m.
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, January 15, 2025 @ 12:00 p.m. 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 [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 265 754 143 912, Passcode: QU37TB9R; or join the video conference by phone at 469-480-6297, Password: 512 644 286.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of December 18, 2024. (pg.3-6)
9. Presentation of “Employee of the Year” Award for 2024 – 2025 to Patty Vega. (pg.7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of November 2024, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.8-25)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of December 2024 as presented.
Presenter: Cynthia De La Fuente (pg.26-29)
3. Consider and take action to pass Resolution 1515 adopting the Harlingen Housing Authority’s Fiscal Year Beginning April 1, 2025, Operating Budgets that include a cost of living increase for employees.
Presenter: Cynthia Lucio (pg.30-44)

4. Consider and take action to pass Resolution 1516 adopting the Harlingen Housing Authority's Housing Choice Voucher/Section 8 Program Utility Allowances to become effective April 1, 2025.
Presenter: Diana Perez (pg.45-47)
5. Consider and take action to pass Resolution 1517 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2025.
Presenter: Mary Prieto (pg.48-57)
6. Consider and take action to accept/reject bids and award contract for Parking Lot Improvements Work for Le Moyne Gardens and Bonita Park.
Presenter: Cynthia De La Fuente (pg.58)

III. OLD BUSINESS - NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.59-78)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.79)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.80)
 - d) Senior Property Manager Report by Mary Prieto; (pg.81)
 - e) Maintenance Report by Mary Prieto; (pg.82)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.83-89)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente;(pg.90-91)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.92-95)
(Comparative summary report for January-December 2024-2023)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.96-100)
(Comparative summary report for January-December 2024-2023)
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.101-122)

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, January 10, 2025, at least 72 hours preceding the scheduled time of said meeting.

Dated this 10th day of January 2025



Ariana Valle, Administrative Assistant

Harlingen Housing Authority
 Minutes of the Regular Board Meeting
 Wednesday, December 18, 2024, at 12:00 p.m. (noon)
 At the Le Moyne Gardens Family Learning Center
 3221 North 25th Street, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, December 18, 2024, at 12:00 p.m. (noon) at the Le Moyne Gardens Family Learning Center, 3221 North 25th Street, Harlingen, Texas 78550.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present. Those in attendance were: Carlos “Charlie” Perez, Irma Sánchez Peña, Maria Ines Borjas, Bettina Elliott. Not present Carlos Muñoz.

INVOCATION

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

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

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

PUBLIC COMMENTS

No members of the public were present at the Le Moyne Gardens Family Learning Center, 3221 North 25th Street, Harlingen, Texas 78550, via telephone or video conference, and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 20, 2024.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of November 20, 2024. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of November 20, 2024. Motion was seconded by Commissioner Elliott and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF JANUARY, FEBRUARY, AND MARCH 2025.

Chief Executive Officer Benavides read a letter congratulating Cynthia De La Fuente for being selected “Employee of the Quarter” for January, February, and March 2025. Mrs. De La Fuente

was hired on October 12, 2015, as an Assistant Property Manager. Her organizational skills are excellent, and she trains other team members on becoming more effective and efficient employees. Her positive attitude and willingness to assist where and when needed is a great asset to our agency. Mrs. De La Fuente thanked Ms. Benavides, the Board, and her colleagues for the recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF OCTOBER 2024, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of October 2024 was included in the Board packet. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended October 2024							
	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	\$700,409.01	\$101,118.41	\$180,869.18	\$176,500.46	\$237,159.82	\$4,761.14	\$509,611.33
Total Expenditures	\$443,698.66	\$84,554.02	\$101,085.60	\$127,307.62	\$125,829.37	\$4,922.05	\$603,058.75
Revenues Over (Under) Expenditures	\$256,710.35	\$16,564.39	\$79,783.58	\$49,192.84	\$111,330.45	(\$160.91)	(\$93,447.42)
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.91	\$93,447.42

Note: FLC- Paid shared legal expenses for the month
HCV/Section 8 program has been housing more families and has had higher costs

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of October 2024, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of October 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 MONTH OF NOVEMBER 2024.

Procurement Specialist/Property Manager De La Fuente informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of November 2024 in the total amount of \$7,476.00. The total amount consists of:

For the month of November 2024						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 3,382.00	\$ 2,576.00	\$ -	\$ -	\$ -	\$ 1,518.00

Grand Total \$ 7,476.00

Vice-Chair Sánchez Peña asked why is the amount for Bonita Park, unit 89 so high? Procurement Specialist/Property Manager De La Fuente stated it was due to retroactive rent. Chair Perez asked what is the time frame for eviction? Chief Executive Officer Benavides stated 3 months. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2024 in the total amount of \$7,476.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2024 in the total amount of \$7,476.00. Motion was seconded by Vice Chair Sánchez Peña and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1513 ADOPTING THE HARLINGEN HOUSING AUTHORITY'S FIVE YEAR AND ANNUAL PLAN AS PRESENTED.

Senior Property Manager Prieto presented Resolution 1513 adopting the Harlingen Housing Authority's Five Year and Annual Plan (2025-2029). The PHA's Five Year and Annual Plan was updated with information that was gathered from every department and the residents of the Housing Authority. A Public Hearing was held on December 4, 2024. Resident meetings were held and comments from the residents were addressed. Chair Perez asked, has the funding increased? Senior Property Manager Prieto stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1513 adopting the Harlingen Housing Authority's Five Year and Annual Plan. Vice-Chair Sánchez Peña made the motion to pass Resolution 1513 adopting the Harlingen Housing Authority's Five Year and Annual Plan. Motion was seconded by Commissioner Elliott and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1514 ADOPTING THE HARLINGEN HOUSING AUTHORITY'S SCHEDULE OF FLAT RENTS FOR RENTAL UNITS IN THE LOW RENT PROGRAM TO BECOME EFFECTIVE JANUARY 1, 2025.

Senior Property Manager Prieto told the Board that the agenda packets contained the schedules of Flat Rents for rental units in the Low Rent Program. The Flat Rent Methodology is 80% of the current Fair Market Rents minus the utility allowance. This method was initiated by HUD. Vice Chair Sánchez Peña asked, what are flat rents? Senior Property Manager Prieto stated flat rents are for working families who may be over-income. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1514 adopting the Harlingen Housing Authority's Schedule of Flat Rents for rental units in the Low Rent Program to become effective January 1, 2025. Vice-Chair Sánchez Peña made the motion to pass Resolution 1514 adopting the Harlingen Housing Authority's Schedule of Flat Rents for rental units in the Low Rent Program. Motion was seconded by Commissioner Elliott and passed unanimously.

5. EXECUTIVE SESSION:

Executive Session under Texas Government Code Section 551.074. Personnel Matters: to evaluate the job performance of the employees who were selected as "Employee of the Quarter" and to deliberate the evaluation of these employees for "Employee of the Year" for 2024-2025. Chair Perez entertained a motion to enter into executive session to evaluate the job performance of the employees who were selected as "Employee of the Quarter" and to deliberate the evaluation of these employees for "Employee of the Year" for 2024-2025. The Board of Commissioners entered into executive session at 12:25 p.m. and ended the executive session at 12:32 p.m.

6. CONSIDER AND TAKE ACTION TO SELECT "EMPLOYEE OF THE YEAR" FOR 2024-2025.

Chief Executive Officer Benavides presented the 2024 Employee of the Quarter winners as follows: Elva Mares for January, February, March; Melissa Guajardo for April, May, June; Diana Cheramie for July, August, September; Patty Vega for October, November, December. Chief Executive Officer Benavides recommended Patty Vega Accounting Assistant/MIS Coordinator for "Employee of the Year" for 2024-2025. The Board of Commissioners agreed with Chief Executive Officer Benavides' recommendation. Chair Perez entertained a motion to select Patty Vega as "Employee of the Year" for 2024-2025. Commissioner Elliott made the motion to select Patty Vega as "Employee of the Year" for 2024-2025. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS-NON-ACTION ITEMS

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

- a) Financial Report by Cynthia Lucio
- b) Accounting Assistant/MIS Coordinator Report by Patty Vega
- c) HR/Accounting Coordinator Report by Melissa Guajardo
- d) Senior Property Manager Report by Mary Prieto
- e) Maintenance Report by Mary Prieto
- f) Resident Events Coordinator/Property Manager Report by Norma Serino
- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- h) Low Rent Occupancy Report by Nancy Garza
(Comparative summary report for January-November 2024-2023)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-November 2024-2023)

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. There were no questions asked.

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. Chief Executive Officer Benavides advised the Board of the next Board meetings scheduled on January 15, 2025, at 12:00 p.m. & 12:30 p.m. at the Administrative Building. Chief Executive Officer Benavides informed the Board that we should be closing on the New Hampshire Property in the next couple of weeks. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Vice-Chair Sánchez Peña. Meeting was adjourned at 12:45 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

HUD Recognized "High Performer"

Established 1949

Commissioners:

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

January 01, 2025

Counselor:
Law Office of
Alan T. Ozuna

Chief Executive Officer:
Hilda Benavides

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

Dear Ms. Patty Vega,

Congratulations on being selected as the "Employee of the Year" 2024-2025. You were selected Employee of the Quarter for January, February & March 2023 and again October, November & December 2024.

Your employment with us began on August 10, 2015, as an Admissions Specialist for the Low Rent and HCV/S8 Programs. Through the years you have worked with our Agency 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 and responsibilities 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 are displayed in your daily tasks. It is a pleasure working with you and seeing you grow into an outstanding employee.

You will be recognized for your accomplishments and achievements by our Board of Commissioners. You will receive a wall plaque, a gift card, and a reserved parking space. Your photo will be displayed in our Main Office with other "Employee of the Year" Honorees. Enjoy your new title and thank you for being an excellent employee.

Sincerely Yours,



Hilda Benavides,
Chief Executive Officer

Charlie Perez,
Chair

Irma Sánchez Peña,
Vice-Chair

Carlos Muñiz,
Commissioner

Bettina Elliott,
Commissioner

Maria Ines Borjas,
Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

November 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 November 2024**

	COCC/Low- Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$473,377.10</u>	<u>\$69,931.75</u>	<u>\$122,775.44</u>	<u>\$113,839.12</u>	<u>\$162,055.12</u>	<u>\$4,775.67</u>	<u>\$594,651.68</u>
Total Expenditures	<u>\$492,914.34</u>	<u>\$90,974.07</u>	<u>\$120,275.87</u>	<u>\$127,456.51</u>	<u>\$146,261.64</u>	<u>\$7,946.25</u>	<u>\$581,954.11</u>
Revenues Over (Under) Expenditures	<u>(\$19,537.24)</u>	<u>(\$21,042.32)</u>	<u>\$2,499.57</u>	<u>(\$13,617.39)</u>	<u>\$15,793.48</u>	<u>(\$3,170.58)</u>	<u>\$12,697.57</u>
Cash reserves or funds transferred in	<u>\$19,537.24</u>	<u>\$21,042.32</u>	<u>\$0.00</u>	<u>\$13,617.39</u>	<u>\$0.00</u>	<u>\$3,170.58</u>	<u>\$0.00</u>

Note: COCC - paid 3 payrolls in November/quarterly Insurance costs/Annual Board meeting costs
Bonita Park - 3 payrolls/quarterly Ins. costs/REAC prep costs
FLC- Paid shared Annual Board meeting costs/ quarterly insurance costs

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$3,285,623.16</u>	<u>\$576,091.72</u>	<u>\$843,966.22</u>	<u>\$734,611.42</u>	<u>\$1,092,534.47</u>	<u>\$38,419.33</u>	<u>\$4,474,042.03</u>
Total Expenditures	<u>\$2,978,928.22</u>	<u>\$572,091.11</u>	<u>\$799,837.04</u>	<u>\$717,427.43</u>	<u>\$858,017.61</u>	<u>\$31,555.03</u>	<u>\$4,519,891.37</u>
Revenues Over (Under) Expenditures	<u>\$306,694.94</u>	<u>\$4,000.61</u>	<u>\$44,129.18</u>	<u>\$17,183.99</u>	<u>\$234,516.86</u>	<u>\$6,864.30</u>	<u>(\$45,849.34)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$45,849.34</u>

Note:

HCV/Section 8 program has been housing more families and has had higher costs

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 November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance		
Revenue								
Operating Income								
Other Income - Opertating transfer in /	1	06	3690.22	5	0.00	0.00	8,000.00	(8,000.00)
Other Income - CFP 22	1	06	3690.29	5	0.00	0.00	26,520.00	(26,520.00)
Other Income - CFP23	1	06	3690.30	5	0.00	54,112.20	106,080.00	(51,967.80)
Other Income - CFP24	1	06	3690.31	5	13,895.00	55,580.00	0.00	55,580.00
Total Operating Income					13,895.00	109,692.20	140,600.00	(30,907.80)
Rental Income								
NON-DWELLING RENT	1	06	3190	5	0.00	15,391.67	17,584.00	(2,192.33)
Total Rental Income					0.00	15,391.67	17,584.00	(2,192.33)
Other Income								
Investment Income - Unrestricted	1	06	3610	5	1,050.25	8,629.18	8,504.00	125.18
OTHER INCOME	1	06	3690	5	56.88	1,856.13	2,000.00	(143.87)
Other Income - Management Fee - CC	1	06	3690.2	5	39,001.12	251,743.04	263,024.00	(11,280.96)
Other Income - Asset Management Fe	1	06	3690.3	5	11,302.50	113,574.00	118,880.00	(5,306.00)
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	3,630.00	67,237.50	78,480.00	(11,242.50)
IT Fees	1	06	3690.5	5	996.00	7,968.00	7,968.00	0.00
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	0.00	64.00	(64.00)
Total Other Income					56,036.75	451,007.85	478,920.00	(27,912.15)
Total Revenue					69,931.75	576,091.72	637,104.00	(61,012.28)
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	45,561.48	254,664.07	278,712.00	24,047.93
LEGAL EXPENSE	1	06	4130	5	0.00	3,695.25	6,133.28	2,438.03
STAFF TRAINING	1	06	4140	5	100.00	5,765.87	11,333.28	5,567.41
TRAVEL	1	06	4150	5	1,599.15	16,858.06	16,666.64	(191.42)
Travel-Mileage Reimbursment	1	06	4150.2	5	356.44	1,468.24	1,333.28	(134.96)
Audit Fees	1	06	4171	5	2,624.41	2,624.41	4,664.00	2,039.59
Employee Benefits Cont - Admin	1	06	4182	5	15,350.18	119,294.79	104,664.00	(14,630.79)
SUNDRY	1	06	4190	5	450.87	2,848.43	2,000.00	(848.43)
Postage/FedEx/UPS	1	06	4190.03	5	267.00	2,303.25	2,666.64	363.39
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	1,328.00	1,328.00
PUBLICATIONS	1	06	4190.11	5	0.00	1,640.10	2,664.00	1,023.90
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	100.00	380.00	664.00	284.00
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,150.80	23,385.40	25,328.00	1,942.60
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,581.43	11,063.05	10,666.64	(396.41)
Other Sundry Expense	1	06	4190.18	5	1,522.80	7,677.43	4,666.64	(3,010.79)
Administrative Contact Costs	1	06	4190.19	5	4,923.03	46,260.91	78,664.00	32,403.09
BOARD MEETING EXPENSE	1	06	4190.9	5	4,130.18	4,880.18	19,000.00	14,119.82
Total Administrative Expense					81,717.77	504,809.44	571,154.40	66,344.96
Utilities Expense								
WATER	1	06	4310	5	24.51	408.89	266.64	(142.25)
ELECTRICITY	1	06	4320	5	1,442.43	7,914.22	10,000.00	2,085.78
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	36.97	749.42	666.64	(82.78)
Total Utilities Expense					1,503.91	9,072.53	10,933.28	1,860.75
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	861.05	6,380.62	10,000.00	3,619.38
MATERIALS	1	06	4420	5	759.02	2,641.39	4,000.00	1,358.61
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	200.00	1,400.00	1,000.00	(400.00)
Contract Costs-Other Repairs	1	06	4430.03	5	495.00	9,740.00	4,666.64	(5,073.36)
Contract Costs-Auto/Truck Maint/Rep	1	06	4430.08	5	89.35	526.03	3,333.28	2,807.25
Contract Costs-Other	1	06	4430.13	5	0.00	1,195.00	0.00	(1,195.00)
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	5,808.62	5,333.28	(475.34)
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	1,550.00	3,333.28	1,783.28
Garbage and Trash Removal	1	06	4431	5	46.79	280.74	800.00	519.26
Emp Benefit Cont - Maintenance	1	06	4433	5	65.87	477.29	0.00	(477.29)

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance
Total Ordinary Maintenance and Operation						2,517.08	29,999.69	32,466.48	2,466.79
Protective Services									
Protective Services - Contract Costs		1	06	4480	5	234.42	2,483.82	6,664.00	4,180.18
Total Protective Services						234.42	2,483.82	6,664.00	4,180.18
General Expense									
Insurance -Property (Fire & EC)		1	06	4510.01	5	1,208.92	3,112.36	2,000.00	(1,112.36)
Insurance - General Liability		1	06	4510.02	5	137.50	412.50	666.64	254.14
Insurance - Automobile		1	06	4510.03	5	507.00	1,450.68	1,200.00	(250.68)
Insurance - Workman's Comp		1	06	4510.04	5	673.84	3,144.50	3,333.28	188.78
Insurance - Fidelity Bond		1	06	4510.09	5	261.11	780.45	666.64	(113.81)
Insurance - Windstorm		1	06	4510.15	5	2,212.52	16,510.33	10,000.00	(6,510.33)
MATLAND PROPERTY TAXES		1	06	4520.1	5	0.00	314.81	333.28	18.47
Total General Expense						5,000.89	25,725.63	18,199.84	(7,525.79)
Other Expenditures									
Property Better & Add-Contract Costs		1	06	7540.4	5	0.00	0.00	50,000.00	50,000.00
Operating Exp For Property - Contra		1	06	7590	5	0.00	0.00	(50,000.00)	(50,000.00)
Total Other Expenditures						0.00	0.00	0.00	0.00
Total Expenses						(90,974.07)	(572,091.11)	(639,418.00)	67,326.89
Total Net Income (Loss)						(21,042.32)	4,000.61	(2,314.00)	6,314.61

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Los Vecinos
U/M Month: 150 - U/M YTD: 1200 - U/M Year: 1800

Fiscal Year End Date: 3/31/2025					ACCOUNT	1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Rental Income												
Dwelling Rental	1	01	3110	5		26,894.00	179.29	218,965.00	182.47	208,496.00	173.75	10,469.00
Total Rental Income						26,894.00	179.29	218,965.00	182.47	208,496.00	173.75	10,469.00
Other Income												
Interest Earned on Gen Fund Investments	1	01	3610	5		217.57	1.45	696.52	0.58	10,000.00	8.33	(9,303.48)
Interest Income - Bank Statement	1	01	3610.01	5		2,840.54	18.94	24,009.32	20.01	0.00	0.00	24,009.32
Other Income-Tenants	1	01	3690	5		3,814.00	25.43	30,359.00	25.30	22,560.00	18.80	7,799.00
Other Income - Misc Other Revenue	1	01	3690.1	5		0.00	0.00	1,012.80	0.84	166.64	0.14	846.16
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5		0.00	0.00	0.00	0.00	400.00	0.33	(400.00)
Other Income - OP Trans In From CFP	1	01	3690.99	5		0.00	0.00	100,044.90	83.37	64,928.00	54.11	35,116.90
Total Other Income						6,872.11	45.81	156,122.54	130.10	98,054.64	81.71	58,067.90
Other Receipts												
Operating Subsidy - Current Year	1	01	8020	0		89,009.33	593.40	468,878.68	390.73	501,712.00	418.09	(32,833.32)
Total Other Receipts						89,009.33	593.40	468,878.68	390.73	501,712.00	418.09	(32,833.32)
Total Revenue						122,775.44	818.50	843,966.22	703.31	808,262.64	673.55	35,703.58
Administrative Expense												
Nontechnical Salaries	1	01	4110	5		9,467.82	63.12	58,591.17	48.83	74,000.00	61.67	15,408.83
Legal Expense	1	01	4130	5		0.00	0.00	143.00	0.12	2,000.00	1.67	1,857.00
Staff Training	1	01	4140	5		0.00	0.00	79.83	0.07	2,333.28	1.94	2,253.45
Travel	1	01	4150	5		0.00	0.00	305.57	0.25	2,333.28	1.94	2,027.71
Travel-Mileage Reimbursement	1	01	4150.2	5		0.00	0.00	73.23	0.06	320.00	0.27	246.77
Audit Fees	1	01	4171	5		4,968.19	33.12	4,968.19	4.14	5,033.84	4.19	65.65
Employee Benefits Cont - Admin	1	01	4182	5		3,307.92	22.05	31,362.52	26.14	26,664.00	22.22	(4,698.52)
Sundry	1	01	4190	5		0.00	0.00	112.83	0.09	666.64	0.56	553.81
Postage/FedEx/UPS	1	01	4190.03	5		92.00	0.61	771.78	0.64	1,328.00	1.11	556.22
Advertising and Marketing	1	01	4190.08	5		0.00	0.00	0.00	0.00	328.00	0.27	328.00
Publications	1	01	4190.11	5		0.00	0.00	1,597.50	1.33	2,664.00	2.22	1,066.50
Membership Dues and Fees	1	01	4190.12	5		708.27	4.72	1,492.08	1.24	1,333.28	1.11	(158.80)
Telephone/Cell Phones/Internet	1	01	4190.13	5		6,726.34	44.84	50,655.57	42.21	60,000.00	50.00	9,344.43
Rental of Warehouse Space	1	01	4190.14	5		864.00	5.76	6,912.00	5.76	6,912.00	5.76	0.00
Forms & Office Supplies	1	01	4190.17	5		0.00	0.00	14,143.37	11.79	6,666.64	5.56	(7,476.73)
Other Sundry Expense	1	01	4190.18	5		159.10	1.06	1,400.81	1.17	2,000.00	1.67	599.19
Administrative Contact Costs	1	01	4190.19	5		4,942.69	32.95	47,029.31	39.19	50,000.00	41.67	2,970.69
Management Fee Expense - AMP	1	01	4190.21	5		8,832.64	58.88	70,243.36	58.54	72,000.00	60.00	1,756.64

Report Criteria PHA: 1 Project: '01'

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

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: 1200 - U/M Year: 1800

Fiscal Year End Date: 3/31/2025					ACCOUNT	1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Asset Management Fee - AMP	1	01	4190.22	5		1,500.00	10.00	12,000.00	10.00	12,000.00	10.00	0.00
AMP Bookkeeping Fees	1	01	4190.23	5		1,110.00	7.40	8,827.50	7.36	9,333.28	7.78	505.78
IT Fees-COCC	1	01	4190.24	5		300.00	2.00	2,400.00	2.00	2,400.00	2.00	0.00
Total Administrative Expense						42,978.97	286.53	313,109.62	260.92	340,316.24	283.60	27,206.62
Tenant Services												
Tenant Services - Salaries	1	01	4210	5		788.16	5.25	6,460.82	5.38	8,664.00	7.22	2,203.18
Ten Services - Recreation, Pubs, Other	1	01	4220	5		0.00	0.00	3,797.86	3.16	5,333.28	4.44	1,535.42
Total Tenant Services						788.16	5.25	10,258.68	8.55	13,997.28	11.66	3,738.60
Utilities Expense												
Water	1	01	4310	5		49.66	0.33	791.72	0.66	1,000.00	0.83	208.28
Electricity	1	01	4320	5		1,264.17	8.43	7,414.77	6.18	10,000.00	8.33	2,585.23
Gas	1	01	4330	5		242.00	1.61	1,549.43	1.29	1,333.28	1.11	(216.15)
Other Utility Expense - Sewer	1	01	4390	5		42.28	0.28	718.93	0.60	1,000.00	0.83	281.07
Total Utilities Expense						1,598.11	10.65	10,474.85	8.73	13,333.28	11.11	2,858.43
Ordinary Maintenance and Operation												
Labor	1	01	4410	5		3,630.80	24.21	25,780.35	21.48	54,666.64	45.56	28,886.29
Materials	1	01	4420	5		7,002.06	46.68	23,974.18	19.98	33,333.28	27.78	9,359.10
Contract Costs	1	01	4430	5		0.00	0.00	0.00	0.00	3,328.00	2.77	3,328.00
Contract Cots-Extermination/Pest Control	1	01	4430.01	5		1,075.00	7.17	5,475.00	4.56	7,333.28	6.11	1,858.28
Contract Costs-Other Repairs	1	01	4430.03	5		1,600.00	10.67	15,446.25	12.87	20,000.00	16.67	4,553.75
Contract Costs-Maint Cell Phone	1	01	4430.04	5		16.58	0.11	132.92	0.11	200.00	0.17	67.08
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5		105.18	0.70	1,987.47	1.66	2,664.00	2.22	676.53
Contract Costs-Maintenance	1	01	4430.09	5		0.00	0.00	600.30	0.50	16,664.00	13.89	16,063.70
Contract Costs-Other	1	01	4430.13	5		2,845.00	18.97	31,852.63	26.54	6,664.00	5.55	(25,188.63)
Contract Costs-Heating & Cooling Contract	1	01	4430.17	5		0.00	0.00	2,900.00	2.42	4,664.00	3.89	1,764.00
Contract Costs-Landscape & Ground	1	01	4430.19	5		4,100.00	27.33	23,995.00	20.00	23,328.00	19.44	(667.00)
Contract Costs-Unit Turnaround	1	01	4430.20	5		7,980.00	53.20	27,555.00	22.96	13,328.00	11.11	(14,227.00)
Contract Costs-Electrical Contracts	1	01	4430.21	5		2,700.00	18.00	7,235.00	6.03	6,664.00	5.55	(571.00)
Contract Costs-Plumbing Contracts	1	01	4430.22	5		2,075.00	13.83	16,155.00	13.46	16,664.00	13.89	509.00
Connect/Disconnect Fees	1	01	4430.4	5		30.00	0.20	270.00	0.23	1,333.28	1.11	1,063.28
Garbage and Trash Collection	1	01	4431	5		238.59	1.59	1,700.31	1.42	5,328.00	4.44	3,627.69
Emp Benefit Cont - Maintenance	1	01	4433	5		1,238.41	8.26	16,130.90	13.44	23,328.00	19.44	7,197.10
Total Ordinary Maintenance and Operation						34,636.62	230.91	201,190.31	167.66	239,490.48	199.58	38,300.17
Protective Services												
Protective Services - Contract Costs	1	01	4480	5		3,946.32	26.31	31,667.64	26.39	53,328.00	44.44	21,660.36
Total Protective Services						3,946.32	26.31	31,667.64	26.39	53,328.00	44.44	21,660.36
General Expense												

Report Criteria PHA: 1 Project: '01'

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

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: 1200 - U/M Year: 1800

Fiscal Year End Date: 3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Insurance -Property (Fire & EC)	1	01	4510.01	5	8,462.44	56.42	21,630.78	18.03	14,664.00	12.22	(6,966.78)
Insurance - General Liability	1	01	4510.02	5	121.00	0.81	363.00	0.30	400.00	0.33	37.00
Insurance - Automobile	1	01	4510.03	5	728.81	4.86	2,085.35	1.74	2,000.00	1.67	(85.35)
Insurance - Workman's Comp	1	01	4510.04	5	498.06	3.32	2,324.20	1.94	2,666.64	2.22	342.44
Insurance - Fidelity Bond	1	01	4510.09	5	192.99	1.29	576.85	0.48	733.28	0.61	156.43
Insurance - Windstorm	1	01	4510.15	5	19,897.73	132.65	172,130.89	143.44	100,528.00	83.77	(71,602.89)
Payments in Lieu of Taxes	1	01	4520	5	2,916.66	19.44	23,333.28	19.44	23,333.28	19.44	0.00
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	50.58	0.04	66.64	0.06	16.06
Collection Losses	1	01	4570	5	3,510.00	23.40	10,641.01	8.87	3,333.28	2.78	(7,307.73)
Total General Expense					36,327.69	242.18	233,135.94	194.28	147,725.12	123.10	(85,410.82)
Other Expenditures											
Property Better & Add-Contract Costs	1	01	7540.4	5	45,000.00	300.00	165,750.00	138.13	366,666.64	305.56	200,916.64
Operating Exp For Property - Contra	1	01	7590	5	(45,000.00)	(300.00)	(165,750.00)	(138.13)	(366,666.64)	(305.56)	(200,916.64)
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses					(120,275.87)	(801.84)	(799,837.04)	(666.53)	(808,190.40)	(673.49)	8,353.36
Total Net Income (Loss)					2,499.57	16.68	44,129.18	36.77	72.24	0.05	44,056.94

Report Criteria PHA: 1 Project: '01'

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

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: 1184 - U/M Year: 1776

Fiscal Year End Date: 3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Rental Income											
Dwelling Rental	1	02	3110	5	32,699.00	220.94	256,109.00	216.31	234,920.00	198.41	21,189.00
Nondwelling Rental	1	02	3190	5	350.00	2.36	2,800.00	2.36	2,800.00	2.36	0.00
Total Rental Income					33,049.00	223.30	258,909.00	218.67	237,720.00	200.78	21,189.00
Other Income											
Interest Earned on Gen Fund Investments	1	02	3610	5	0.00	0.00	0.00	0.00	14,984.00	12.66	(14,984.00)
Interest Earned - Bank Stmt	1	02	3610.01	5	1,775.02	11.99	16,578.51	14.00	0.00	0.00	16,578.51
Other Income - Tenants	1	02	3690	5	3,743.00	25.29	26,270.00	22.19	23,800.00	20.10	2,470.00
Other Income - Misc Other Revenue	1	02	3690.1	5	100.77	0.68	106.47	0.09	0.00	0.00	106.47
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	0.00	0.00	209.28	0.18	(209.28)
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	0.00	0.00	0.00	0.00	333.28	0.28	(333.28)
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	100,044.90	84.50	64,928.00	54.84	35,116.90
Total Other Income					5,618.79	37.96	142,999.88	120.78	104,254.56	88.05	38,745.32
Other Receipts											
Operating Subsidy - Current Year	1	02	8020	0	75,171.33	507.91	332,702.54	281.00	454,000.00	383.45	(121,297.46)
Total Other Receipts					75,171.33	507.91	332,702.54	281.00	454,000.00	383.45	(121,297.46)
Total Revenue					113,839.12	769.18	734,611.42	620.45	795,974.56	672.28	(61,363.14)
 Administrative Expense											
Nontechnical Salaries	1	02	4110	5	11,330.38	76.56	65,709.21	55.50	96,664.00	81.64	30,954.79
Legal Expense	1	02	4130	5	207.00	1.40	613.00	0.52	2,128.00	1.80	1,515.00
Staff Training	1	02	4140	5	0.00	0.00	454.83	0.38	2,333.28	1.97	1,878.45
Travel	1	02	4150	5	677.58	4.58	2,086.90	1.76	2,333.28	1.97	246.38
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	523.74	0.44	664.00	0.56	140.26
Audit Fees	1	02	4171	5	5,471.07	36.97	5,471.07	4.62	4,365.28	3.69	(1,105.79)
Employee Benefits Cont - Admin	1	02	4182	5	2,409.24	16.28	24,902.26	21.03	40,000.00	33.78	15,097.74
Sundry	1	02	4190	5	0.00	0.00	112.83	0.10	333.28	0.28	220.45
Postage/FedEx/UPS	1	02	4190.03	5	92.00	0.62	771.78	0.65	666.64	0.56	(105.14)
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	0.00	0.00	2,221.28	1.88	2,221.28
Publications	1	02	4190.11	5	0.00	0.00	1,576.20	1.33	1,333.28	1.13	(242.92)
Membership Dues and Fees	1	02	4190.12	5	708.27	4.79	1,491.41	1.26	1,328.00	1.12	(163.41)
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,734.85	45.51	51,797.99	43.75	60,000.00	50.68	8,202.01
Forms & Office Supplies	1	02	4190.17	5	0.00	0.00	8,778.06	7.41	5,328.00	4.50	(3,450.06)
Other Sundry Expense	1	02	4190.18	5	104.14	0.70	682.52	0.58	2,000.00	1.69	1,317.48
Administrative Contact Costs	1	02	4190.19	5	6,399.06	43.24	60,021.27	50.69	50,000.00	42.23	(10,021.27)

Report Criteria PHA: 1 Project: '02'

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

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: 1184 - U/M Year: 1776

Fiscal Year End Date: 3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Management Fee Expense - AMP	1	02	4190.21	5	8,534.24	57.66	68,691.68	58.02	70,666.64	59.68	1,974.96
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	10.00	11,840.00	10.00	13,328.00	11.26	1,488.00
AMP Bookkeeping Fees	1	02	4190.23	5	1,072.50	7.25	8,632.50	7.29	9,000.00	7.60	367.50
IT Fees - COCC	1	02	4190.24	5	296.00	2.00	2,368.00	2.00	2,664.00	2.25	296.00
Total Administrative Expense					45,516.33	307.54	316,525.25	267.34	367,356.96	310.27	50,831.71
Tenant Services											
Tenant Services - Salaries	1	02	4210	5	674.81	4.56	5,535.93	4.68	9,333.28	7.88	3,797.35
Ten Services - Recreation, Pubs, Other	1	02	4220	5	0.00	0.00	2,698.77	2.28	4,666.64	3.94	1,967.87
Total Tenant Services					674.81	4.56	8,234.70	6.96	13,999.92	11.82	5,765.22
Utilities Expense											
Water	1	02	4310	5	205.06	1.39	1,381.90	1.17	2,328.00	1.97	946.10
Electricity	1	02	4320	5	1,324.62	8.95	7,957.10	6.72	10,000.00	8.45	2,042.90
Gas	1	02	4330	5	115.58	0.78	2,231.68	1.88	2,200.00	1.86	(31.68)
4150.2-MILEAGE REIMBURSEMENT	1	02	4330.2	5	0.00	0.00	0.00	0.00	666.64	0.56	666.64
Other Utility Expense - Sewer	1	02	4390	5	37.82	0.26	405.94	0.34	666.64	0.56	260.70
Total Utilities Expense					1,683.08	11.37	11,976.62	10.12	15,861.28	13.40	3,884.66
Ordinary Maintenance and Operation											
Labor	1	02	4410	5	8,578.74	57.96	51,940.07	43.87	50,000.00	42.23	(1,940.07)
Materials	1	02	4420	5	8,198.69	55.40	33,936.06	28.66	53,328.00	45.04	19,391.94
Contract Costs	1	02	4430	5	0.00	0.00	0.00	0.00	1,328.00	1.12	1,328.00
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	2,214.00	14.96	7,164.00	6.05	8,000.00	6.76	836.00
Contract Costs-Other Repairs	1	02	4430.03	5	6,970.00	47.09	24,933.00	21.06	20,000.00	16.89	(4,933.00)
Contract Costs-Maint Cell Phone	1	02	4430.04	5	16.58	0.11	132.92	0.11	266.64	0.23	133.72
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	52.47	0.35	477.24	0.40	4,000.00	3.38	3,522.76
Contract Costs-Maintenance	1	02	4430.09	5	1,569.75	10.61	5,774.18	4.88	34,000.00	28.72	28,225.82
Contract Costs-Other	1	02	4430.13	5	9,850.00	66.55	21,139.00	17.85	664.00	0.56	(20,475.00)
Contract Costs-Heating & Cooling Contract	1	02	4430.17	5	625.00	4.22	10,472.00	8.84	8,000.00	6.76	(2,472.00)
Contract Costs-Landscape & Ground	1	02	4430.19	5	2,600.00	17.57	26,375.00	22.28	33,333.28	28.15	6,958.28
Contract Costs-Unit Turnaround	1	02	4430.20	5	3,990.00	26.96	21,945.00	18.53	20,000.00	16.89	(1,945.00)
Contact Costs-Electrical Contracts	1	02	4430.21	5	4,460.00	30.14	(1,440.00)	(1.22)	3,328.00	2.81	4,768.00
Contact Costs-Plumbing Contracts	1	02	4430.22	5	750.00	5.07	1,500.00	1.27	13,280.00	11.22	11,780.00
Connect/Disconnect Fees	1	02	4430.4	5	15.00	0.10	325.00	0.27	1,000.00	0.84	675.00
Garbage and Trash Collection	1	02	4431	5	103.28	0.70	2,502.34	2.11	2,333.28	1.97	(169.06)
Emp Benefit Cont - Maintenance	1	02	4433	5	3,236.32	21.87	21,092.94	17.82	26,000.00	21.96	4,907.06
Total Ordinary Maintenance and Operation					53,229.83	359.66	228,268.75	192.79	278,861.20	235.52	50,592.45
Protective Services											
Protective Services - Contract Costs	1	02	4480	5	4,151.24	28.05	24,005.24	20.27	23,328.00	19.70	(677.24)

Report Criteria PHA: 1 Project: '02'

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

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: 1184 - U/M Year: 1776

Fiscal Year End Date: 3/31/2025		ACCOUNT	1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Total Protective Services			4,151.24	28.05	24,005.24	20.27	23,328.00	19.70	(677.24)
General Expense									
Insurance -Property (Fire & EC)	1	02 4510.01 5	8,462.44	57.18	21,630.78	18.27	14,664.00	12.39	(6,966.78)
Insurance - General Liability	1	02 4510.02 5	110.00	0.74	330.00	0.28	333.28	0.28	3.28
Insurance - Automobile	1	02 4510.03 5	728.81	4.92	2,085.35	1.76	1,866.64	1.58	(218.71)
Insurance - Workman's Comp	1	02 4510.04 5	468.76	3.17	2,187.48	1.85	2,200.00	1.86	12.52
Insurance - Fidelity Bond	1	02 4510.09 5	181.64	1.23	542.92	0.46	690.00	0.58	147.08
Insurance - Windstorm	1	02 4510.15 5	9,749.57	65.88	72,350.76	61.11	53,333.28	45.05	(19,017.48)
Payments in Lieu of Taxes	1	02 4520 5	2,500.00	16.89	20,000.00	16.89	20,000.00	16.89	0.00
PROPERTY TAXES	1	02 4520.1 5	0.00	0.00	50.58	0.04	50.00	0.04	(0.58)
Emp Benefit Cont-Unemployment	1	02 4540.8 5	0.00	0.00	2,160.00	1.82	0.00	0.00	(2,160.00)
Collection Losses	1	02 4570 5	0.00	0.00	7,079.00	5.98	3,333.28	2.82	(3,745.72)
Total General Expense			22,201.22	150.01	128,416.87	108.46	96,470.48	81.48	(31,946.39)
Other Expenditures									
Property Better & Add-Contract Costs	1	02 7540.4 5	0.00	0.00	189,450.00	160.01	200,000.00	168.92	10,550.00
Operating Exp For Property - Contra	1	02 7590 5	0.00	0.00	(189,450.00)	(160.01)	(200,000.00)	(168.92)	(10,550.00)
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses			(127,456.51)	(861.19)	(717,427.43)	(605.94)	(795,877.84)	(672.19)	78,450.41
Total Net Income (Loss)			(13,617.39)	(92.05)	17,183.99	14.51	96.72	0.07	17,087.27

Report Criteria PHA: 1 Project: '02'

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

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: 1600 - U/M Year: 2400

Fiscal Year End Date: 3/31/2025					ACCOUNT	1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Rental Income												
Dwelling Rental	1	03	3110	5		35,852.00	179.26	275,946.00	172.47	203,328.00	127.08	72,618.00
Total Rental Income						35,852.00	179.26	275,946.00	172.47	203,328.00	127.08	72,618.00
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5		3,086.79	15.43	24,606.95	15.38	24,328.00	15.21	278.95
Other Income-Tenants	1	03	3690	5		4,771.00	23.86	38,842.00	24.28	33,328.00	20.83	5,514.00
Other Income - Misc Other Revenue	1	03	3690.1	5		0.00	0.00	0.00	0.00	3,424.00	2.14	(3,424.00)
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5		0.00	0.00	0.00	0.00	366.64	0.23	(366.64)
Other Income - OP Trans In From CFP	1	03	3690.99	5		0.00	0.00	133,393.20	83.37	86,576.00	54.11	46,817.20
Total Other Income						7,857.79	39.29	196,842.15	123.03	148,022.64	92.51	48,819.51
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0		118,345.33	591.73	619,746.32	387.34	655,720.00	409.83	(35,973.68)
Total Other Receipts						118,345.33	591.73	619,746.32	387.34	655,720.00	409.82	(35,973.68)
Total Revenue						162,055.12	810.28	1,092,534.47	682.83	1,007,070.64	629.42	85,463.83
Administrative Expense												
Nontechnical Salaries	1	03	4110	5		24,803.44	124.02	124,870.33	78.04	126,066.64	78.79	1,196.31
Legal Expense	1	03	4130	5		0.00	0.00	4,522.75	2.83	2,666.64	1.67	(1,856.11)
Staff Training	1	03	4140	5		0.00	0.00	680.34	0.43	1,328.00	0.83	647.66
Travel	1	03	4150	5		1,455.98	7.28	3,215.00	2.01	1,328.00	0.83	(1,887.00)
Travel-Mileage Reimbursement	1	03	4150.2	5		0.00	0.00	335.42	0.21	664.00	0.42	328.58
Audit Fees	1	03	4171	5		7,478.10	37.39	7,478.10	4.67	6,666.64	4.17	(811.46)
Employee Benefits Cont - Admin	1	03	4182	5		7,465.76	37.33	39,641.15	24.78	52,666.64	32.92	13,025.49
Sundry	1	03	4190	5		0.00	0.00	112.83	0.07	2,000.00	1.25	1,887.17
Postage/FedEx/UPS	1	03	4190.03	5		92.00	0.46	771.78	0.48	2,000.00	1.25	1,228.22
Advertising and Marketing	1	03	4190.08	5		0.00	0.00	0.00	0.00	2,000.00	1.25	2,000.00
Publications	1	03	4190.11	5		0.00	0.00	2,130.00	1.33	3,333.28	2.08	1,203.28
Membership Dues and Fees	1	03	4190.12	5		708.26	3.54	1,508.91	0.94	1,664.00	1.04	155.09
Telephone/Cell Phone/Internet	1	03	4190.13	5		10,020.58	50.10	74,363.68	46.48	83,328.00	52.08	8,964.32
Rental of Warehouse Space	1	03	4190.14	5		864.00	4.32	6,912.00	4.32	6,912.00	4.32	0.00
Forms & Office Supplies	1	03	4190.17	5		0.00	0.00	16,200.33	10.13	10,000.00	6.25	(6,200.33)
Other Sundry Expense	1	03	4190.18	5		153.09	0.77	1,332.28	0.83	1,720.00	1.08	387.72
Administrative Contact Costs	1	03	4190.19	5		4,999.94	25.00	61,381.16	38.36	63,328.00	39.58	1,946.84
Management Fee Expense - AMP	1	03	4190.21	5		11,518.24	57.59	92,504.00	57.81	96,666.64	60.42	4,162.64
Asset Management Fee - AMP	1	03	4190.22	5		2,000.00	10.00	16,000.00	10.00	16,000.00	10.00	0.00

Report Criteria PHA: 1 Project: '03'

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

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: 1600 - U/M Year: 2400

Fiscal Year End Date: 3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
AMP Bookkeeping Fees	1	03	4190.23	5	1,447.50	7.24	11,625.00	7.27	12,000.00	7.50	375.00
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	3,200.00	2.00	3,200.00	2.00	0.00
Total Administrative Expense					73,406.89	367.03	468,785.06	292.99	495,538.48	309.71	26,753.42
Tenant Services											
Tenant Services - Salaries	1	03	4210	5	786.81	3.93	6,456.74	4.04	10,000.00	6.25	3,543.26
Ten Services - Recreation, Pubs, Other	1	03	4220	5	726.81	3.63	3,224.72	2.02	5,333.28	3.33	2,108.56
Total Tenant Services					1,513.62	7.57	9,681.46	6.05	15,333.28	9.58	5,651.82
Utilities Expense											
Water	1	03	4310	5	162.76	0.81	2,307.20	1.44	5,333.28	3.33	3,026.08
Electricity	1	03	4320	5	2,160.21	10.80	12,674.98	7.92	14,000.00	8.75	1,325.02
Gas	1	03	4330	5	243.22	1.22	1,576.21	0.99	1,333.28	0.83	(242.93)
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	333.28	0.21	333.28
Other Utility Expense - Sewer	1	03	4390	5	32.13	0.16	255.86	0.16	1,333.28	0.83	1,077.42
Total Utilities Expense					2,598.32	12.99	16,814.25	10.51	22,333.12	13.96	5,518.87
Ordinary Maintenance and Operation											
Labor	1	03	4410	5	7,740.88	38.70	36,884.50	23.05	78,000.00	48.75	41,115.50
Materials	1	03	4420	5	612.18	3.06	10,516.34	6.57	46,666.64	29.17	36,150.30
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	1,328.00	0.83	1,328.00
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	1,125.00	5.63	9,550.00	5.97	13,328.00	8.33	3,778.00
Contract Costs-Other Repairs	1	03	4430.03	5	2,545.00	12.73	3,570.00	2.23	20,000.00	12.50	16,430.00
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.10	0.11	177.23	0.11	666.64	0.42	489.41
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	52.47	0.26	801.20	0.50	3,328.00	2.08	2,526.80
Contract Costs-Maintenance	1	03	4430.09	5	2,364.15	11.82	25,707.69	16.07	10,000.00	6.25	(15,707.69)
Contract Costs-Other	1	03	4430.13	5	735.00	3.68	7,638.00	4.77	16,664.00	10.42	9,026.00
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	5,800.00	29.00	10,681.55	6.68	13,328.00	8.33	2,646.45
Contract Costs-Landscape & Ground	1	03	4430.19	5	4,350.00	21.75	26,738.00	16.71	30,312.00	18.95	3,574.00
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	19.95	23,895.00	14.93	16,666.64	10.42	(7,228.36)
Contract Costs-Electrical Contracts	1	03	4430.21	5	0.00	0.00	(29,210.00)	(18.26)	13,328.00	8.33	42,538.00
Contract Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	14,550.00	9.09	6,664.00	4.17	(7,886.00)
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	328.00	0.21	328.00
Connect/Disconnect Fees	1	03	4430.4	5	0.00	0.00	270.00	0.17	1,333.28	0.83	1,063.28
Garbage and Trash Collection	1	03	4431	5	173.56	0.87	1,409.93	0.88	4,000.00	2.50	2,590.07
Emp Benefit Cont - Maintenance	1	03	4433	5	1,610.26	8.05	16,337.52	10.21	29,333.28	18.33	12,995.76
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	468.64	0.29	468.64
Total Ordinary Maintenance and Operation					31,120.60	155.60	159,516.96	99.70	305,743.12	191.09	146,226.16
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	8,986.61	44.93	37,583.26	23.49	33,328.00	20.83	(4,255.26)

Report Criteria PHA: 1 Project: '03'

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

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: 1600 - U/M Year: 2400

Fiscal Year End Date: 3/31/2025					ACCOUNT	1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Budget P.U.M	Variance
Total Protective Services						8,986.61	44.93	37,583.26	23.49	33,328.00	20.83	(4,255.26)
General Expense												
Insurance -Property (Fire & EC)					1 03 4510.01 5	10,275.82	51.38	26,271.32	16.42	16,664.00	10.42	(9,607.32)
Insurance - General Liability					1 03 4510.02 5	165.00	0.83	495.00	0.31	1,266.64	0.79	771.64
Insurance - Automobile					1 03 4510.03 5	982.31	4.91	2,810.69	1.76	2,666.64	1.67	(144.05)
Insurance - Workman's Comp					1 03 4510.04 5	791.03	3.96	3,691.37	2.31	4,933.28	3.08	1,241.91
Insurance - Fidelity Bond					1 03 4510.09 5	306.53	1.53	916.19	0.57	1,000.00	0.63	83.81
Insurance - Windstorm					1 03 4510.15 5	12,846.25	64.23	103,708.93	64.82	80,000.00	50.00	(23,708.93)
Payments in Lieu of Taxes					1 03 4520 5	2,916.66	14.58	23,333.28	14.58	23,333.28	14.58	0.00
PROPERTY TAXES					1 03 4520.1 5	0.00	0.00	67.43	0.04	66.64	0.04	(0.79)
Collection Losses					1 03 4570 5	352.00	1.76	4,342.41	2.71	4,800.00	3.00	457.59
Total General Expense						28,635.60	143.18	165,636.62	103.52	134,730.48	84.21	(30,906.14)
Other Expenditures												
Property Better & Add-Contract Costs					1 03 7540.4 5	31,350.00	156.75	134,300.00	83.94	333,328.00	208.33	199,028.00
Operating Exp For Property - Contra					1 03 7590 5	(31,350.00)	(156.75)	(134,300.00)	(83.94)	(333,328.00)	(208.33)	(199,028.00)
Total Other Expenditures						0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses						(146,261.64)	(731.31)	(858,017.61)	(536.26)	(1,007,006.48)	(629.38)	148,988.87
Total Net Income (Loss)						15,793.48	78.97	234,516.86	146.57	64.16	0.02	234,452.70

Report Criteria PHA: 1 Project: '03'

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

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: 88 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	3	01	3110	5	4,400.00	550.00	35,200.00	550.00	32,000.00	3,200.00	10.00 %	
Total Rental Income					4,400.00	550.00	35,200.00	550.00	32,000.00	3,200.00	10.00 %	
Other Income												
Interest Earned on Gen Fund Investments	3	01	3610	5	225.67	28.21	1,877.73	29.34	1,666.64	211.09	12.67 %	
Other Income-Tenants	3	01	3690	5	150.00	18.75	1,275.00	19.92	333.28	941.72	282.56 %	
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	66.60	1.04	0.00	66.60	100.00 %	
Total Other Income					375.67	46.96	3,219.33	50.30	1,999.92	1,219.41	60.97 %	
Total Revenue					4,775.67	596.96	38,419.33	600.30	33,999.92	4,419.41	13.00 %	
Administrative Expense												
Nontechnical Salaries	3	01	4110	5	365.62	45.70	1,976.71	30.89	3,328.00	1,351.29	40.60 %	
Legal Expense	3	01	4130	5	0.00	0.00	5,050.25	78.91	262.64	(4,787.61)	-1822.88 %	
Audit Fees	3	01	4171	5	893.51	111.69	893.51	13.96	2,000.00	1,106.49	55.32 %	
Employee Benefits Cont - Admin	3	01	4182	5	26.92	3.37	143.68	2.25	0.00	(143.68)	-100.00 %	
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	2,911.00	2,911.00	100.00 %	
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	166.64	166.64	100.00 %	
Publications	3	01	4190.11	5	0.00	0.00	127.80	2.00	133.28	5.48	4.11 %	
Forms & Office Supplies	3	01	4190.17	5	0.00	0.00	705.00	11.02	0.00	(705.00)	-100.00 %	
Other Sundry Expense	3	01	4190.18	5	3,304.93	413.12	7,060.97	110.33	6,500.00	(560.97)	-8.63 %	
Total Administrative Expense					4,590.98	573.87	15,957.92	249.34	15,301.56	(656.36)	-4.29 %	
Tenant Services												
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	185.68	2.90	0.00	(185.68)	-100.00 %	
Total Tenant Services					0.00	0.00	185.68	2.90	0.00	(185.68)	-100.00 %	
Utilities Expense												
Water	3	01	4310	5	27.98	3.50	204.62	3.20	284.00	79.38	27.95 %	
Other Utility Expense - Sewer	3	01	4390	5	44.69	5.59	340.85	5.33	520.00	179.15	34.45 %	
Total Utilities Expense					72.67	9.08	545.47	8.52	804.00	258.53	32.16 %	
Ordinary Maintenance and Operation												
Labor	3	01	4410	5	38.10	4.76	38.10	0.60	2,336.00	2,297.90	98.37 %	
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %	
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	693.00	10.83	533.28	(159.72)	-29.95 %	
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	4,333.28	4,333.28	100.00 %	
Contract Costs-Other	3	01	4430.13	5	115.00	14.38	265.00	4.14	2,664.00	2,399.00	90.05 %	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	2,666.64	2,666.64	100.00 %	
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	20.00	20.00	100.00 %	

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

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 U/M Month: 11 - U/M YTD: 88 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended November 30, 2024	PUM	8 Month(s) Ended November 30, 2024	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	671.58	10.49	866.64	195.06	22.51 %
Emp Benefit Cont - Maintenance	3	01	4433	5	2.91	0.36	2.91	0.05	0.00	(2.91)	-100.00 %
Total Ordinary Maintenance and Operation					350.95	43.87	1,670.59	26.10	14,753.12	13,082.53	88.68 %
General Expense											
Insurance -Property (Fire & EC)	3	01	4510.01	5	1,511.15	188.89	3,855.45	60.24	2,133.28	(1,722.17)	-80.73 %
Insurance - General Liability	3	01	4510.02	5	16.50	2.06	49.50	0.77	80.00	30.50	38.12 %
Insurance - Windstorm	3	01	4510.15	5	1,404.00	175.50	9,290.42	145.16	2,000.00	(7,290.42)	-364.52 %
Total General Expense					2,931.65	366.46	13,195.37	206.18	4,213.28	(8,982.09)	-213.19 %
Other Expenditures											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(30,000.00)	(30,000.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(7,946.25)	(993.28)	(31,555.03)	(493.05)	(35,071.96)	3,516.93	10.03 %
Net Income (Loss)					(3,170.58)	(396.33)	6,864.30	107.25	(1,072.04)	7,936.34	3538.71 %

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

Housing Authority of the City of Harlingen

Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance
Revenue						
Operating Income						
Administrative Fees Earned	7 01 3112 5		72,287.00	484,267.00	478,158.00	6,109.00
Interest Income HA Portion	7 01 3300 5		255.64	2,414.16	3,200.00	(785.84)
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	4,721.50	4,916.64	(195.14)
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	333.28	(333.28)
Portable Admin Fees Earned	7 01 3300.P 5		238.04	1,613.01	17,104.00	(15,490.99)
Other Income	7 01 3690 5		0.00	448.00	70.00	378.00
HAP Earned Income	7 01 4902 5		521,871.00	3,980,578.36	3,589,632.00	390,946.36
Total Operating Income			594,651.68	4,474,042.03	4,093,413.92	380,628.11
Total Revenue			594,651.68	4,474,042.03	4,093,413.92	380,628.11
Expenses						
Administrative Expense						
Nontechnical Salaries	7 01 4110 5		23,514.07	129,414.52	104,666.64	(24,747.88)
Legal Expense	7 01 4130 5		0.00	0.00	3,333.28	3,333.28
STAFF TRAINING	7 01 4140 5		0.00	2,192.86	10,000.00	7,807.14
Travel	7 01 4150 5		641.20	5,954.09	10,000.00	4,045.91
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	187.13	2,000.00	1,812.87
Audit Fees	7 01 4171 5		695.93	695.93	3,333.28	2,637.35
Office Rent & Utilities	7 01 4180 5		0.00	7,476.00	8,824.00	1,348.00
Employee Benefits Cont - Admin	7 01 4182 5		7,883.83	55,367.34	36,666.64	(18,700.70)
Sundry	7 01 4190 5		0.00	112.83	6,666.64	6,553.81
Postage/FedEx/UPS	7 01 4190.03 5		457.00	3,833.77	6,666.64	2,832.87
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	10,000.00	10,000.00
Publications	7 01 4190.11 5		0.00	3,557.10	6,666.64	3,109.54
Membership Dues and Fees	7 01 4190.12 5		0.00	168.40	3,333.28	3,164.88
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,608.13	13,056.31	20,000.00	6,943.69
Forms & Office Supplies	7 01 4190.17 5		888.60	8,649.45	16,811.28	8,161.83
Other Sundry Expense	7 01 4190.18 5		862.91	1,939.96	6,666.64	4,726.68
Administrative Contact Costs	7 01 4190.19 5		8,174.13	66,524.96	66,666.64	141.68
Asset Management Fee - AMP	7 01 4190.22 5		9,228.00	74,220.00	71,328.00	(2,892.00)
AMP Bookkeeping Fees	7 01 4190.23 5		5,767.50	46,387.50	44,580.00	(1,807.50)
Asset Management Fee - AMP	7 03 4190.22 5		888.00	7,128.00	8,352.00	1,224.00
AMP Bookkeeping Fees	7 03 4190.23 5		555.00	4,455.00	5,220.00	765.00
Total Administrative Expense			61,164.30	431,321.15	451,781.60	20,460.45
Operating Expenses						
Maintenance & Operating Sec 8	7 01 4400 5		0.00	7,459.03	16,666.64	9,207.61
Materials	7 01 4420 5		270.64	1,536.10	0.00	(1,536.10)
Vehicle Maintenance	7 01 4430.1 5		0.00	367.29	0.00	(367.29)
Total Operating Expenses			270.64	9,362.42	16,666.64	7,304.22
General Expense						
Insurance -Property (Fire & EC)	7 01 4510.01 5		0.00	12.22	0.00	(12.22)
Insurance - Automobile	7 01 4510.03 5		221.81	634.67	2,333.28	1,698.61
Insurance - Workman's Comp	7 01 4510.04 5		498.06	2,324.20	10,000.00	7,675.80
Insurance - Fidelity Bond	7 01 4510.09 5		192.99	576.85	0.00	(576.85)
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	1,333.28	1,333.28
Emp Benefit Cont-Unemployment	7 01 4540.8 5		0.00	3,249.90	0.00	(3,249.90)
Admin Fee - Paid for Portability	7 01 4590.P 5		50.86	451.94	1,666.64	1,214.70
Portability - Port In Deposits	7 01 4590.PID 5		(3,577.00)	(20,383.90)	0.00	20,383.90
Portability - Port In Expenses	7 01 4590.PIE 5		3,577.00	20,383.90	0.00	(20,383.90)
Portable Admin Fees Paid	7 03 4590.P 5		1,791.71	13,363.21	20,000.00	6,636.79
Portability - Port In Deposits	7 03 4590.PID 5		0.00	(2,290.00)	0.00	2,290.00
Portability - Port In Expenses	7 03 4590.PIE 5		0.00	2,290.00	0.00	(2,290.00)
Total General Expense			2,755.43	20,612.99	35,333.20	14,720.21
Other Expenditures						
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	33,333.28	33,333.28
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(33,333.28)	(33,333.28)
Total Other Expenditures			0.00	0.00	0.00	0.00

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: False

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance
Housing Assistance Payments						
HAP Payments - Rents	7 01	4715.1 5	461,467.00	3,664,337.39	3,221,260.00	(443,077.39)
HAP Payments - Utilities	7 01	4715.4 5	11,843.00	103,490.00	83,618.00	(19,872.00)
Fraud Recovery HUD	7 01	4715.8 5	0.00	(4,511.50)	2,666.64	7,178.14
HAP Portability	7 01	4715.P 5	(2,394.00)	(14,418.00)	18,666.64	33,084.64
HAP Payments - Port Out	7 01	4715.PO 5	1,101.00	9,272.00	7,333.28	(1,938.72)
HAP Payments - Rents	7 02	4715.1 5	3,513.00	28,163.00	33,333.28	5,170.28
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(66.64)	(66.64)
HAP Payments - Rent - VASH	7 03	4715.1 5	21,051.74	152,461.74	103,794.00	(48,667.74)
HAP Payments - Utilities - VASH	7 03	4715.4 5	211.00	1,615.00	1,333.28	(281.72)
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	666.64	666.64
HAP Payments - Port Out	7 03	4715.PO 5	14,327.00	99,907.00	106,666.64	6,759.64
HAP Payments - Rent - Home Owners	7 04	4715.1 5	463.00	3,758.00	0.00	(3,758.00)
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	26.64	26.64
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	5,931.00	14,064.18	10,000.00	(4,064.18)
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	250.00	456.00	333.28	(122.72)
Total Housing Assistance Payments			517,763.74	4,058,594.81	3,589,631.68	(468,963.13)
Total Expenses			(581,954.11)	(4,519,891.37)	(4,093,413.12)	(426,478.25)
Total Net Income (Loss)			12,697.57	(45,849.34)	0.80	(45,850.14)

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

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

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, JANUARY 15, 2025
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
DECEMBER 2024

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
51	33832	\$2,564.00
90	32202	\$18.00
Bonita Park Total		\$2,582.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
3	33004	\$3,843.00
Sunset Terrace Total		\$3,843.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
Le Moyne Gardens Total		\$0.00
Grand Total		\$6,425.00

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: 01/01/25

FOR THE MONTH OF DECEMBER 2024

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
51	33832	\$200.00	\$0.00	\$564.00	\$50.00	\$2,150.00	\$0.00	\$2,564.00	Abandoned non payment of rents, late fees, and sales and service fees

Rents due: October 2024 \$282.00 + November 2024 \$282.00 + Late fees: October 2024 \$25.00 + November 2024 \$25.00 + Sales and service fees: Cleaning of refrigerator \$50.00 + Cleaning of stove/oven \$50.00 + Trash and debris removal \$45.00 + Lock and key replacement \$55.00 + Storage Door Replacement/Contract \$1,950.00 = Amount due: \$2,764.00 - Security Deposit \$200.00 = \$2,564.00

90	32202	\$200.00	\$0.00	\$48.00	\$25.00	\$145.00	\$0.00	\$18.00	Vacated non payment of rents, late fee, and sales and service fees
----	-------	----------	--------	---------	---------	----------	--------	---------	---

Rent due: November 2024 \$4.00 + December 2024 \$44.00 + Late fee: December 2024 \$25.00 + Sales and service fees: Trash and debris removal \$45.00 + Cleaning of stove/oven \$50.00 + Cleaning of bathroom \$50.00 = Amount due: \$218.00 - Security Deposit \$200.00 = \$18.00

ST 3	33004	\$200.00	\$700.00	\$0.00	\$0.00	\$255.00	\$3,088.00	\$3,843.00	Eviction Retroactive balance due, sales & service fees and court costs
------	-------	----------	----------	--------	--------	----------	------------	------------	---

Retroactive rent due: \$700.00 + Sales and service fees: Change of locks \$55.00 + Cleaning of stove/oven \$ 50.00 + Cleaning of refrigerator \$50.00 + Cleaning of 2 bathrooms \$100.00 + Court costs: Attorney fee \$ 2,735.00 + Court cost \$146.00 + Writ of Possession \$207.00 = Amount due \$4,043.00 - Security deposit \$200.00= 3,843.00

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

	TOTALS	\$600.00	\$700.00	\$612.00	\$75.00	\$2,550.00	\$3,088.00	\$6,425.00	
--	---------------	----------	----------	----------	---------	------------	------------	------------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida Alonso

DATE: 01/01/25

FOR THE MONTH OF DECEMBER 2024

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									NO CHARGE OFFS

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

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

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

	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
--	---------------	--------	--------	--------	--------	--------	--------	--------	--

Resolution #1515

Operating Budgets for fiscal year 2025-2026

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

The enclosed budgets are balanced and include a 3% cost of living increase for all employees for the upcoming fiscal year.

PHA Board Resolution

Approving Operating Budget

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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

PHA Name: **Housing Authority of the City of Harlingen** PHA Code: **TX065**

PHA Fiscal Year Beginning **04/01/2025** Board Resolution Number: **1515**

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

	<u>DATE</u>
<input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:	01/15/2025
<input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:	
<input type="checkbox"/> Operating Budget revision approved by Board resolution on:	
<input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on:	

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

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Carlos Perez	Signature:	Date: 01/15/2025
--	------------	----------------------------

Housing Authority of the City of Harlingen

Operating Budget
HHA Low Rent
ADMINISTRATION BUILDING

Fiscal Year End Date:		3/31/2026		12 Month(s)		Ended		Diff
				March 31, 2026		March 31, 2025		
ACCOUNT								
Rental Income								
NON-DWELLING RENT	1	06	3190	5	26,386.00	26,386.00	0.00	
Total Rental Income					26,386.00	26,386.00	0.00	
Other Income								
Investment Income - Unrestricted	1	06	3610	5	12,760.00	12,760.00	0.00	
OTHER INCOME	1	06	3690	5	1,600.00	3,000.00	(1,400.00)	
Other Income - CFP Admin 50123	1	06	3690.28	5	0.00	39,780.00	(39,780.00)	
Other Income - CFP Admin 50124	1	06	3690.29		162,000.00	159,120.00	2,880.00	
Other Income - Management Fee - COCC	1	06	3690.2	5	394,536.00	394,536.00	0.00	
Other Income - Asset Management Fee - COCC	1	06	3690.3	5	58,800.00	58,800.00	0.00	
Other Income - Asset Management Fee - Sec 8	1	06	3690.3	5	106,992.00	106,992.00	0.00	
Other Income -Asset Mgmt-Fees Sec 8 Vash	1	06	3690.3	5	12,528.00	12,528.00	0.00	
Other Income - Bookkeeping Fee - COCC	1	06	3690.4	5	43,020.00	43,020.00	0.00	
Other Income - Bookkeeping Fee - Sec 8	1	06	3690.4	5	66,870.00	66,870.00	0.00	
Other Income - Bookkeeping fee - Sec 8 Vash	1	06	3690.4	5	7,830.00	7,830.00	0.00	
Other Income - sale of equip./insurance equity	1	06	3690.88	5	100.00	100.00	0.00	
IT Fees	1	06	3690.5	5	11,952.00	11,952.00	0.00	
Other income - Operating transfer in FLC	1	06	3690.21	5	0.00	0.00	0.00	
Other income - Operating transfer in AH	1	06	3690.22	5	12,000.00	12,000.00	0.00	
Total Other Income					890,988.00	929,288.00	(38,300.00)	
Total Revenue					917,374.00	955,674.00	(38,300.00)	
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	425,000.00	418,074.00	6,926.00	
Administrative Salaries - Comp Absences	1	06	4110.75	5	0.00	0.00	0.00	
LEGAL EXPENSE	1	06	4130	5	7,000.00	9,200.00	(2,200.00)	
STAFF TRAINING	1	06	4140	5	12,000.00	17,000.00	(5,000.00)	
TRAVEL	1	06	4150	5	25,000.00	25,000.00	0.00	
Travel-Mileage Reimbursement	1	06	4150.2	5	2,000.00	2,000.00	0.00	
Accounting Fees	1	06	4170	5	0.00	0.00	0.00	
Audit Fees	1	06	4171	5	2,000.00	7,000.00	(5,000.00)	
Employee Benefits Cont - Admin	1	06	4182	5	185,000.00	157,000.00	28,000.00	
SUNDRY	1	06	4190	5	3,000.00	3,000.00	0.00	
Postage/FedEx/UPS	1	06	4190.03	5	4,000.00	4,000.00	0.00	
Advertising and Marketing	1	06	4190.08	5	500.00	2,000.00	(1,500.00)	
PUBLICATIONS	1	06	4190.11	5	2,000.00	4,000.00	(2,000.00)	
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	1,000.00	1,000.00	0.00	
Telephone/Cell Phone/Internet	1	06	4190.13	5	38,000.00	38,000.00	0.00	
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	5,000.00	16,000.00	(11,000.00)	
Other Sundry Expense	1	06	4190.18	5	7,000.00	7,000.00	0.00	
Administrative Contract Costs	1	06	4190.19	5	95,000.00	118,000.00	(23,000.00)	
BOARD MEETING EXPENSE	1	06	4190.9	5	20,174.00	25,000.00	(4,826.00)	
Total Administrative Expense					833,674.00	853,274.00	(19,600.00)	
Tenant Services								
TENANT SERVICES - SALARIES	1	06	4210	5	0.00	0.00	0.00	
Employee Benefits Cont -Ten Svc	1	06	4222	5	0.00	0.00	0.00	
Total Tenant Services					0.00	0.00	0.00	
Utility Expense								
WATER	1	06	4310	5	500.00	400.00	100.00	
ELECTRICITY	1	06	4320	5	15,000.00	15,000.00	0.00	

OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	1,000.00	1,000.00	0.00
Total Utility Expense					16,500.00	16,400.00	100.00
Ordinary Maintenance & Operations							
LABOR - WAGES/SALARIES	1	06	4410	5	11,000.00	15,000.00	(4,000.00)
MATERIALS	1	06	4420	5	4,000.00	6,000.00	(2,000.00)
Contract Cots-Extermination/Pest Control	1	06	4430.01	5	2,300.00	1,500.00	800.00
Contract Costs-Maint Cell Phone	1	06	4430.04	5	0.00	0.00	0.00
Contract Costs - Other Repairs	1	06	4430.03	5	1,000.00	7,000.00	(6,000.00)
Contract Costs-Auto/Truck Maint/Repair	1	06	4430.08	5	1,200.00	5,000.00	(3,800.00)
Contact Costs-Heating & Cooling Contract	1	06	4430.17	5	5,000.00	8,000.00	(3,000.00)
Contract Costs - Other	1	06	4430.13	5	0.00	0.00	0.00
Contact Costs-Electrical Contracts	1	06	4430.21	5	1,000.00	5,000.00	(4,000.00)
Garbage and Trash Removal	1	06	4431	5	500.00	1,200.00	(700.00)
Emp Benefit Cont - Maintenance	1	06	4433	5	0.00	0.00	0.00
Total Ordinary Maintenance & Operations					26,000.00	48,700.00	(22,700.00)
Protective Services							
Protective Services - Contract Costs	1	06	4480	5	3,500.00	10,000.00	(6,500.00)
Total Protective Services					3,500.00	10,000.00	(6,500.00)
General Expense							
Insurance -Property (Fire & EC)	1	06	4510.01	5	4,000.00	3,000.00	1,000.00
Insurance - General Liability	1	06	4510.02	5	600.00	1,000.00	(400.00)
Insurance - Automobile	1	06	4510.03	5	2,000.00	1,800.00	200.00
Insurance - Workman's Comp	1	06	4510.04	5	5,000.00	5,000.00	0.00
Insurance - Fidelity Bond	1	06	4510.09	5	1,100.00	1,000.00	100.00
Insurance - Other	1	06	4510.15	5	25,000.00	15,000.00	10,000.00
Other General Expense	1	06	4590	5	0.00	0.00	0.00
Matland Property Taxes	1	06	4520.1	5	0.00	500.00	(500.00)
Total General Expense					37,700.00	27,300.00	10,400.00
Other Expenditures							
Property Better & Add-Contract Costs	1	06	7540.4	5	75,000.00	75,000.00	0.00
Operating Exp For Property - Contra	1	06	7590	5	(75,000.00)	(75,000.00)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					917,374.00	955,674.00	(38,300.00)
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating Budget

HHA Low Rent
Los Vecinos

Fiscal Year End Date:		3/31/2026		ACCOUNT		12 Month(s) Ended		
						March 31, 2026	March 31, 2025	Diff
Rental Income								
Dwelling Rental	1	01	3110	5		328,538.00	312,754.00	15,784.00
Nondwelling Rental	1	01	3190	5		0.00	0.00	0.00
Total Rental Income						328,538.00	312,754.00	15,784.00
Other Income								
Interest Earned on Gen Fund Investments	1	01	3610	5		15,000.00	15,000.00	0.00
Interest Income-Bank Statement	1	01	3610.01	5		20,000.00	0.00	20,000.00
Other Income-Tenants	1	01	3690	5		43,462.00	33,840.00	9,622.00
Other Income - Misc Other Revenue	1	01	3690.1	5		2,026.00	250.00	1,776.00
Other Income - Insurance Equity	1	01	3690.451	5		0.00	0.00	0.00
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5		600.00	600.00	0.00
Other Income - OP Trans in From CFP	1	01	3690.99	5		100,004.00	97,400.00	2,604.00
Total Other Income						181,092.00	147,090.00	34,002.00
Other Receipts								
Operating Subsidy - Current Year	1	01	8020	0		785,000.00	752,574.00	32,426.00
Total Other Receipts						785,000.00	752,574.00	32,426.00
Total Revenue						1,294,630.00	1,212,418.00	82,212.00
Administrative Expense								
Nontechnical Salaries	1	01	4110	5		118,000.00	111,000.00	7,000.00
Legal Expense	1	01	4130	5		3,000.00	3,000.00	0.00
Staff Training	1	01	4140	5		3,500.00	3,500.00	0.00
Travel	1	01	4150	5		3,500.00	3,500.00	0.00
Travel-Mileage Reimbursment	1	01	4150.2	5		500.00	500.00	0.00
Audit Fees	1	01	4171	5		7,550.00	7,550.00	0.00
Employee Benefits Cont - Admin	1	01	4182	5		46,521.96	40,000.00	6,521.96
Sundry	1	01	4190	5		1,000.00	1,000.00	0.00
Postage/FedEx/UPS	1	01	4190.03	5		2,000.00	2,000.00	0.00
Advertising and Marketing	1	01	4190.08	5		500.00	500.00	0.00
Tenant Tracker	1	01	4190.10	5		0.00	0.00	0.00
Publications	1	01	4190.11	5		2,500.00	4,000.00	(1,500.00)
Membership Dues and Fees	1	01	4190.12	5		2,000.00	2,000.00	0.00
Telephone/Cell Phones/Internet	1	01	4190.13	5		82,000.00	90,000.00	(8,000.00)
Rental of Warehouse Space	1	01	4190.14	5		10,368.00	10,368.00	0.00
Forms & Office Supplies	1	01	4190.17	5		10,000.00	10,000.00	0.00
Other Sundry Expense	1	01	4190.18	5		1,000.00	3,000.00	(2,000.00)
Administrative Contact Costs	1	01	4190.19	5		78,000.00	75,000.00	3,000.00
Management Fee Expense - AMP	1	01	4190.21	5		108,000.00	108,000.00	0.00
Asset Management Fee - AMP	1	01	4190.22	5		18,000.00	18,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	01	4190.23	5		14,000.00	14,000.00	0.00
IT Fees-COCC	1	01	4190.24	5		3,600.00	3,600.00	0.00
BOARD MEETING EXPENSES	1	01	4190.9	5		0.00	0.00	0.00
Total Administrative Expense						515,539.96	510,518.00	5,021.96
Tenant Services								
Tenant Services - Salaries	1	01	4210	5		15,000.00	13,000.00	2,000.00
Ten Services - Recreation, Pubs, Other	1	01	4220	5		8,000.00	8,000.00	0.00
Employee Benefits Cont -Ten Svc	1	01	4222	5		0.00	0.00	0.00
Total Tenant Services						23,000.00	21,000.00	2,000.00
Utility Expense								
Water	1	01	4310	5		1,500.00	1,500.00	0.00
Electricity	1	01	4320	5		15,000.00	15,000.00	0.00
Gas	1	01	4330	5		2,000.00	2,000.00	0.00

Other Utility Expense - Sewer	1	01	4390	5	1,500.00	1,500.00	0.00
Total Utility Expense					20,000.00	20,000.00	0.00
Ordinary Maintenance & Operations							
Labor	1	01	4410	5	68,062.04	82,000.00	(13,937.96)
Materials	1	01	4420	5	57,000.00	50,000.00	7,000.00
Contract Costs	1	01	4430	5	500.00	5,000.00	(4,500.00)
Contract Costs-Extermination/Pest Control	1	01	4430.01	5	10,000.00	11,000.00	(1,000.00)
Contract Costs-Other Repairs	1	01	4430.03	5	30,000.00	30,000.00	0.00
Contract Costs-Maint Cell Phone	1	01	4430.04	5	300.00	300.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	4,000.00	4,000.00	0.00
Contract Costs-Maintenance	1	01	4430.09	5	2,000.00	25,000.00	(23,000.00)
Contract Costs-Other	1	01	4430.13	5	53,514.00	10,000.00	43,514.00
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	6,000.00	7,000.00	(1,000.00)
Contract Costs-Landscape & Ground	1	01	4430.19	5	35,000.00	35,000.00	0.00
Contract Costs-Unit Turnaround	1	01	4430.20	5	39,150.00	20,000.00	19,150.00
Contact Costs-Electrical Contracts	1	01	4430.21	5	10,000.00	10,000.00	0.00
Contact Costs-Plumbing Contracts	1	01	4430.22	5	20,000.00	25,000.00	(5,000.00)
Contract Costs-Janitorial Contracts	1	01	4430.23	5	0.00	0.00	0.00
Connect/Disconnect Fees	1	01	4430.4	5	1,000.00	2,000.00	(1,000.00)
Garbage and Trash Collection	1	01	4431	5	3,000.00	8,000.00	(5,000.00)
Emp Benefit Cont - Maintenance	1	01	4433	5	33,000.00	35,000.00	(2,000.00)
Total Ordinary Maintenance & Operations					372,526.04	359,300.00	13,226.04
Protective Services							
Protective Services - Contract Costs	1	01	4480	5	55,000.00	80,000.00	(25,000.00)
Total Protective Services					55,000.00	80,000.00	(25,000.00)
General Expense							
Insurance -Property (Fire & EC)	1	01	4510.01	5	27,000.00	22,000.00	5,000.00
Insurance - General Liability	1	01	4510.02	5	600.00	600.00	0.00
Insurance - Automobile	1	01	4510.03	5	3,000.00	3,000.00	0.00
Insurance - Workman's Comp	1	01	4510.04	5	4,000.00	4,000.00	0.00
Insurance - Fidelity Bond	1	01	4510.09	5	1,100.00	1,100.00	0.00
Insurance - Other	1	01	4510.15	5	238,764.00	150,800.00	87,964.00
Payments in Lieu of Taxes	1	01	4520	5	29,000.00	35,000.00	(6,000.00)
Property Taxes	1	01	4520.1	5	100.00	100.00	0.00
Collection Losses	1	01	4570	5	5,000.00	5,000.00	0.00
Total General Expense					308,564.00	221,600.00	86,964.00
Other Expenditures							
Extraordinary Maint-Labor	1	01	4610.1	5	0.00	0.00	0.00
Extraordinary Maint-Materials	1	01	4610.2	5	0.00	0.00	0.00
Property Better & Add-Contract Co:	1	01	7540.4	5	550,000.00	550,000.00	0.00
Operating Exp For Property - Contra	1	01	7590	5	(550,000.00)	(550,000.00)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,294,630.00	1,212,418.00	82,212.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating Budget

HHA Low Rent

BONITA PARK

Fiscal Year End Date: 3/31/2025

Fiscal Year End Date: 3/31/2025					12 Month(s) Ended		
					March 31, 2026	March 31, 2025	Diff
ACCOUNT							
Rental Income							
Dwelling Rental	1	02	3110	5	381,000.00	352,389.00	28,611.00
Nondwelling Rental	1	02	3190	5	4,200.00	4,200.00	0.00
Total Rental Income					385,200.00	356,589.00	28,611.00
Other Income							
Interest Earned on Gen Fund Investments	1	02	3610	5	22,480.00	22,480.00	0.00
Interest Earned -Bank Statemet	1	02	3610.01	5	18,000.00	0.00	18,000.00
Other Income - Tenants	1	02	3690	5	39,000.00	35,705.00	3,295.00
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	0.00
Other Income - Insurance Equity	1	02	3690.451	5	314.00	314.00	0.00
Other Income - Gain/Loss on Sale of Equipment	1	02	3690.88	5	500.00	500.00	0.00
Other Income - OP Trans in From CFP	1	02	3690.99	5	100,044.00	97,402.00	2,642.00
Total Other Income					180,338.00	156,401.00	23,937.00
Other Receipts							
Operating Subsidy - Current Year	1	02	8020	0	740,000.00	681,000.00	59,000.00
Total Other Receipts					740,000.00	681,000.00	59,000.00
Total Revenue					1,305,538.00	1,193,990.00	111,548.00
Administrative Expense							
Nontechnical Salaries	1	02	4110	5	150,000.00	145,000.00	5,000.00
Legal Expense	1	02	4130	5	4,500.00	3,200.00	1,300.00
Staff Training	1	02	4140	5	3,500.00	3,500.00	0.00
Travel	1	02	4150	5	3,500.00	3,500.00	0.00
Travel-Mileage Reimbursement	1	02	4150.2	5	1,000.00	1,000.00	0.00
Audit Fees	1	02	4171	5	6,548.00	6,548.00	0.00
Employee Benefits Cont - Admin	1	02	4182	5	62,900.00	60,000.00	2,900.00
Sundry	1	02	4190	5	500.00	500.00	0.00
Postage/FedEx/UPS	1	02	4190.03	5	1,200.00	1,000.00	200.00
Advertising and Marketing	1	02	4190.08	5	3,332.00	3,332.00	0.00
Tenant Tracker	1	02	4190.10	5	0.00	0.00	0.00
Publications	1	02	4190.11	5	1,000.00	2,000.00	(1,000.00)
Membership Dues and Fees	1	02	4190.12	5	2,000.00	2,000.00	0.00
Telephone/Cell Phone/Internet	1	02	4190.13	5	100,000.00	90,000.00	10,000.00
Rental of Warehouse Space	1	02	4190.14	5	0.00	0.00	0.00
Forms & Office Supplies	1	02	4190.17	5	16,000.00	8,000.00	8,000.00
Other Sundrv Expense	1	02	4190.18	5	3,000.00	3,000.00	0.00
Administrative Contact Costs	1	02	4190.19	5	87,000.00	75,000.00	12,000.00
Management Fee Expense - AMP	1	02	4190.21	5	107,000.00	106,000.00	1,000.00
Asset Management Fee - AMP	1	02	4190.22	5	20,000.00	20,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	02	4190.23	5	13,500.00	13,500.00	0.00
IT Fees - COCC	1	02	4190.24	5	4,000.00	4,000.00	0.00
Mileage reimbursement	1	02	4330.2	5	1,000.00	1,000.00	0.00
Total Administrative Expense					591,480.00	552,080.00	39,400.00

Tenant Services

Tenant Services - Salaries	1	02	4210	5	15,000.00	14,000.00	1,000.00
Ten Services - Recreation, Pubs, Other	1	02	4220	5	10,000.00	7,000.00	3,000.00
Employee Benefits Cont -Ten Svc	1	02	4222	5	0.00	0.00	0.00
Total Tenant Services					25,000.00	21,000.00	4,000.00

Utility Expense

Water	1	02	4310	5	3,200.00	3,500.00	(300.00)
Electricity	1	02	4320	5	15,000.00	15,000.00	0.00
Gas	1	02	4330	5	3,300.00	3,300.00	0.00
Other Utility Expense - Sewer	1	02	4390	5	1,000.00	1,000.00	0.00
Total Utility Expense					22,500.00	22,800.00	(300.00)

Ordinary Maintenance & Operations

Labor	1	02	4410	5	85,000.00	75,000.00	10,000.00
Materials	1	02	4420	5	80,000.00	80,000.00	0.00
Contract Costs	1	02	4430	5	2,000.00	2,000.00	0.00
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	12,000.00	12,000.00	0.00
Contract Costs-Other Repairs	1	02	4430.03	5	25,000.00	30,000.00	(5,000.00)
Contract Costs-Maint Cell Phone	1	02	4430.04	5	400.00	400.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	6,000.00	6,000.00	0.00
Contract Costs-Maintenance	1	02	4430.09	5	51,000.00	51,000.00	0.00
Contract Costs-Other	1	02	4430.13	5	1,000.00	1,000.00	0.00
Contact Costs-Heating & Cooling Contract	1	02	4430.17	5	25,000.00	12,000.00	13,000.00
Contract Costs-Landscape & Ground	1	02	4430.19	5	55,000.00	50,000.00	5,000.00
Contract Costs-Unit Turnaround	1	02	4430.20	5	30,000.00	30,000.00	0.00
Contract Costs-Electrical Contracts	1	02	4430.21	5	5,848.00	5,000.00	848.00
Contact Costs-Plumbing Contracts	1	02	4430.22	5	16,000.00	20,000.00	(4,000.00)
Contract Costs-Janitorial Contracts	1	02	4430.23	5	0.00	0.00	0.00
Connect/Disconnect Fees	1	02	4430.4	5	1,000.00	1,500.00	(500.00)
Garbage and Trash Collection	1	02	4431	5	3,500.00	3,500.00	0.00
Emp Benefit Cont - Maintenance	1	02	4433	5	42,000.00	39,000.00	3,000.00
Total Ordinary Maintenance & Operations					440,748.00	418,400.00	22,348.00

Protective Services

Protective Services - Contract Costs	1	02	4480	5	40,000.00	35,000.00	5,000.00
Total Protective Services					40,000.00	35,000.00	5,000.00

General Expense

Insurance -Property (Fire & EC)	1	02	4510.01	5	26,000.00	22,000.00	4,000.00
Insurance - General Liability	1	02	4510.02	5	600.00	500.00	100.00
Insurance - Automobile	1	02	4510.03	5	2,800.00	2,800.00	0.00
Insurance - Workman's Comp	1	02	4510.04	5	3,300.00	3,300.00	0.00
Insurance - Fidelity Bond	1	02	4510.09	5	1,035.00	1,035.00	0.00
Insurance - Other	1	02	4510.15	5	115,000.00	80,000.00	35,000.00
Payments in Lieu of Taxes	1	02	4520	5	32,000.00	30,000.00	2,000.00
PROPERTY TAXES	1	02	4520.1	5	75.00	75.00	0.00
Collection Losses	1	02	4570	5	5,000.00	5,000.00	0.00
Other General Expense	1	02	4590	5	0.00	0.00	0.00
Total General Expense					185,810.00	144,710.00	41,100.00

Other Expenditures

Replacement Of Non-Expend Equipment	1	02	7520	5			
Property Better & Add-Contract Costs	1	02	7540.4	5	300,000.00	300,000.00	0.00
Operating Exp For Property - Contra	1	02	7590	5	(300,000.00)	(300,000.00)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,305,538.00	1,193,990.00	111,548.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen

Operating BudgetHHA Low Rent
LE MOYNE GARDENS

Fiscal Year End Date: 3/31/2026

Fiscal Year End Date:		3/31/2026		12 Month(s) Ended			
				March 31, 2026	March 31, 2025	Diff	
ACCOUNT							
Rental Income							
Dwelling Rental	1	03	3110	5	408,820.00	305,000.00	103,820.00
Nondwelling Rental	1	03	3190	5	0.00	0.00	0.00
Total Rental Income					408,820.00	305,000.00	103,820.00
Other Income							
Interest Earned on Gen Fund Investments	1	03	3610	5	36,500.00	36,500.00	0.00
Other Income-Tenants	1	03	3690	5	58,000.00	50,000.00	8,000.00
Other Income - Misc Other Revenue	1	03	3690.1	5	5,135.00	5,135.00	0.00
Other Income - Insurance Equity	1	03	3690.4515		0.00	0.00	0.00
Other Income - Gain/Loss on Sale of Equip	1	03	3690.88	5	550.00	550.00	0.00
Other Income - OP Trans in From CFP	1	03	3690.99	5	129,869.00	129,869.00	0.00
Total Other Income					230,054.00	222,054.00	8,000.00
Other Receipts							
Operating Subsidy - Current Year	1	03	8020	0	983,580.00	983,580.00	0.00
Total Other Receipts					983,580.00	983,580.00	0.00
Total Revenue					1,622,454.00	1,510,634.00	111,820.00
Administrative Expense							
Nontechnical Salaries	1	03	4110	5	200,000.00	189,100.00	10,900.00
Legal Expense	1	03	4130	5	5,000.00	4,000.00	1,000.00
Staff Training	1	03	4140	5	2,000.00	2,000.00	0.00
Travel	1	03	4150	5	2,000.00	2,000.00	0.00
Travel-Mileage Reimbursement	1	03	4150.2	5	1,000.00	1,000.00	0.00
Audit Fees	1	03	4171	5	10,000.00	10,000.00	0.00
Employee Benefits Cont - Admin	1	03	4182	5	84,000.00	79,000.00	5,000.00
Sundry	1	03	4190	5	3,000.00	3,000.00	0.00
Postage/FedEx/UPS	1	03	4190.03	5	3,000.00	3,000.00	0.00
Advertising and Marketing	1	03	4190.08	5	3,000.00	3,000.00	0.00
Tenant Tracker	1	03	4190.10	5	0.00	0.00	0.00
Publications	1	03	4190.11	5	5,000.00	5,000.00	0.00
Membership Dues and Fees	1	03	4190.12	5	2,500.00	2,500.00	0.00
Telephone/Cell Phone/Internet	1	03	4190.13	5	125,000.00	125,000.00	0.00
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	10,368.00	0.00
Forms & Office Supplies	1	03	4190.17	5	20,000.00	15,000.00	5,000.00
Other Sundry Expense	1	03	4190.18	5	2,591.00	2,591.00	0.00
Administrative Contact Costs	1	03	4190.19	5	100,000.00	95,000.00	5,000.00
Management Fee Expense - AMP	1	03	4190.21	5	145,000.00	145,000.00	0.00
Asset Management Fee - AMP	1	03	4190.22	5	24,000.00	24,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	03	4190.23	5	18,000.00	18,000.00	0.00
IT Fees - COCC	1	03	4190.24	5	4,800.00	4,800.00	0.00
Mileage Reimbursement	1	03	4190.9	5	500.00	500.00	0.00
Total Administrative Expense					770,759.00	743,859.00	26,900.00

Tenant Services

Tenant Services - Salaries	1	03	4210	5	15,000.00	15,000.00	0.00
Ten Services - Recreation, Pubs, Other	1	03	4220	5	8,000.00	8,000.00	0.00
Employee Benefits Cont -Ten Svc	1	03	4222	5	0.00	0.00	0.00
Total Tenant Services					23,000.00	23,000.00	0.00

Utility Expense

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

Ordinary Maintenance & Operations

Labor	1	03	4410	5	117,000.00	117,000.00	0.00
Materials	1	03	4420	5	70,000.00	70,000.00	0.00
Contract Costs	1	03	4430	5	2,000.00	2,000.00	0.00
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	20,000.00	20,000.00	0.00
Contract Costs-Other Repairs	1	03	4430.03	5	20,000.00	30,000.00	(10,000.00)
Contract Costs-Maint Cell Phone	1	03	4430.04	5	1,000.00	1,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	5,000.00	5,000.00	0.00
Contract Costs-Maintenance	1	03	4430.09	5	15,000.00	15,000.00	0.00
Contract Costs-Other	1	03	4430.13	5	20,000.00	25,000.00	(5,000.00)
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	30,000.00	20,000.00	10,000.00
Contract Costs-Landscape & Ground	1	03	4430.19	5	54,392.00	45,472.00	8,920.00
Contract Costs-Unit Turnaround	1	03	4430.20	5	50,000.00	25,000.00	25,000.00
Contact Costs-Electrical Contracts	1	03	4430.21	5	30,000.00	20,000.00	10,000.00
Contact Costs-Plumbing Contracts	1	03	4430.22	5	20,000.00	10,000.00	10,000.00
Contract Costs-Janitorial Contracts	1	03	4430.23	5	500.00	500.00	0.00
Connect/Disconnect Fees	1	03	4430.4	5	2,000.00	2,000.00	0.00
Garbage and Trash Collection	1	03	4431	5	6,000.00	6,000.00	0.00
Emp Benefit Cont - Maintenance	1	03	4433	5	44,000.00	44,000.00	0.00
Emp Benefit Cont - Maintenance Unemploymer	1	03	4433.8	5	703.00	703.00	0.00
Total Ordinary Maintenance & Operations					507,595.00	458,675.00	48,920.00

Protective Services

Protective Services - Contract Costs	1	03	4480	5	50,000.00	50,000.00	0.00
Total Protective Services					50,000.00	50,000.00	0.00

General Expense

Insurance -Property (Fire & EC)	1	03	4510.01	5	25,000.00	25,000.00	0.00
Insurance - General Liability	1	03	4510.02	5	1,900.00	1,900.00	0.00
Insurance - Automobile	1	03	4510.03	5	4,000.00	4,000.00	0.00
Insurance - Workman's Comp	1	03	4510.04	5	7,400.00	7,400.00	0.00
Insurance - Fidelity Bond	1	03	4510.09	5	1,500.00	1,500.00	0.00
Insurance - Other	1	03	4510.15	5	156,000.00	120,000.00	36,000.00
Payments in Lieu of Taxes	1	03	4520	5	35,000.00	35,000.00	0.00
Property Taxes	1	03	4520.1	5	100.00	100.00	0.00
Collection Losses	1	03	4570	5	7,200.00	7,200.00	0.00
Other General Expense	1	03	4590.1	5	0.00	0.00	0.00
Total General Expense					238,100.00	202,100.00	36,000.00

Other Expenditures

Replacement Of Non-Expend Equipment	1	03	7520	5			
Property Better & Add-Contract Costs	1	03	7540.4	5	575,000.00	500,000.00	75,000.00
Operating Exp For Property - Contra	1	03	7590	5	(575,000.00)	(500,000.00)	(75,000.00)
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					1,622,454.00	1,510,634.00	111,820.00
Net Income (Loss)					0.00	0.00	0.00

Housing Authority of the City of Harlingen
Operating Budget
 Voucher

Fiscal Year End Date: 3/31/2026					12 month(s) Ended		
					March 31, 2026	March 31, 2025	Diff
ACCOUNT							
Other Income							
Other Income	7	01	3690	5	105.00	105.00	0.00
Total Other Income					105.00	105.00	0.00
Other Receipts							
Administrative Fees Earned	7	01	3112	5	712,282.00	717,237.00	(4,955.00)
Interest Income HA Portion	7	01	3300	5	4,800.00	4,800.00	0.00
Transfer Funds Affordable Housing	7	01	3300.28	5	0.00	0.00	0.00
Fraud Recovery PHA Section 8	7	01	3300.3	5	7,375.00	7,375.00	0.00
Transfser Funds FLC	7	01	3300.38	5	0.00	0.00	0.00
Income - Insurance Equity	7	01	3300.45	5	0.00	0.00	0.00
Gain or Loss on sale of equipment	7	01	3300.9	5	0.00	500.00	(500.00)
Portable Admin Fees Earned	7	01	3300.P	5	25,656.00	25,656.00	0.00
Total Other Receipts					750,113.00	755,568.00	(5,455.00)
Total Admin Revenue					750,218.00	755,673.00	(5,455.00)
Administrative Expense							
Nontechnical Salaries	7	01	4110	5	166,000.00	157,000.00	9,000.00
Administrative Salaries - Comp Absence	7	01	4110.8	5			0.00
Legal Expense	7	01	4130	5	5,000.00	5,000.00	0.00
STAFF TRAINING	7	01	4140	5	10,000.00	15,000.00	(5,000.00)
Travel	7	01	4150	5	10,000.00	15,000.00	(5,000.00)
Travel-Mileage Reimbursement	7	01	4150.2	5	3,000.00	3,000.00	0.00
Audit Fees	7	01	4171	5	5,000.00	5,000.00	0.00
Office Rent & Utilities	7	01	4180	5	13,236.00	13,236.00	0.00
Employee Benefits Cont - Admin	7	01	4182	5	58,000.00	55,000.00	3,000.00
Sundry	7	01	4190	5	5,000.00	10,000.00	(5,000.00)
Postage/FedEx/UPS	7	01	4190.03	5	10,000.00	10,000.00	0.00
Advertising and Marketing	7	01	4190.08	5	15,000.00	15,000.00	0.00
Tenant Tracker	7	01	4190.10	5	0.00	0.00	0.00
Publications	7	01	4190.11	5	10,000.00	10,000.00	0.00
Membership Dues and Fees	7	01	4190.12	5	5,000.00	5,000.00	0.00
Telephone/Cell Phone/Internet	7	01	4190.13	5	30,000.00	30,000.00	0.00
Forms & Office Supplies	7	01	4190.17	5	25,217.00	25,217.00	0.00
Other Sundry Expense	7	01	4190.18	5	7,545.00	10,000.00	(2,455.00)
Administrative Contact Costs	7	01	4190.19	5	100,000.00	100,000.00	0.00
Asset Management Fee - AMP	7	01	4190.22	5	106,992.00	106,992.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	7	01	4190.23	5	66,870.00	66,870.00	0.00
Maintenance & Operating Sec 8	7	01	4400	5	25,000.00	25,000.00	0.00
Insurance - Automobile	7	01	4510.03	5	3,500.00	3,500.00	0.00
Insurance - Workman's Comp	7	01	4510.04	5	15,000.00	15,000.00	0.00
Insurance - Other	7	01	4510.15	5	2,000.00	2,000.00	0.00
Other General Expense	7	01	4590	5	0.00	0.00	0.00
Admin Fee - Paid for Portability	7	01	4590.P	5	2,500.00	2,500.00	0.00
Replacement of Un-expended Equipm	7	01	7520	5	50,000.00	50,000.00	0.00

Operating Expense for Property - Contr:	7	01	7590	5	(50,000.00)	(50,000.00)	0.00
Admi Fees Tenant Protection	7	02	4590P	5	0.00	0.00	0.00
Asset Management Fee - AMP	7	03	4190.22	5	12,528.00	12,528.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	7	03	4190.23	5	7,830.00	7,830.00	0.00
Portable Admin Fees Paid	7	03	4590.P	5	30,000.00	30,000.00	0.00
Total Administrative Expense					750,218.00	755,673.00	(5,455.00)
Income from Operations					0.00	0.00	0.00
Other Revenues and Expenses							
HAP Payments - Rents	7	01	4715.1	5	(5,415,926.00)	(4,831,890.00)	584,036.00
HAP Payments - Utilities	7	01	4715.4	5	(158,000.00)	(125,427.00)	32,573.00
Fraud Recovery HUD	7	01	4715.8	5	(4,000.00)	(4,000.00)	0.00
HAP Port In	7	01	4715.P	5	(21,000.00)	(28,000.00)	(7,000.00)
HAP Payments - Port Out	7	01	4715.PC	5	(14,000.00)	(11,000.00)	3,000.00
HAP Earned Income	7	01	4902	5	6,011,086.00	5,384,448.00	626,638.00
HAP Payments - Rents	7	02	4715.1	5	(45,000.00)	(50,000.00)	(5,000.00)
HAP Payments - Utilities	7	02	4715.4	5	100.00	100.00	0.00
HAP Payments - Rent - VASH	7	03	4715.1	5	(200,000.00)	(155,691.00)	(44,309.00)
HAP Payments - Utilities	7	03	4715.4	5	(2,000.00)	(2,000.00)	0.00
HAP Payments - Port In	7	03	4715.P	5	(500.00)	(1,000.00)	(500.00)
HAP Payments - Port Out	7	03	4715.PC	5	(135,220.00)	(160,000.00)	(24,780.00)
HAP Payments - Homeownership Progr	7	04	4715.HC	5	(40.00)	(40.00)	0.00
HAP Payments - Rents FYI	7	05	4715.1	5	(15,000.00)	(15,000.00)	0.00
HAP Payments - Utilities FYI	7	05	4715.4	5	(500.00)	(500.00)	0.00
Total Other Revenues and Expenses					0.00	0.00	0.00
Net Income (Loss)					0.00	0.00	0.00

Operating Budget
Family Living Center

Fiscal Year End Date:		3/31/2026		ACCOUNT		12 Month(s) Ended		
						March 31, 2026	March 31, 2025	Diff
Rental Income								
Dwelling Rental	3	01	3110	5	52,800.00	48,000.00	4,800.00	
Total Rental Income					52,800.00	48,000.00	4,800.00	
Other Income								
Interest Earned on Gen Fund Investments	3	01	3610	5	2,800.00	2,500.00	300.00	
Other Income-Tenants	3	01	3690	5	2,000.00	500.00	1,500.00	
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	0.00	
Total Other Income					4,800.00	3,000.00	1,800.00	
Total Revenue					57,600.00	51,000.00	6,600.00	
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	6,000.00	4,500.00	1,500.00	
Legal Expense	3	01	4130	5	394.00	394.00	0.00	
Audit Fees/ Accounting fees	3	01	4171	5	3,000.00	3,000.00	0.00	
Employee Benefits Cont - Admin	3	01	4182	5	0.00	0.00	0.00	
Sundry	3	01	4190	5	4,000.00	4,000.00	0.00	
Advertising and Marketing	3	01	4190.08	5	250.00	250.00	0.00	
Publications	3	01	4190.11	5	200.00	200.00	0.00	
Other Sundry Expense	3	01	4190.18	5	8,500.00	8,500.00	0.00	
Total Administrative Expense					22,344.00	20,844.00	1,500.00	
Utility Expense								
Water	3	01	4310	5	426.00	426.00	0.00	
Other Utility Expense - Sewer	3	01	4390	5	780.00	780.00	0.00	
Total Utility Expense					1,206.00	1,206.00	0.00	
Ordinary Maintenance & Operations								
Labor	3	01	4410	5	4,500.00	3,000.00	1,500.00	
Materials	3	01	4420	5	2,000.00	2,000.00	0.00	
Contract Cots-Extermination	3	01	4430.01	5	800.00	800.00	0.00	
Contract Costs-Other Repairs	3	01	4430.03	5	7,100.00	6,500.00	600.00	
Contract Costs-Inspections	3	01	4430.09	5	0.00	0.00	0.00	
Contract Costs-Other	3	01	4430.13	5	4,000.00	5,000.00	(1,000.00)	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	4,000.00	4,000.00	0.00	
Connect/Disconnect Fees	3	01	4430.4	5	30.00	30.00	0.00	
Garbage and Trash Collection	3	01	4431	5	1,300.00	1,300.00	0.00	
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	0.00	0.00	
Total Ordinary Maintenance & Operations					23,730.00	22,630.00	1,100.00	
General Expense								
Insurance -Property (Fire & EC)	3	01	4510.01	5	3,200.00	3,200.00	0.00	
Insurance - General Liability	3	01	4510.02	5	120.00	120.00	0.00	
Insurance - Fidelity Bond	3	01	4510.09	5	0.00	0.00	0.00	
Insurance - Other	3	01	4510.15	5	7,000.00	3,000.00	4,000.00	
Collection Losses	3	01	4570	5	0.00	0.00	0.00	
Transfer Funds VO	3	01	4590.07	5	0.00	0.00	0.00	
Total General Expense					10,320.00	6,320.00	4,000.00	
Other Expenditures								
Property Better & Add-Contract Cost	3	01	7540.4	5	55,000.00	0.00	55,000.00	
Operating Exp for Property - Contra	3	01	7590	5	(55,000.00)	0.00	(55,000.00)	
Total Other Expenditures					0.00	0.00	0.00	
Total Expenses					57,600.00	51,000.00	6,600.00	
Net Income (Loss)					0.00	0.00	0.00	

Housing Authority of the City of Harlingen

Operating Budget

Harlingen Affordable Housing Corporation

Fiscal Year End Date: 3/31/2026

12 Month(s) Ended
March 31, 2026 March 31, 2025 Diff

Revenue	ACCOUNT						
Rental Income							
Dwelling Rent	2	01	3110	5	87,000.00	87,000.00	0.00
Nondwelling Rental	2	01	3190	5	25,625.00	25,625.00	0.00
Total Rental Income					112,625.00	112,625.00	0.00
Other Income							
Other Income-Scholarship Donations	2	01	3690	5	5,000.00	5,000.00	0.00
Other Income - Misc Other Revenue	2	01	3690.1	5	5,000.00	5,000.00	0.00
Other Income - Insurance Equity	2	01	3690.4	5	0.00	0.00	0.00
Total Other Income					10,000.00	10,000.00	0.00
Total Revenue					122,625.00	122,625.00	0.00
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01	4110	5	23,000.00	22,000.00	1,000.00
Legal Expense	2	01	4130	5	4,000.00	4,000.00	0.00
Accounting Fees	2	01	4170	5	1,500.00	1,500.00	0.00
Audit Fees	2	01	4171	5	1,500.00	1,500.00	0.00
Employee Benefits Cont - Admin	2	01	4182	5	0.00	0.00	0.00
Advertising and Marketing	2	01	4190.0	5	4,000.00	4,000.00	0.00
Other Sundry Expense	2	01	4190.1	5	15,000.00	15,000.00	0.00
Administrative Contract Costs	2	01	4190.1	5	5,000.00	5,000.00	0.00
Total Administrative Expense					54,000.00	53,000.00	1,000.00
Tenant Services							
Resident Events/Education Expense	2	01	4220.1	5	3,000.00	3,000.00	0.00
Total Tenant Services					3,000.00	3,000.00	0.00
Utilities Expense							
Water	2	01	4310	5	100.00	100.00	0.00
Electricity	2	01	4320	5	3,100.00	3,100.00	0.00
Sewer	2	01	4390	5	100.00	100.00	0.00
Total Utilities Expense					3,300.00	3,300.00	0.00
Ordinary Maintenance and Operatior							
Labor	2	01	4410	5	1,500.00	1,500.00	0.00
Materials	2	01	4420	5	3,000.00	3,000.00	0.00
Contract Costs-Extermination	2	01	4430.0	5	2,000.00	2,000.00	0.00
Contract Costs-Other Repairs	2	01	4430.0	5	27,169.00	28,169.00	(1,000.00)
Connect/Disconnect Fees	2	01	4430.4	5	0.00	0.00	0.00
Garbage and Trash Collection	2	01	4431	5	100.00	100.00	0.00
Emp Benefit Cont - Maintenance	2	01	4433	5	0.00	0.00	0.00
Total Ordinary Maintenance and Ope					33,769.00	34,769.00	(1,000.00)
Protective Services							
Protective Services - Contract Costs	2	01	4480	5	1,500.00	1,500.00	0.00
Total Protective Services					1,500.00	1,500.00	0.00
General Expense							

Insurance -Property (Fire & EC)	2	01	4510.0 5	1,000.00	1,000.00	0.00
Insurance-Flood	2	01	4510.1 5	4,000.00	4,000.00	0.00
Insurance - Windstorm	2	01	4510.1 5	5,056.00	5,056.00	0.00
Transfer of Funds - COCC	2	01	4590.0 5	12,000.00	12,000.00	0.00
Scholarship Payments	2	01	4590.2 5	5,000.00	5,000.00	0.00
Total General Expense				27,056.00	27,056.00	0.00
Other Expenditures						
Property Better & Add-Contract Cost	2	01	7540.4 5	150,000.00	150,000.00	0.00
Operating Exp for Property - Contra	2	01	7590 5	(150,000.00)	(150,000.00)	0.00
Total Other Expenditures				0.00	0.00	0.00
Total Expenses				122,625.00	122,625.00	0.00
Net Income (Loss)				0.00	0.00	0.00

Housing Authority of the City of Harlingen
Board Resolution No. 1516

HCV/Section 8 Utility Allowances

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

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

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

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached Section 8 Updated Utility Allowances on this 15th day of January 2025 to be effective April 1, 2025

Carlos "Charlie" Perez
Chairperson – Board of Commissioners

Hilda Benavides
Chief Executive Officer

Utility Allowance Summary

HCV/S8 Program

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

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

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

Utility Allowance Summary

HCV/S8 Program

2025-2026

Light Only	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
New U/A	\$98.00	\$114.00	\$148.00	\$183.00	\$217.00
Difference of	\$1.00	\$1.00	\$2.00	\$2.00	\$2.00
% Difference	1%	1%	1%	1%	1%
Current U/A	\$99.00	\$115.00	\$150.00	\$185.00	\$219.00

Light & Water	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
New U/A	\$158.00	\$175.00	\$218.00	\$262.00	\$304.00
Difference of	\$10.00	\$3.00	\$2.00	\$3.00	\$3.00
% Difference	6%	2%	1%	1%	1%
Current U/A	\$168.00	\$172.00	\$216.00	\$259.00	\$301.00

Light, Water & Gas	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
New U/A	\$183.00	\$199.00	\$246.00	\$292.00	\$340.00
Difference of	\$15.00	\$17.00	\$22.00	\$28.00	\$34.00
% Difference	8%	9%	9%	10%	10%
Current U/A	\$168.00	\$182.00	\$224.00	\$264.00	\$306.00

Resolution #1517

Board Summary for Public Housing Utility Allowances 2025

The utility rates were evaluated by Nelrod

Electric rates increased by 3%

Texas Gas service rates increased by 75%

The water service flat fee increased by 25%, the sewer service flat rate increased by 26% and the trash collection monthly rates remained the same

Since the utility providers rates changed more than 10%, we have adjusted the utility allowance

The utility allowances have increased ranging from \$1.00 to \$26.00 which means that the residents are paying more on utilities and less rent with the Housing Authority

Attachments are as follows:

- | | |
|--------------|--|
| Attachment 1 | Proposed utility allowances for 2025 |
| Attachment 2 | Previous utility allowances for 2024 |
| Attachment 3 | Comparison of previous and current utility rates |



HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2025

Building Type: Row House/Townhouse

Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$70.00	\$86.00		
Natural Gas (H,WH,C)			\$54.00	\$60.00		
Water			\$15.00	\$18.00		
Sewer			\$22.00	\$28.00		
Trash Collection			\$23.00	\$23.00		
Totals			\$184.00	\$215.00		

Building Type: Semi-Detached/Duplex

Los Vecinos TX-65-001 (EE Equip: Win,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$63.00	\$70.00	\$86.00		
Natural Gas (H,WH,C)		\$53.00	\$58.00	\$61.00		
Water		\$12.00	\$15.00	\$18.00		
Sewer		\$16.00	\$22.00	\$28.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
Totals		\$167.00	\$188.00	\$216.00		

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Bonita Park TX-65-002 (EE Equip: H)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$53.00	\$74.00	\$81.00	\$94.00	
Natural Gas (H,WH,C)		\$52.00	\$54.00	\$61.00	\$65.00	
Water		\$13.00	\$17.00	\$21.00	\$25.00	
Sewer		\$19.00	\$27.00	\$36.00	\$45.00	
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	
Totals		\$160.00	\$195.00	\$222.00	\$252.00	

Building Type: Semi-Detached/Duplex

Le Moyne Gardens TX-65-003 (EE Equip: Win,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$61.00	\$69.00	\$79.00		
Natural Gas (H,WH,C)		\$51.00	\$53.00	\$59.00		
Water		\$12.00	\$15.00	\$18.00		
Sewer		\$16.00	\$22.00	\$28.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
Totals		\$163.00	\$182.00	\$207.00		

Building Type: Semi-Detached/Duplex

Sunset Terrace TX-65-002	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$88.00	\$99.00	
Natural Gas (H,WH,C)				\$61.00	\$65.00	
Water				\$21.00	\$25.00	
Sewer				\$36.00	\$45.00	
Trash Collection				\$23.00	\$23.00	
Totals				\$229.00	\$257.00	

Building Type: Detached House

Sunset Terrace TX-65-002	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$88.00	\$99.00	
Natural Gas (H,WH,C)				\$63.00	\$68.00	
Water				\$21.00	\$25.00	
Sewer				\$36.00	\$45.00	
Trash Collection				\$23.00	\$23.00	
Totals				\$231.00	\$260.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Aragon Units TX-65-002 (All Electric) (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$103.00			
Water			\$17.00			
Sewer			\$27.00			
Trash Collection			\$23.00			
Totals			\$170.00			

Building Type: Row House/Townhouse

Arroyo Vista Court (All Electric) (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$90.00	\$115.00		
Water			\$15.00	\$18.00		
Sewer			\$22.00	\$28.00		
Trash Collection			\$23.00	\$23.00		
Totals			\$150.00	\$184.00		



HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2024

Building Type: Row House/Townhouse

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

Building Type: Semi-Detached/Duplex

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Bonita Park TX-65-002 (EE Equip: H)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$55.00	\$76.00	\$83.00	\$96.00	
Natural Gas (H,WH,C)		\$36.00	\$38.00	\$41.00	\$44.00	
Water		\$13.00	\$16.00	\$20.00	\$24.00	
Sewer		\$16.00	\$24.00	\$32.00	\$41.00	
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	
Totals		\$143.00	\$177.00	\$199.00	\$228.00	

Building Type: Semi-Detached/Duplex

Le Moyne Gardens TX-65-003 (EE Equip: Win,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$63.00	\$71.00	\$81.00		
Natural Gas (H,WH,C)		\$36.00	\$37.00	\$40.00		
Water		\$11.00	\$14.00	\$17.00		
Sewer		\$14.00	\$19.00	\$25.00		
Trash Collection		\$23.00	\$23.00	\$23.00		
Totals		\$147.00	\$164.00	\$186.00		

Building Type: Semi-Detached/Duplex

Sunset Terrace TX-65-002	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$90.00	\$101.00	
Natural Gas (H,WH,C)				\$41.00	\$44.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
Totals				\$206.00	\$233.00	

Building Type: Detached House

Sunset Terrace TX-65-002	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)				\$90.00	\$101.00	
Natural Gas (H,WH,C)				\$43.00	\$45.00	
Water				\$20.00	\$24.00	
Sewer				\$32.00	\$41.00	
Trash Collection				\$23.00	\$23.00	
Totals				\$208.00	\$234.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

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

Building Type: Row House/Townhouse

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX
PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES
Chart 2

UPDATE 2025

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Los Vecinos TX-65-001 (Row House)	2	\$166.00	\$184.00	\$18.00
	3	\$194.00	\$215.00	\$21.00
Los Vecinos TX-65-001 (Semi-Detached)	1	\$150.00	\$167.00	\$17.00
	2	\$168.00	\$188.00	\$20.00
	3	\$195.00	\$216.00	\$21.00
Bonita Park TX-65-002	1	\$143.00	\$160.00	\$17.00
	2	\$177.00	\$195.00	\$18.00
	3	\$199.00	\$222.00	\$23.00
	4	\$228.00	\$252.00	\$24.00
Le Moyne Gardens TX-65-003	1	\$151.00	\$163.00	\$12.00
	2	\$171.00	\$182.00	\$11.00
	3	\$196.00	\$207.00	\$11.00
Sunset Terrace TX-65-002 (Semi-Detached)	3	\$206.00	\$229.00	\$23.00
	4	\$233.00	\$257.00	\$24.00
Sunset Terrace TX-65-002 (Detached House)	3	\$208.00	\$231.00	\$23.00
	4	\$234.00	\$260.00	\$26.00
Aragon Units TX-65-002	2	\$168.00	\$170.00	\$2.00
Arroyo Vista Court (All Electric)	2	\$148.00	\$150.00	\$2.00
	3	\$183.00	\$184.00	\$1.00

Proposed allowances include the average for electric and natural gas summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.

Comparison of Previous and Current Utility Rates PUBLIC HOUSING

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX

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

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

ELECTRIC

UPDATE 2025

Reliant Energy (<i>Secure Advantage 24 Plan</i>)		Rates		Difference	
Description	Measure	2/2024	10/2024	Amount	Percent
Total Monthly Charges	per month	\$14.74	\$13.16	-\$1.58	-11%
Total Energy Charges	per kwh	0.164992	0.168394	0.003402	3%
Total Taxes	% of total	4.1637%	4.1637%	0.00	0%

NATURAL GAS

Texas Gas Service (<i>Rio Grande Valley</i>) (<i>Rate Schedule 10</i>)		Rates		Difference	
Description	Measure	2/2024	10/2024	Amount	Percent
Customer Charge	per month	\$18.02	\$21.01	\$2.99	17%
Total Energy Charges	per ccf	1.41546	2.46346	1.04800	75%
Total Taxes	% of total	9.1637%	9.1637%	0.00	0%

WATER, SEWER AND TRASH COLLECTION

Harlingen Waterworks System		Rates		Difference	
Description - Water	Measure	2/2024	10/2024	Amount	Percent
Water Minimum Charge	per month	\$7.93	\$9.91	\$1.98	25%
Water Rate					
Tier 1- Water Volume Rate (0-3000)	per 1000 gals	\$1.71	\$1.30	-\$0.41	-24%
Tier 2- Water Volume Rate (3001-10000)	per 1000 gals	\$1.71	\$1.80	\$0.09	6%
Description - Sewer	Measure	2/2024	10/2024	Amount	Percent
Wastewater Minimum Charge	per month	\$6.18	\$7.73	\$1.55	26%
Wastewater Volume Rate	per 1000 gals	\$3.77	\$4.06	\$0.29	8%
Description - Trash Collection (<i>City of Harlingen</i>)	Measure	2/2024	10/2024	Amount	Percent
Total Monthly Charges	per month	\$22.50	\$22.50	\$0.00	0%

Tiers were added. *Includes 8.25% sales tax

HARLINGEN HOUSING AUTHORITY
Parking Lot Improvement Work

The Parking Lot Improvement Work was advertised in the Valley Morning Star on Saturday, November 2, 2024, and Saturday, November 09, 2024. The bid opening was on Tuesday, December 10, 2024 at 4:00 p.m. at the COCC.

Ten companies picked up the bid packets and four bids were received.

Name of Bid: Parking Lot Improvement Work

Date: December 10, 2024

Location(s): Le Moyne Gardens and Bonita Park

Time: 4:00 PM

Received Date & Time:	Company Name:	Bid Amount:	Required Insurance:
December 10, 2024 @ 3:47 p.m.	D&J Site Construction	\$582,000.00	Yes
December 10, 2024 @ 2:33 p.m.	Anselmo Flores Homes LLC	\$616,375.00	Yes
December 10, 2024 @ 3:37 p.m.	Venser Contractors	\$925,000.00	Yes
December 10, 2024 @ 3:05 p.m.	Rhyner Construction	\$990,000.00	Yes

Gomez, Mendez, Saenz and staff recommends the bid be awarded to D&J Site Construction in the amount of \$582,000.00. References have been verified.

City of Harlingen Housing Authority

November 2024

Bank Balances

Comparative Income Statements/Charts

Accounting Report



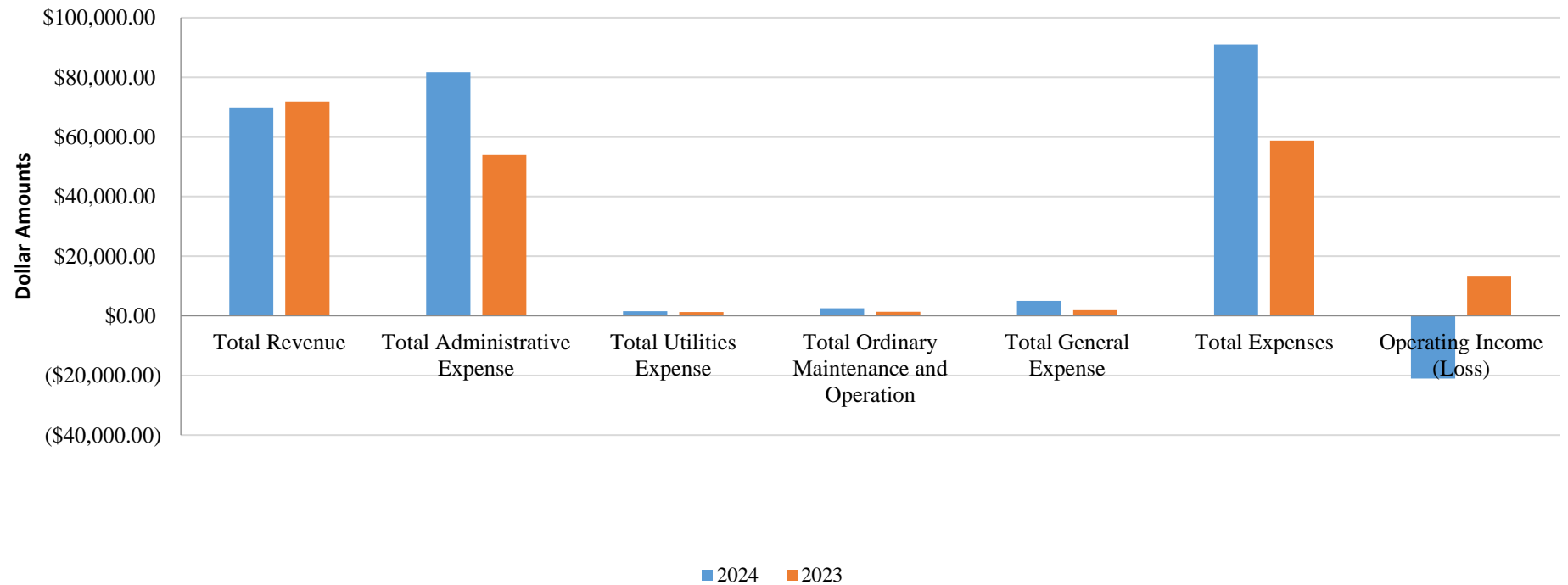
Bank Balances- Reserves as of 11/30/2024

	November 2024 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$59,882.54 COCC Investment Account		
\$506,872.70 COCC General Fund	\$90,974.07	6.23
Low Rent Reserves:		
\$1,670,611.70 Los Vecinos	\$120,275.87	13.89
\$1,054,478.35 Bonita Park	\$127,456.51	8.27
\$1,855,965.60 Le Moyne Gardens	\$146,261.64	12.69
Family Living Center Reserves:		
\$136,712.47 FLC bank cash account	\$7,946.25	17.20
HCV/Section 8 Reserves:		
\$47,617.01 Admin	\$64,190.37	0.74
\$60,551.89 HAP	\$517,763.74	0.12

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

	Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023
Total Revenue	\$69,931.75	\$71,905.04
Total Administrative Expense	\$81,717.77	\$53,937.88
Total Utilities Expense	\$1,503.91	\$1,258.76
Total Ordinary Maintenance and Operation	\$2,517.08	\$1,364.77
Total General Expense	\$5,000.89	\$1,907.43
Total Expenses	\$90,974.07	\$58,762.04
Operating Income (Loss)	(\$21,042.32)	\$13,143.00

COCC Comparative November 2024 - November 2023



12/30/2024 04:52 PM

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

					Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP23	1	06	3690.30	5	0.00	13,528.00	(13,528.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	13,895.00	0.00	13,895.00	0.00 %
Total Operating Income					13,895.00	13,528.00	367.00	2.71 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	0.00	2,198.81	(2,198.81)	-100.00 %
Total Rental Income					0.00	2,198.81	(2,198.81)	-100.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,050.25	1,051.47	(1.22)	-0.12 %
OTHER INCOME	1	06	3690	5	56.88	227.46	(170.58)	-74.99 %
Other Income - Management Fee	1	06	3690.2	5	39,001.12	28,944.80	10,056.32	34.74 %
Other Income - Asset Managemen	1	06	3690.3	5	11,302.50	15,036.00	(3,733.50)	-24.83 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	3,630.00	9,922.50	(6,292.50)	-63.42 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					56,036.75	56,178.23	(141.48)	-0.25 %
Total Revenue					69,931.75	71,905.04	(1,973.29)	-2.74 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	45,561.48	29,697.93	(15,863.55)	-53.42 %
STAFF TRAINING	1	06	4140	5	100.00	0.00	(100.00)	0.00 %
TRAVEL	1	06	4150	5	1,599.15	2,814.24	1,215.09	43.18 %
Travel-Mileage Reimbursement	1	06	4150.2	5	356.44	336.67	(19.77)	-5.87 %
Audit Fees	1	06	4171	5	2,624.41	0.00	(2,624.41)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	15,350.18	12,617.58	(2,732.60)	-21.66 %
SUNDRY	1	06	4190	5	450.87	220.34	(230.53)	-104.62 %
Postage/FedEx/UPS	1	06	4190.03	5	267.00	606.66	339.66	55.99 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	100.00	0.00	(100.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,150.80	2,362.75	(788.05)	-33.35 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,581.43	118.19	(1,463.24)	-1238.04 %
Other Sundry Expense	1	06	4190.18	5	1,522.80	1,209.62	(313.18)	-25.89 %
Administrative Contact Costs	1	06	4190.19	5	4,923.03	2,346.28	(2,576.75)	-109.82 %
BOARD MEETING EXPENSE	1	06	4190.9	5	4,130.18	1,607.62	(2,522.56)	-156.91 %
Total Administrative Expense					81,717.77	53,937.88	(27,779.89)	-51.50 %
Utilities Expense								
WATER	1	06	4310	5	24.51	14.69	(9.82)	-66.85 %
ELECTRICITY	1	06	4320	5	1,442.43	1,224.45	(217.98)	-17.80 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	36.97	19.62	(17.35)	-88.43 %
Total Utilities Expense					1,503.91	1,258.76	(245.15)	-19.48 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	861.05	793.94	(67.11)	-8.45 %
MATERIALS	1	06	4420	5	759.02	17.85	(741.17)	-4152.21 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	495.00	0.00	(495.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	89.35	247.77	158.42	63.94 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	65.87	58.42	(7.45)	-12.75 %
Total Ordinary Maintenance and Operation					2,517.08	1,364.77	(1,152.31)	-84.43 %
Protective Services								
Protective Services - Contract	1	06	4480	5	234.42	293.20	58.78	20.05 %
Total Protective Services					234.42	293.20	58.78	20.05 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

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

					Start: 11/01/2024	Start: 11/01/2023		
					End: 11/30/2024	End: 11/30/2023	Variance	Variance %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	1,208.92	0.00	(1,208.92)	0.00 %
Insurance - General Liability	1	06	4510.02	5	137.50	0.00	(137.50)	0.00 %
Insurance - Automobile	1	06	4510.03	5	507.00	0.00	(507.00)	0.00 %
Insurance - Workman's Comp	1	06	4510.04	5	673.84	0.00	(673.84)	0.00 %
Insurance - Fidelity Bond	1	06	4510.09	5	261.11	0.00	(261.11)	0.00 %
Insurance - Windstorm	1	06	4510.15	5	2,212.52	1,907.43	(305.09)	-15.99 %
Total General Expense					5,000.89	1,907.43	(3,093.46)	-162.18 %
Total Expenses					(90,974.07)	(58,762.04)	(32,212.03)	54.82 %
Net Income (Loss)					(21,042.32)	13,143.00	(34,185.32)	-257.78 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

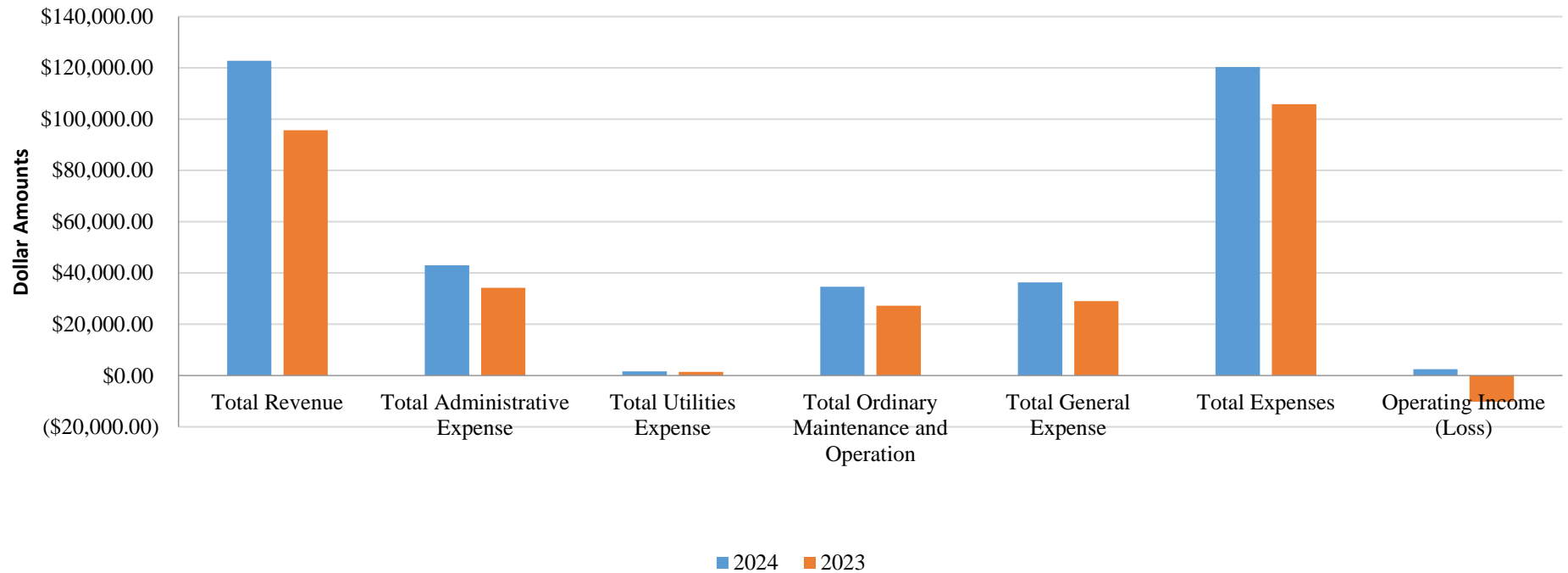
Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023
Total Revenue	\$122,775.44	\$95,652.32
Total Administrative Expense	\$42,978.97	\$34,162.40
Total Utilities Expense	\$1,598.11	\$1,417.88
Total Ordinary Maintenance and Operation	\$34,636.62	\$27,178.96
Total General Expense	\$36,327.69	\$29,071.99
Total Expenses	\$120,275.87	\$105,831.80
Operating Income (Loss)	\$2,499.57	(\$10,179.48)

Los Vecinos Comparative November 2024 - November 2023



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

					Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,894.00	26,932.00	(38.00)	-0.14 %
Total Rental Income					26,894.00	26,932.00	(38.00)	-0.14 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	217.57	10.73	206.84	1927.68 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,840.54	2,966.59	(126.05)	-4.25 %
Other Income-Tenants	1	01	3690	5	3,814.00	4,703.00	(889.00)	-18.90 %
Total Other Income					6,872.11	7,680.32	(808.21)	-10.52 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	89,009.33	61,040.00	27,969.33	45.82 %
Total Other Receipts					89,009.33	61,040.00	27,969.33	45.82 %
Total Revenue					122,775.44	95,652.32	27,123.12	28.36 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	9,467.82	5,942.29	(3,525.53)	-59.33 %
Audit Fees	1	01	4171	5	4,968.19	0.00	(4,968.19)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	3,307.92	3,408.35	100.43	2.95 %
Postage/FedEx/UPS	1	01	4190.03	5	92.00	184.39	92.39	50.11 %
Membership Dues and Fees	1	01	4190.12	5	708.27	0.00	(708.27)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,726.34	6,194.13	(532.21)	-8.59 %
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	3,013.19	3,013.19	100.00 %
Other Sundry Expense	1	01	4190.18	5	159.10	159.34	0.24	0.15 %
Administrative Contact Costs	1	01	4190.19	5	4,942.69	2,721.25	(2,221.44)	-81.63 %
Management Fee Expense - AMP	1	01	4190.21	5	8,832.64	8,772.96	(59.68)	-0.68 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,110.00	1,102.50	(7.50)	-0.68 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					42,978.97	34,162.40	(8,816.57)	-25.81 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	788.16	789.00	0.84	0.11 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	372.69	372.69	100.00 %
Total Tenant Services					788.16	1,161.69	373.53	32.15 %
Utilities Expense								
Water	1	01	4310	5	49.66	83.52	33.86	40.54 %
Electricity	1	01	4320	5	1,264.17	1,117.71	(146.46)	-13.10 %
Gas	1	01	4330	5	242.00	145.50	(96.50)	-66.32 %
Other Utility Expense - Sewer	1	01	4390	5	42.28	71.15	28.87	40.58 %
Total Utilities Expense					1,598.11	1,417.88	(180.23)	-12.71 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	3,630.80	5,662.00	2,031.20	35.87 %
Materials	1	01	4420	5	7,002.06	275.03	(6,727.03)	-2445.93 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	1,075.00	650.00	(425.00)	-65.38 %
Contract Costs-Other Repairs	1	01	4430.03	5	1,600.00	8,100.00	6,500.00	80.25 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.58	16.56	(0.02)	-0.12 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	105.18	628.16	522.98	83.26 %
Contract Costs-Maintenance	1	01	4430.09	5	0.00	561.16	561.16	100.00 %
Contract Costs-Other	1	01	4430.13	5	2,845.00	247.56	(2,597.44)	-1049.22 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	4,100.00	6,800.00	2,700.00	39.71 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	7,980.00	0.00	(7,980.00)	0.00 %
Contract Costs-Electrical Contr	1	01	4430.21	5	2,700.00	0.00	(2,700.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 11/01/2024	Start: 11/01/2023		
					End: 11/30/2024	End: 11/30/2023	Variance	Variance %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	2,075.00	950.00	(1,125.00)	-118.42 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	105.00	75.00	71.43 %
Garbage and Trash Collection	1	01	4431	5	238.59	271.92	33.33	12.26 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,238.41	2,911.57	1,673.16	57.47 %
Total Ordinary Maintenance and Operation					34,636.62	27,178.96	(7,457.66)	-27.44 %
Protective Services								
Protective Services - Contract	1	01	4480	5	3,946.32	12,838.88	8,892.56	69.26 %
Total Protective Services					3,946.32	12,838.88	8,892.56	69.26 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	8,462.44	0.00	(8,462.44)	0.00 %
Insurance - General Liability	1	01	4510.02	5	121.00	0.00	(121.00)	0.00 %
Insurance - Automobile	1	01	4510.03	5	728.81	0.00	(728.81)	0.00 %
Insurance - Workman's Comp	1	01	4510.04	5	498.06	0.00	(498.06)	0.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	192.99	0.00	(192.99)	0.00 %
Insurance - Windstorm	1	01	4510.15	5	19,897.73	23,217.99	3,320.26	14.30 %
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	3,510.00	3,354.00	(156.00)	-4.65 %
Total General Expense					36,327.69	29,071.99	(7,255.70)	-24.96 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	45,000.00	9,500.00	(35,500.00)	-373.68 %
Operating Exp For Property - C	1	01	7590	5	(45,000.00)	(9,500.00)	35,500.00	-373.68 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(120,275.87)	(105,831.80)	(14,444.07)	13.65 %
Net Income (Loss)					2,499.57	(10,179.48)	12,679.05	224.19 %

Report Criteria PHA: 1 Project: '01'

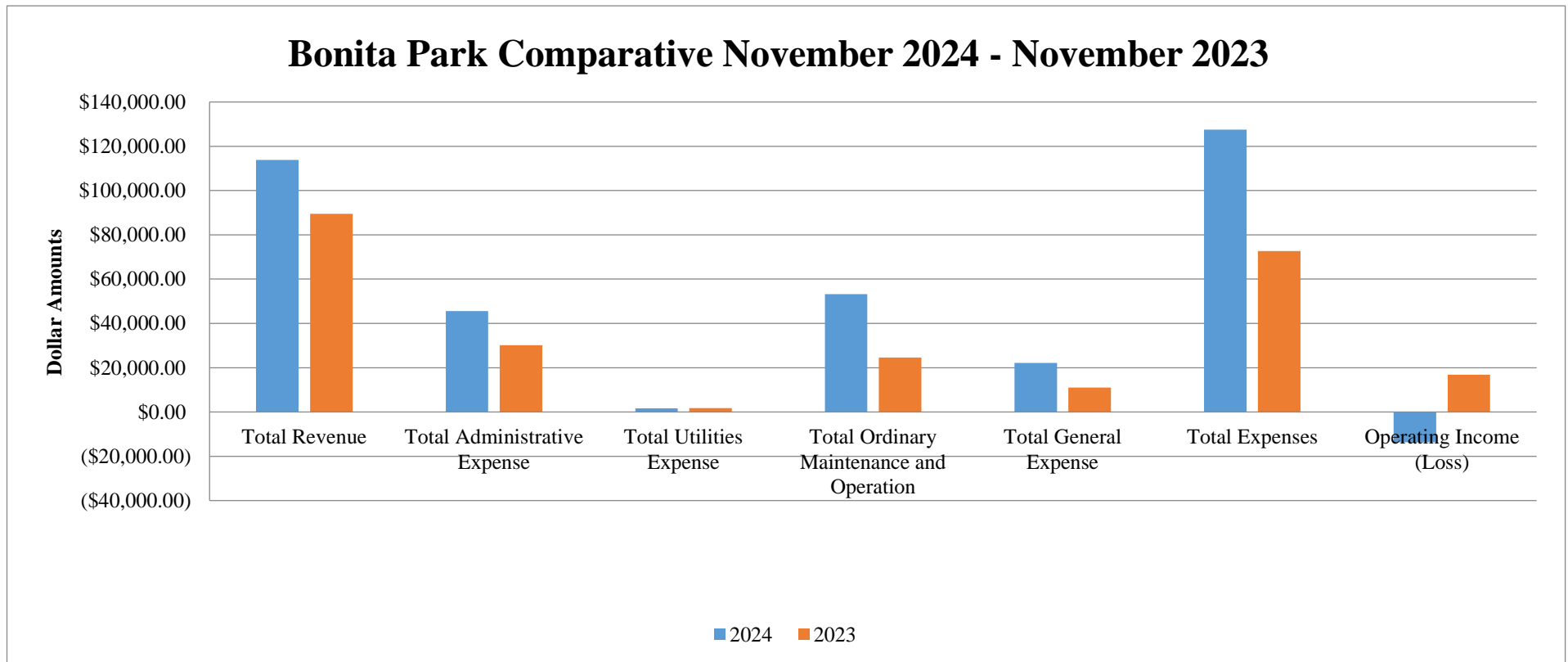
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023
Total Revenue	\$113,839.12	\$89,539.36
Total Administrative Expense	\$45,516.33	\$30,159.25
Total Utilities Expense	\$1,683.08	\$1,780.09
Total Ordinary Maintenance and Operation	\$53,229.83	\$24,600.81
Total General Expense	\$22,201.22	\$11,080.92
Total Expenses	\$127,456.51	\$72,734.12
Operating Income (Loss)	(\$13,617.39)	\$16,805.24



12/30/2024 04:57 PM

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

					Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	32,699.00	29,731.00	2,968.00	9.98 %
Nondwelling Rental	1	02	3190	5	350.00	0.00	350.00	0.00 %
Total Rental Income					33,049.00	29,731.00	3,318.00	11.16 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,775.02	1,964.36	(189.34)	-9.64 %
Other Income - Tenants	1	02	3690	5	3,743.00	2,587.00	1,156.00	44.68 %
Other Income - Misc Other Reve	1	02	3690.1	5	100.77	0.00	100.77	0.00 %
Total Other Income					5,618.79	4,551.36	1,067.43	23.45 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	75,171.33	55,257.00	19,914.33	36.04 %
Total Other Receipts					75,171.33	55,257.00	19,914.33	36.04 %
Total Revenue					113,839.12	89,539.36	24,299.76	27.14 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	11,330.38	6,572.10	(4,758.28)	-72.40 %
Legal Expense	1	02	4130	5	207.00	0.00	(207.00)	0.00 %
Travel	1	02	4150	5	677.58	0.00	(677.58)	0.00 %
Audit Fees	1	02	4171	5	5,471.07	0.00	(5,471.07)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,409.24	2,245.52	(163.72)	-7.29 %
Postage/FedEx/UPS	1	02	4190.03	5	92.00	184.39	92.39	50.11 %
Membership Dues and Fees	1	02	4190.12	5	708.27	0.00	(708.27)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,734.85	6,124.26	(610.59)	-9.97 %
Forms & Office Supplies	1	02	4190.17	5	0.00	172.16	172.16	100.00 %
Other Sundry Expense	1	02	4190.18	5	104.14	107.35	3.21	2.99 %
Administrative Contact Costs	1	02	4190.19	5	6,399.06	3,303.55	(3,095.51)	-93.70 %
Management Fee Expense - AMP	1	02	4190.21	5	8,534.24	8,593.92	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	1,072.50	1,080.00	7.50	0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					45,516.33	30,159.25	(15,357.08)	-50.92 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	674.81	675.75	0.94	0.14 %
Total Tenant Services					674.81	675.75	0.94	0.14 %
Utilities Expense								
Water	1	02	4310	5	205.06	206.17	1.11	0.54 %
Electricity	1	02	4320	5	1,324.62	1,185.43	(139.19)	-11.74 %
Gas	1	02	4330	5	115.58	307.77	192.19	62.45 %
Other Utility Expense - Sewer	1	02	4390	5	37.82	80.72	42.90	53.15 %
Total Utilities Expense					1,683.08	1,780.09	97.01	5.45 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	8,578.74	470.73	(8,108.01)	-1722.43 %
Materials	1	02	4420	5	8,198.69	4,363.50	(3,835.19)	-87.89 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	2,214.00	750.00	(1,464.00)	-195.20 %
Contract Costs-Other Repairs	1	02	4430.03	5	6,970.00	375.00	(6,595.00)	-1758.67 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.58	16.56	(0.02)	-0.12 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	52.47	62.47	10.00	16.01 %
Contract Costs-Maintenance	1	02	4430.09	5	1,569.75	1,931.40	361.65	18.72 %
Contract Costs-Other	1	02	4430.13	5	9,850.00	0.00	(9,850.00)	0.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	625.00	685.00	60.00	8.76 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	5,676.50	3,076.50	54.20 %

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: 11/01/2024	Start: 11/01/2023		
					End: 11/30/2024	End: 11/30/2023	Variance	Variance %
Contract Costs-Unit Turnaround	1	02	4430.20	5	3,990.00	3,990.00	0.00	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	4,460.00	0.00	(4,460.00)	0.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	750.00	5,845.00	5,095.00	87.17 %
Connect/Disconnect Fees	1	02	4430.4	5	15.00	75.00	60.00	80.00 %
Garbage and Trash Collection	1	02	4431	5	103.28	314.11	210.83	67.12 %
Emp Benefit Cont - Maintenance	1	02	4433	5	3,236.32	45.54	(3,190.78)	-7006.54 %
Total Ordinary Maintenance and Operation					53,229.83	24,600.81	(28,629.02)	-116.37 %
Protective Services								
Protective Services - Contract	1	02	4480	5	4,151.24	4,437.30	286.06	6.45 %
Total Protective Services					4,151.24	4,437.30	286.06	6.45 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	8,462.44	0.00	(8,462.44)	0.00 %
Insurance - General Liability	1	02	4510.02	5	110.00	0.00	(110.00)	0.00 %
Insurance - Automobile	1	02	4510.03	5	728.81	0.00	(728.81)	0.00 %
Insurance - Workman's Comp	1	02	4510.04	5	468.76	0.00	(468.76)	0.00 %
Insurance - Fidelity Bond	1	02	4510.09	5	181.64	0.00	(181.64)	0.00 %
Insurance - Windstorm	1	02	4510.15	5	9,749.57	8,580.92	(1,168.65)	-13.62 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
Total General Expense					22,201.22	11,080.92	(11,120.30)	-100.36 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	0.00	32,500.00	32,500.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	0.00	(32,500.00)	(32,500.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(127,456.51)	(72,734.12)	(54,722.39)	75.24 %
Net Income (Loss)					(13,617.39)	16,805.24	(30,422.63)	12.36 %

Report Criteria PHA: 1 Project: '02'

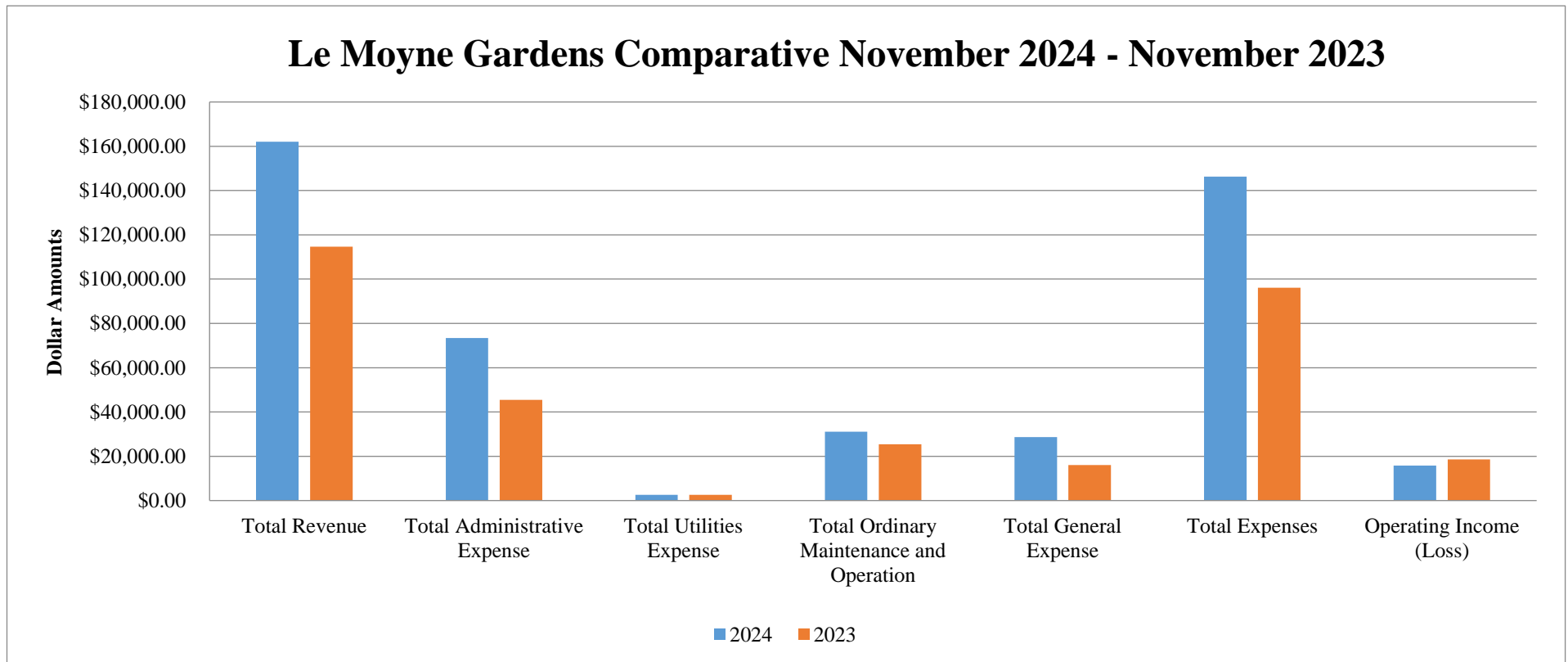
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023
Total Revenue	\$162,055.12	\$114,666.70
Total Administrative Expense	\$73,406.89	\$45,498.80
Total Utilities Expense	\$2,598.32	\$2,574.11
Total Ordinary Maintenance and Operation	\$31,120.60	\$25,373.30
Total General Expense	\$28,635.60	\$16,003.66
Total Expenses	\$146,261.64	\$96,114.91
Operating Income (Loss)	\$15,793.48	\$18,551.79



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

					Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	35,852.00	23,183.00	12,669.00	54.65 %
Total Rental Income					35,852.00	23,183.00	12,669.00	54.65 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,086.79	2,944.20	142.59	4.84 %
Other Income-Tenants	1	03	3690	5	4,771.00	5,363.00	(592.00)	-11.04 %
Total Other Income					7,857.79	8,307.20	(449.41)	-5.41 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	118,345.33	83,176.50	35,168.83	42.28 %
Total Other Receipts					118,345.33	83,176.50	35,168.83	42.28 %
Total Revenue					162,055.12	114,666.70	47,388.42	41.33 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	24,803.44	8,617.39	(16,186.05)	-187.83 %
Travel	1	03	4150	5	1,455.98	0.00	(1,455.98)	0.00 %
Audit Fees	1	03	4171	5	7,478.10	0.00	(7,478.10)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	7,465.76	1,923.67	(5,542.09)	-288.10 %
Postage/FedEx/UPS	1	03	4190.03	5	92.00	184.39	92.39	50.11 %
Membership Dues and Fees	1	03	4190.12	5	708.26	0.00	(708.26)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,020.58	8,666.50	(1,354.08)	-15.62 %
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	0.00	118.19	118.19	100.00 %
Other Sundry Expense	1	03	4190.18	5	153.09	148.91	(4.18)	-2.81 %
Administrative Contact Costs	1	03	4190.19	5	4,999.94	9,542.83	4,542.89	47.61 %
Management Fee Expense - AMP	1	03	4190.21	5	11,518.24	11,577.92	59.68	0.52 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,447.50	1,455.00	7.50	0.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					73,406.89	45,498.80	(27,908.09)	-61.34 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	786.81	787.75	0.94	0.12 %
Ten Services - Recreation, Pub	1	03	4220	5	726.81	40.00	(686.81)	-1717.02 %
Total Tenant Services					1,513.62	827.75	(685.87)	-82.86 %
Utilities Expense								
Water	1	03	4310	5	162.76	469.59	306.83	65.34 %
Electricity	1	03	4320	5	2,160.21	1,890.43	(269.78)	-14.27 %
Gas	1	03	4330	5	243.22	147.22	(96.00)	-65.21 %
Other Utility Expense - Sewer	1	03	4390	5	32.13	66.87	34.74	51.95 %
Total Utilities Expense					2,598.32	2,574.11	(24.21)	-0.94 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	7,740.88	3,790.40	(3,950.48)	-104.22 %
Materials	1	03	4420	5	612.18	4,547.25	3,935.07	86.54 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,125.00	825.00	(300.00)	-36.36 %
Contract Costs-Other Repairs	1	03	4430.03	5	2,545.00	375.00	(2,170.00)	-578.67 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.10	22.09	(0.01)	-0.05 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	52.47	56.22	3.75	6.67 %
Contract Costs-Maintenance	1	03	4430.09	5	2,364.15	1,375.82	(988.33)	-71.84 %
Contract Costs-Other	1	03	4430.13	5	735.00	0.00	(735.00)	0.00 %
Contract Costs-Heating & Coolin	1	03	4430.17	5	5,800.00	0.00	(5,800.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	6,225.00	1,875.00	30.12 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	5,985.00	1,995.00	33.33 %

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: 11/01/2024	Start: 11/01/2023		
					End: 11/30/2024	End: 11/30/2023	Variance	Variance %
Connect/Disconnect Fees	1	03	4430.4	5	0.00	45.00	45.00	100.00 %
Garbage and Trash Collection	1	03	4431	5	173.56	223.49	49.93	22.34 %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,610.26	1,903.03	292.77	15.38 %
Total Ordinary Maintenance and Operation					31,120.60	25,373.30	(5,747.30)	-22.65 %
Protective Services								
Protective Services - Contract	1	03	4480	5	8,986.61	5,837.29	(3,149.32)	-53.95 %
Total Protective Services					8,986.61	5,837.29	(3,149.32)	-53.95 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	10,275.82	0.00	(10,275.82)	0.00 %
Insurance - General Liability	1	03	4510.02	5	165.00	0.00	(165.00)	0.00 %
Insurance - Automobile	1	03	4510.03	5	982.31	0.00	(982.31)	0.00 %
Insurance - Workman's Comp	1	03	4510.04	5	791.03	0.00	(791.03)	0.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	306.53	0.00	(306.53)	0.00 %
Insurance - Windstorm	1	03	4510.15	5	12,846.25	13,087.00	240.75	1.84 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	352.00	0.00	(352.00)	0.00 %
Total General Expense					28,635.60	16,003.66	(12,631.94)	-78.93 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	31,350.00	24,573.20	(6,776.80)	-27.58 %
Operating Exp For Property - C	1	03	7590	5	(31,350.00)	(24,573.20)	6,776.80	-27.58 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(146,261.64)	(96,114.91)	(50,146.73)	52.17 %
Net Income (Loss)					15,793.48	18,551.79	(2,758.31)	-51.40 %

Report Criteria PHA: 1 Project: '03'

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

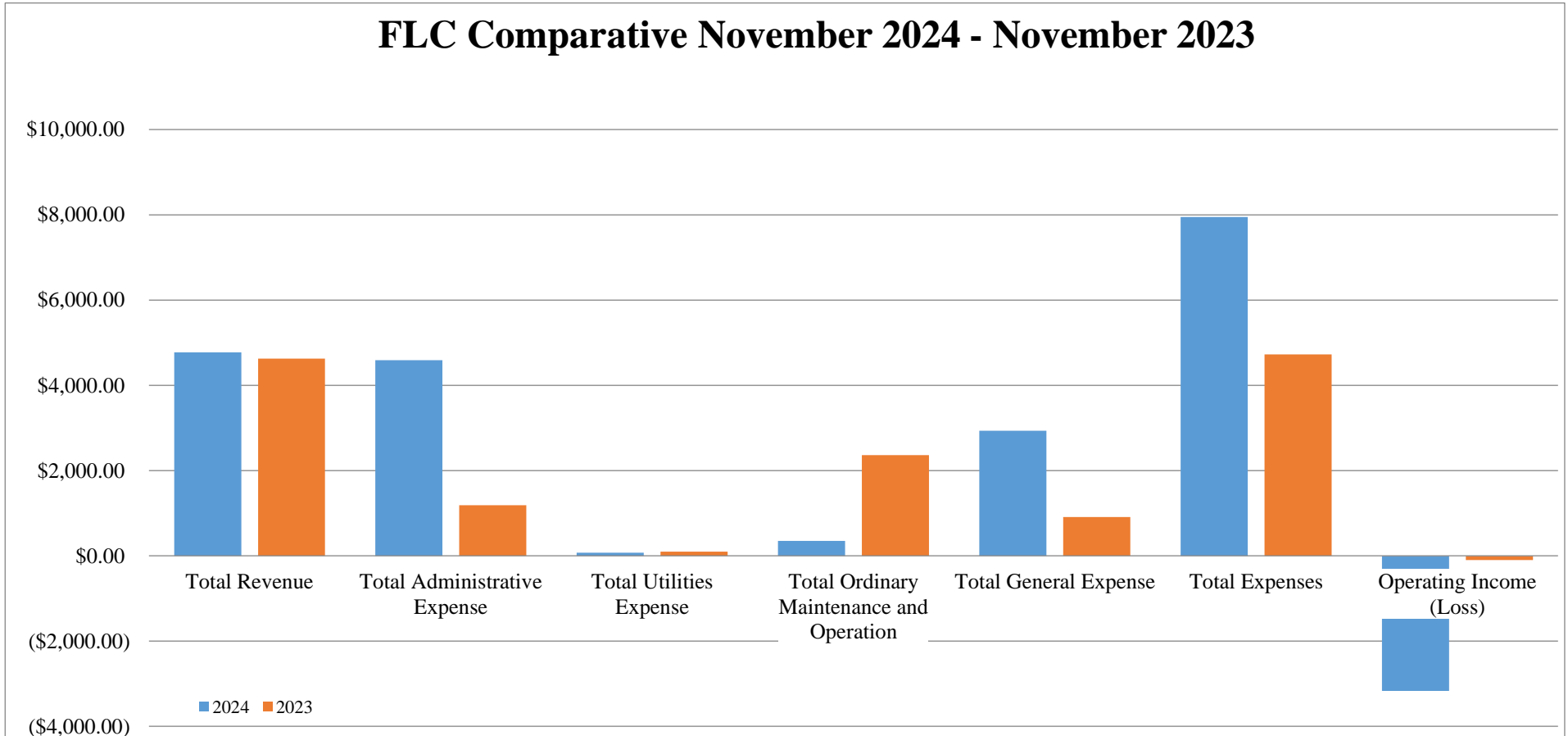
Custom 2: AMP3

Custom 3: PHA

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

	Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023
Total Revenue	\$4,775.67	\$4,624.98
Total Administrative Expense	\$4,590.98	\$1,188.60
Total Utilities Expense	\$72.67	\$99.53
Total Ordinary Maintenance and Operation	\$350.95	\$2,360.46
Total General Expense	\$2,931.65	\$906.17
Total Expenses	\$7,946.25	\$4,726.07
Operating Income (Loss)	(\$3,170.58)	(\$101.09)

FLC Comparative November 2024 - November 2023



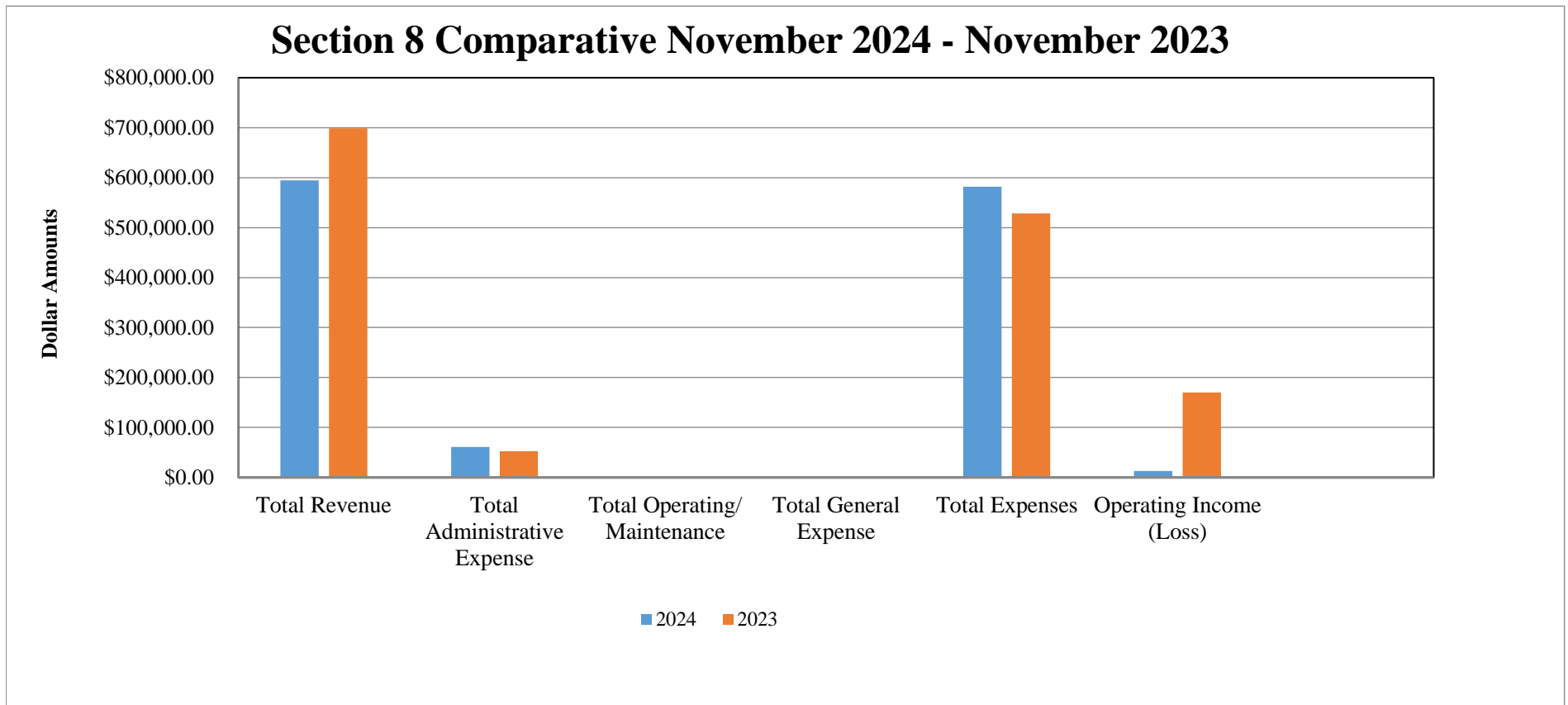
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,400.00	4,200.00	200.00	4.76 %
Total Rental Income					4,400.00	4,200.00	200.00	4.76 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	225.67	249.98	(24.31)	-9.72 %
Other Income-Tenants	3	01	3690	5	150.00	175.00	(25.00)	-14.29 %
Total Other Income					375.67	424.98	(49.31)	-11.60 %
Total Revenue					4,775.67	4,624.98	150.69	3.26 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	365.62	214.46	(151.16)	-70.48 %
Audit Fees	3	01	4171	5	893.51	0.00	(893.51)	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	26.92	15.48	(11.44)	-73.90 %
Other Sundry Expense	3	01	4190.18	5	3,304.93	958.66	(2,346.27)	-244.74 %
Total Administrative Expense					4,590.98	1,188.60	(3,402.38)	-286.25 %
Tenant Services								
Ten Services - Recreation, Pub	3	01	4220	5	0.00	171.31	171.31	100.00 %
Total Tenant Services					0.00	171.31	171.31	100.00 %
Utilities Expense								
Water	3	01	4310	5	27.98	35.04	7.06	20.15 %
Other Utility Expense - Sewer	3	01	4390	5	44.69	64.49	19.80	30.70 %
Total Utilities Expense					72.67	99.53	26.86	26.99 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	38.10	51.57	13.47	26.12 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Contract Costs-Other	3	01	4430.13	5	115.00	2,110.00	1,995.00	94.55 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	2.91	3.95	1.04	26.33 %
Total Ordinary Maintenance and Operation					350.95	2,360.46	2,009.51	85.13 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	1,511.15	0.00	(1,511.15)	0.00 %
Insurance - General Liability	3	01	4510.02	5	16.50	0.00	(16.50)	0.00 %
Insurance - Windstorm	3	01	4510.15	5	1,404.00	906.17	(497.83)	-54.94 %
Total General Expense					2,931.65	906.17	(2,025.48)	-223.52 %
Other Expenditures								
Property Better & Add-Contract	3	01	7540.4	5	0.00	20,000.00	20,000.00	100.00 %
Operating Exp For Property - C	3	01	7590	5	0.00	(20,000.00)	(20,000.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(7,946.25)	(4,726.07)	(3,220.18)	68.14 %
Net Income (Loss)					(3,170.58)	(101.09)	(3,069.49)	-16747.96 %

Housing Authority of the City of Harlingen Comparative Income Statement

HCV/Section 8

	Start: 11/01/2024	Start: 11/01/2023
	End: 11/30/2024	End: 11/30/2023
Total Revenue	\$594,651.68	\$698,812.90
Total Administrative Expense	\$61,164.30	\$52,707.30
Total Operating/ Maintenance	\$270.64	\$1,168.29
Total General Expense	\$2,755.43	\$1,943.13
Total Expenses	\$581,954.11	\$528,520.72
Operating Income (Loss)	\$12,697.57	\$170,292.18



12/30/2024 05:01 PM

Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 11/01/2024	Start: 11/01/2023		
					End: 11/30/2024	End: 11/30/2023	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	72,287.00	58,030.00	14,257.00	24.57 %
Interest Income HA Portion	7	01	3300	5	255.64	422.59	(166.95)	-39.51 %
Portable Admin Fees Earned	7	01	3300.P	5	238.04	1,742.31	(1,504.27)	-86.34 %
HAP Earned Income	7	01	4902	5	521,871.00	638,618.00	(116,747.00)	-18.28 %
Total Operating Income					594,651.68	698,812.90	(104,161.22)	-14.91 %
Total Revenue					594,651.68	698,812.90	(104,161.22)	-14.91 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	23,514.07	13,586.47	(9,927.60)	-73.07 %
Travel	7	01	4150	5	641.20	0.00	(641.20)	0.00 %
Audit Fees	7	01	4171	5	695.93	0.00	(695.93)	0.00 %
Office Rent & Utilities	7	01	4180	5	0.00	1,068.00	1,068.00	100.00 %
Employee Benefits Cont - Admin	7	01	4182	5	7,883.83	6,260.23	(1,623.60)	-25.94 %
Postage/FedEx/UPS	7	01	4190.03	5	457.00	915.92	458.92	50.10 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,608.13	1,217.02	(391.11)	-32.14 %
Forms & Office Supplies	7	01	4190.17	5	888.60	3,937.19	3,048.59	77.43 %
Other Sundry Expense	7	01	4190.18	5	862.91	380.57	(482.34)	-126.74 %
Administrative Contact Costs	7	01	4190.19	5	8,174.13	9,000.90	826.77	9.19 %
Asset Management Fee - AMP	7	01	4190.22	5	9,228.00	9,168.00	(60.00)	-0.65 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,767.50	5,730.00	(37.50)	-0.65 %
Asset Management Fee - AMP	7	03	4190.22	5	888.00	888.00	0.00	0.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	555.00	555.00	0.00	0.00 %
Total Administrative Expense					61,164.30	52,707.30	(8,457.00)	-16.05 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	0.00	1,130.81	1,130.81	100.00 %
Materials	7	01	4420	5	270.64	0.00	(270.64)	0.00 %
Vehicle Maintenance	7	01	4430.1	5	0.00	37.48	37.48	100.00 %
Total Operating Expenses					270.64	1,168.29	897.65	76.83 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	221.81	0.00	(221.81)	0.00 %
Insurance - Workman's Comp	7	01	4510.04	5	498.06	0.00	(498.06)	0.00 %
Insurance - Fidelity Bond	7	01	4510.09	5	192.99	0.00	(192.99)	0.00 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	50.86	2.69	(48.17)	-1790.71 %
Portability - Port In Deposits	7	01	4590.PID	5	(3,577.00)	(2,753.00)	824.00	-29.93 %
Portability - Port In Expenses	7	01	4590.PIE	5	3,577.00	2,753.00	(824.00)	-29.93 %
Portable Admin Fees Paid	7	03	4590.P	5	1,791.71	1,940.44	148.73	7.66 %
Portability - Port In Deposits	7	03	4590.PID	5	0.00	(811.16)	(811.16)	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	0.00	811.16	811.16	100.00 %
Total General Expense					2,755.43	1,943.13	(812.30)	-41.80 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	461,467.00	422,427.00	(39,040.00)	-9.24 %
HAP Payments - Utilities	7	01	4715.4	5	11,843.00	11,286.00	(557.00)	-4.94 %
HAP Portability	7	01	4715.P	5	(2,394.00)	(2,746.00)	(352.00)	12.82 %
HAP Payments - Port Out	7	01	4715.PO	5	1,101.00	570.00	(531.00)	-93.16 %
HAP Payments - Rents	7	02	4715.1	5	3,513.00	4,289.00	776.00	18.09 %
HAP Payments - Rent - VASH	7	03	4715.1	5	21,051.74	19,981.00	(1,070.74)	-5.36 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	211.00	177.00	(34.00)	-19.21 %
HAP Payments - Port Out	7	03	4715.PO	5	14,327.00	14,783.00	456.00	3.08 %
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	5,931.00	1,310.00	(4,621.00)	-352.75 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	250.00	82.00	(168.00)	-204.88 %
Total Housing Assistance Payments					517,763.74	472,702.00	(45,061.74)	-9.53 %

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: 11/01/2024 End: 11/30/2024	Start: 11/01/2023 End: 11/30/2023	Variance	Variance %
Total Expenses	(581,954.11)	(528,520.72)	(53,433.39)	10.11 %
Net Income (Loss)	12,697.57	170,292.18	(157,594.61)	-92.45 %

Chief Financial Officer Report
for January 15, 2025
Highlights of Activities for December 2024

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings
Corrections meetings
Maintenance meeting
Budget Teams meetings with all Departments
Los Vecinos Construction meetings
Le Moyne Gardens Construction meeting
Motivational staff meetings
Website Assignment meeting
Board meeting, Board meeting practices, and overview
Christmas planning meetings
Audit meetings with MRI & Aprio
Accounting staff meeting
- 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/obligations, and expenditures on the HUD system
- Worked with the HR/Accounting Coord. on personnel matters and updates
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- Checked all evaluations for payroll
- Signed checks for payrolls and accounts payables
- Reviewed Weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked at Los Vecinos, all day on Dec. 13th and half day from home on Dec. 30th
- Worked with the APRIO and MRI team on VMS match
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator Board Report

January 15, 2025

December 2024 Activities

- Attended weekly Staff meetings and Security meetings
- Attended Board meeting practices, board packet review, and attended Board meeting
- Attended HCISD counselor meeting
- Attended the VMS meeting with Aprio
- Attended Accounting team meeting
- Attended the Christmas committee meetings
- Attended the HUD field office meeting
- Reviewed Newsletter listing for Ms. Ariana
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board meeting
- Printed out all invoices that were emailed to me for payment
- Coded and entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Filed invoices after processing checks for all accounts
- Closed Purchase orders once completed and approved by management
- Closed the End of Month and combined the End of Month reports; emailed them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns
- Submitted reports as needed (Weekly, Board, and Goals)
- Saved completed work orders from CNG on the S drive
- Continued to monitor the website and recommended changes as needed
- Worked from Los Vecinos in the morning on 12-13-24 due to disinfecting of the COCC
- Worked from home in the morning on 12-30-24 due to disinfecting of the COCC
- CNG/Internet updates:
 - CNG assisted with the transition of Fiber, working with Spectrum on minor details. Also, CNG attended the Board meeting practices, and actual Board meeting. Worked on the VPN for all sites due to Spectrum upgrade affecting the cameras and S drive.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
January 15, 2025
Highlights of Activities for December 2024

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Maintenance meeting on the 2nd Thursday of the month
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices
 - Board meeting and Board meeting overview
 - HUD San Antonio meeting
 - Monday report corrections reviews
 - Christmas committee meetings
 - VMS review meeting
 - Five-year and annual plan meeting
- 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 November
- Reviewed timesheets and processed payrolls for December
- Prepared the Maintenance PowerPoint presentation and conducted the Maintenance meeting
- Reviewed the GL report for November
- Reviewed all vehicle inspections completed and saved for November
- Processed and submitted the HART Retirement for November
- Printed out bank ACH information for online rent payments
- Sent out employee evaluations
- Worked on employee evaluations received and updated wages
- Worked from Los Vecinos for half a day (12/13) and from home (12/30) due to disinfecting
- Took notes and saved them on the S drive for all meetings attended
- Staff managing – Let go of an employee
- Received and reviewed timesheets
- Updated the employee emergency listing
- Worked on the Sick Leave incentive for employees that qualify
- Morning duties – Sent updates on the Valley Morning Star, checked the vault for mail, passed out mail received

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: January 1, 2025

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – December 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.

November 2024 Score is 100%

Monthly HUD Reports:

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

Quality Control:

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

Files audited HCV/S8:

- No files audited this month

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 Microsoft 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 Microsoft TEAMS
- Worked on the Winter newsletter
- Attended the weekly construction meetings at Los Vecinos and Le Moyne Gardens
- Received and distributed toys to the children from Toys for Tots and HPD

HARLINGEN



Housing Authority

January 15, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of December 2024

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	238;253	236	0	3
Bonita Park	0	51	90	83	3
Le Moyne Gardens	0	0	0	0	0
Sunset Terrace	0	0	3	0	1
Aragon/Arroyo	0	0	0	0	0
Total	0	3	3	1	7

Work orders completed for the Month of December 2024

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2024 to 12/31/2024	93	79	179	21	364

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2023 to 12/31/2023	95	37	159	16	307

Resident and Youth Activities Board Report
January 15, 2024
December 2024 Activities
By: Norma Serino

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

- Los Vecinos: Los Vecinos Community Center
 - December 11, 2024, at 2:00 p.m. Cricket hosted presentation for phone service and bingo, prizes were given – 15 attended
- Bonita Park: Bonita Park Community Center
 - December 10, 2024, at 10:00 a.m. – Rescheduled due to inclement weather
 - December 19, 2024, at 2:00 p.m. Christmas for BP Children – 6 attended
- Sunset Terrace: Sunset Terrace Community Center
 - December 5, 2024, at 11:00 a.m. Cricket hosted presentation for phone service and bingo, prizes were given – 11 attended
- Le Moyne Gardens: Le Moyne Gardens Community Center
 - December 12, 2024, at 1:00 p.m. Cricket hosted presentation for phone service and bingo, prizes were given – 10 attended

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday and Wednesday at 4:00 p.m. We planted chili peppers, tomatoes and carrots 7 residents participated
- Los Vecinos: Every Thursday at 4:00 p.m. We planted chili peppers, bell peppers, tomatoes and carrots. 6 residents participated

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The next Quarterly Crime Prevention meeting is on January 28, 2025, at the Le Moyne Gardens Community Center at 3:00 p.m.

Connect Home USA:

- The ConnectHomeUSA meeting date is pending

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

- Melissa Guajardo, HR/Accounting Coordinator for the Harlingen Housing Authority read, “If You Met Santa” by Holly Hatam

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

- December 3, 2024: Topic: Uniting Schools & Families to Get Students Back into the Attendance Habit
- December 10, 2024: Topic: The Intersection of Progress and Practice: Actualizing the Science of Reading with Moonshot Moment
- December 17, 2024: Topic: Child Care Has Shifted: Are We Ready for the Future?

Events:

- December 11, 2024: HCISD 2025-2026 School registration at the Sunset Terrace Family Learning Center from 4:00 p.m. to 5:00 p.m. - 10 families registered
- December 17, 2024: HCISD 2025-2026 registration at the Los Vecinos Family Learning Center from 4:00 p.m. to 6:00 p.m. - 21 families registered

- December 19, 2024: Grace Fellowship Church hosted a Christmas Party at Los Vecinos at 7:00 p.m. by the basketball court, they offered prayer, food & gifts – 20 families attended
- December 21, 2024: BLESSED MINISTRY hosted a toy drive at Le Moyne Gardens from 1:00 p.m.- 3:00 p.m. - 10 families attended
- December 21, 2024: BLESSED MINISTRY hosted a toy drive at the Los Vecinos Learning Center from 4:00 p.m.-6:00 p.m. - 20 families attended

Upcoming Events:

- January 9, 2025: HCISD 2025-2026 School registration at the Bonita Park Learning Center from 4:00 p.m. to 6:00 p.m.
- January 16, 2025: HCISD 2025-2026 School Registration at the Le Moyne Gardens Family Learning Center from 4:00 p.m. to 6:00 p.m.

NAHRO Merit Awards: Merit Award applications are due March 14, 2025

- New topics are:
 - HHA What Christmas Means to Me Christmas Card Art Contest
 - Los Vecinos Health and Fitness initiative, community exercise equipment

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
- Counselors continue to look for future student mentors for the Family Learning Centers
- Christmas Break was December 23, 2024, through January 6, 2025, the Centers were closed. The Family Learning Centers re-opened on January 7, 2025

Family learning Center	Number of Mentors	Number of Students Attending	Number of Apt's Utilizing Center
Los Vecinos Master Teacher: Ms. Cano	4	12	4
Bonita Park Master Teacher: Mrs. Cavazos	3	6	3
Sunset Terrace Master Teacher: Mrs. Aguirre	2	5	3
Le Moyne Gardens Master Teacher: Mr. Leal	3	15	11

2025 Scholarship tentative due dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	01/24/2025	4	0	0
TX NAHRO	02/2025	0	0	0
HAVE-STR	04/2025	0	0	0
HAHC	04/2025	0	0	0
LV Tenant Association	04/2025	0	0	0
BP/ST Tenant Association	04/2025	0	0	0
LMG Tenant Association	04/2025	0	0	0
NELROD	05/2025	0	0	0

Note: 2024 Scholarship awardees**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 L. 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 A. Jimenez, Anahi Ramirez, Regina Ruiz-Rosales, Ruby Salceda, Ana L. Huerta, Alondra G. Matamoros, Isai Roman Villaseñor, Liliana A. Salazar, Kassandra Treviño, Ana E. Cerda, and Lexie M. Gonzalez

Tenant Associations (TA):

- **Total submitted 9 and 5 awarded – the tenant association funds awarded were matched by the HAHC**

Student	AMP	TA	HAHC	Total Awarded
Isai Roman Villasenor	Los Vecinos	\$121.50	\$121.50	\$243.00
Frida A. Jimenez	Los Vecinos	\$121.50	\$121.50	\$243.00
Liliana A. Salazar	Bonita Park	\$263.00	\$263.00	\$526.00
Regina Ruiz-Rosales	Sunset Terrace	\$163.00	\$163.00	\$326.00
Alondra G. Matamoros	Le Moyne Gardens	\$263.00	\$263.00	\$526.00

2025 Annual Plan Meeting at Le Moyne Gardens



Los Vecinos Vegetable Garden Meetings:



Los Vecinos Toys for Tots:



Sunset Terrace & Bonita Park Bulletin Board Contest



HCISD 2025-2026 School Registration at Sunset Terrace



Bonita Park Toys for Tots



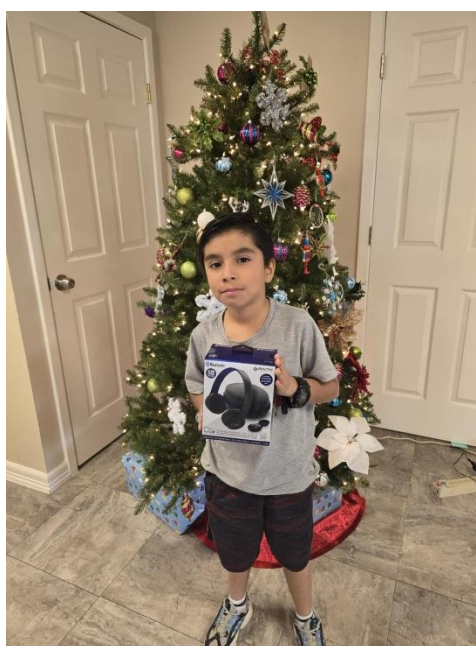
LMG Vegetable Garden Meetings:



LMG Resident Meeting hosted by Cricket Wireless



LMG Toys for Tots



Date: January 1, 2025

To: Harlingen Housing Authority Board of Commissioners

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

Subject: December 2024 Activities

Report on Contracts:

Los Vecinos AMP #010:

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

De La Cruz Drywall installed new windows and lighting at the office. This job is 100% complete.

Southern Construction remodeled apartment #238. This job is 100% complete.

De La Cruz Drywall is remodeling apartment #236. This job is 85% complete.

De La Cruz Drywall is installing new windows at the shop. This job is 5% complete.

De La Cruz Drywall installed new flooring to apartment #253. This job is 100% complete.

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

Bonita Park AMP #020:

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

Southern Construction is remodeling apartment #83. This job is 85% complete.

Southern Construction installed an ADA ramp to apartment #115. This job is 100% complete.

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

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

De La Cruz Remodel prepared apartment #3. This job is 100% complete.

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

Le Moyne Gardens AMP #030:

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

CRC is remodeling apartments #25 and 26. This job is 90% complete.

G. S Electric & Remodeling is remodeling apartment #148. This job is 25% complete.

De La Cruz Remodel prepared apartment #7. This job is 100% complete.

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

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

Quality Lawn Care mowed the grass at Washington Apts., Sonesta Duplex and Monte Cristo. This job is 100% complete.

Housing Authority of the City of Harlingen, Texas

92

December 31, 2024

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	146	113	19	4	4	194	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	1	0	0	0	1	2
2 bed	1	1	0	0	0	0	2
3 bed	2	1	0	0	0	1	4
4 bed	0	1	0	0	0	0	1
Regular Vacancies →	3	4	0	0	0	2	9
Total Vacancies →	3	4	0	0	0	2	9

Total Units per Development →	150	120	20	4	4	200	498
-------------------------------	------------	------------	-----------	----------	----------	------------	------------

Notation: Data based on Manager's Monthly Reports Submitted 12.31.2024

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 98.00% 96.67% 100.00% 100.00% 100.00% 99.00% **98.19%**

* **VACANCY RATE:** 2.00% 3.33% 0.00% 0.00% 0.00% 1.00% **1.81%**

* does not include CFP units

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

Per unit Fee count 147 116 20 4 4 198 489

92

Harlingen Housing Authority
Low Rent Program
Board Meeting
January 15, 2025

Activities for the month of December

WAITING LIST AS OF 12-31-2024

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	80
2 Bedroom	10
3 Bedroom	4
4 Bedroom	1
Total:	95

Unit offers mailed: 50

Security Deposits received: 4

Applications ready for review as of 12-31-2024: 16

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 December 2024	1,009	974	250	641	66	330	86	82	25%
January through December 2023	884	838	205	424	117	341	88	77	23%
Increase	125	136	45	217	0	0	0	4	2%
Decrease	0	0	0	0	51	11	2	0	0%

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

LOW RENT PROGRAM

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
Feb-24	65	60	16	34	10	30	3	5	17%
Mar-24	64	59	19	64	5	19	5	7	37%
Apr-24	81	79	23	47	4	6	8	4	67%
May-24	140	141	30	15	3	15	6	3	20%
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%
Oct-24	115	107	28	61	7	30	12	10	33%
Nov-24	67	63	16	71	5	41	8	7	17%
Dec-24	53	51	16	56	8	50	4	6	12%
YTD Total:	1,009	974	250	641	66	330	86	82	25%

LOW RENT PROGRAM

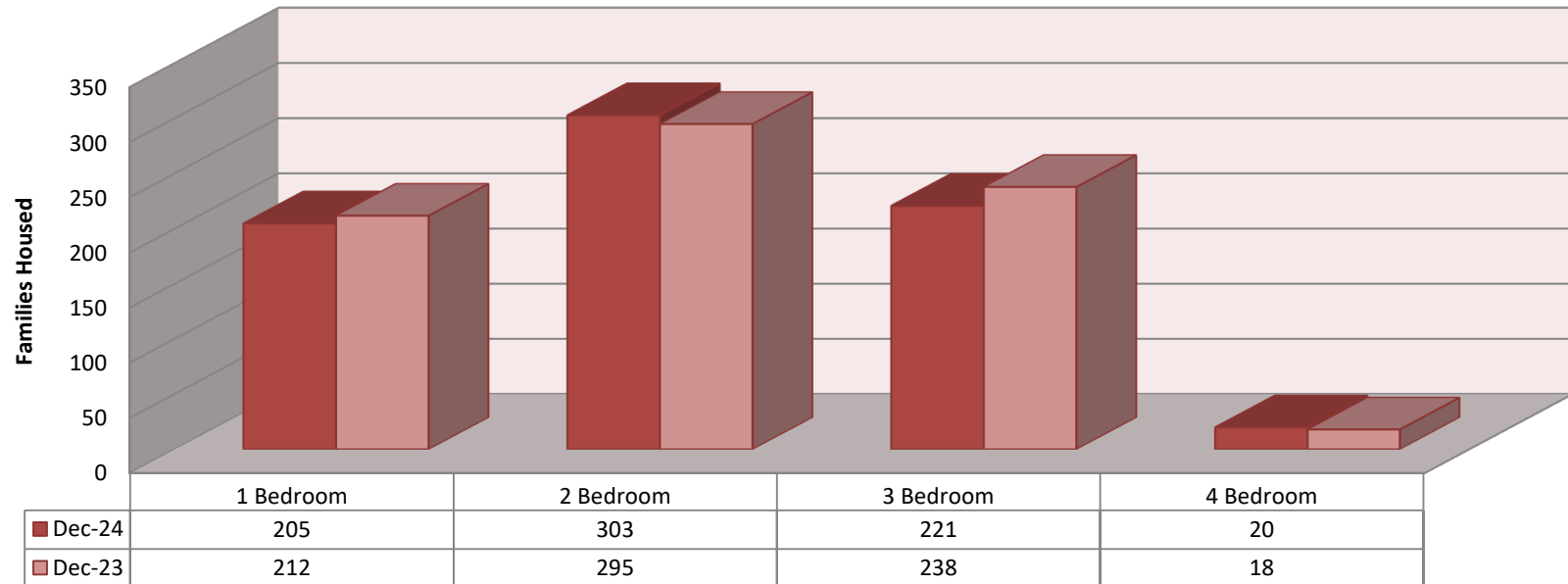
Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-23	64	55	25	0	2	20	9	5	25%
Feb-23	75	70	3	11	5	15	0	6	40%
Mar-23	45	37	15	10	3	40	4	3	8%
Apr-23	73	74	9	34	5	5	8	4	80%
May-23	86	82	24	31	4	37	11	4	11%
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%
Oct-23	67	67	22	34	10	16	9	6	38%
Nov-23	68	65	20	23	4	20	8	5	25%
Dec-23	56	54	17	33	0	25	4	6	24%
YTD Total:	884	838	205	424	117	341	88	77	23%

Board Meeting Report January 15, 2025

Total Alloted Vouchers: 743
Vouchers Leased: 749
Pending Vouchers: 0
Vouchers Searching: 0

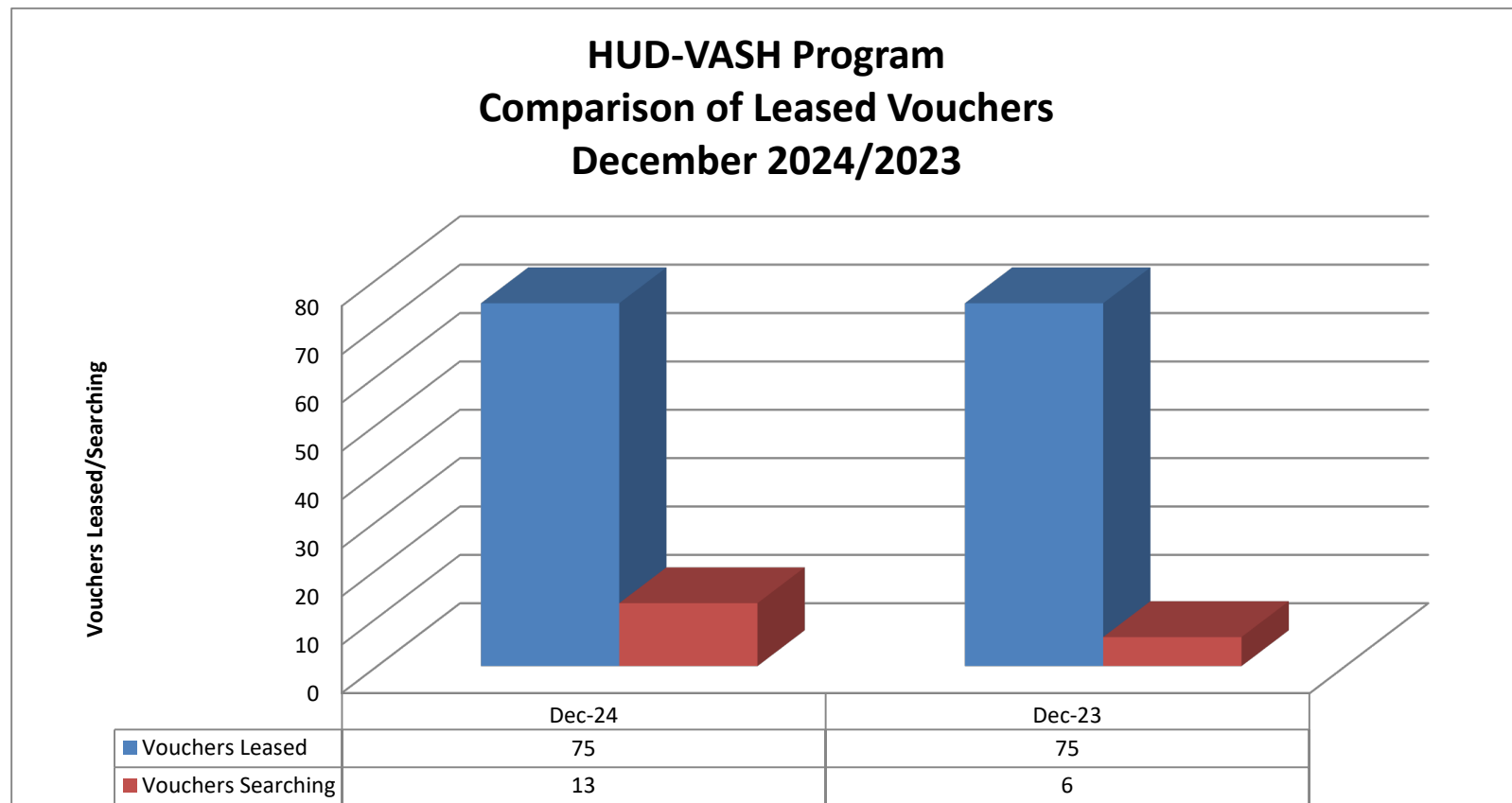
HCV/Section 8 Program Comparison of Leased Vouchers December 2024/2023



Total Families on Waiting List	542
---------------------------------------	------------

**Board Meeting Report
January 15, 2025**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 75
Port-outs: 41
Housed in Harlingen: 34**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report January 15, 2025

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
November 2024 Score is
97.41%

Quality Control

No file audit were done due to Holidays

Activities for the month of December 2024:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on December 12th (20 were received)
- Issued HAP Checks for January 2025
- Submitted VMS monthly report
- Submitted Lease up report to Finance Dept.
- Attended monthly meetings with Low Rent
- Attended Security meetings via Microsoft Teams
- Attended Monday staff meetings via Microsoft Teams
- Hosted Friday Staff Meetings via Microsoft Teams
- Attended Los Vecinos construction meeting updates
- Attended maintenance meetings
- 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 December 2024	430	345	454	50	776	776	81	6	98	81
January through December 2023	393	346	289	114	770	770	202	24	104	104
Increase	37	0	165	0	6	6	0	0	0	0
Decrease	0	1	0	64	0	0	121	18	6	23

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
Oct-24	48	34	32	0	52	52	0	1	3	4
Nov-24	37	26	23	0	65	65	0	0	1	5
Dec-24	35	24	27	0	41	41	0	0	1	9
YTD	430	345	454	50	776	776	81	6	98	81

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
Oct-23	36	32	23	12	40	40	21	1	17	3
Nov-23	37	34	13	4	51	51	8	1	15	7
Dec-23	28	28	20	6	43	43	18	1	0	5
YTD	393	346	289	114	770	770	202	24	104	104

DATE: January 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the January 15, 2025, Board Mtg (6+ months)

Mission Statement:

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

Vision Statement:

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

Office Hours:

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:

January 2025: Schedule may change at any time

- 01: Holiday (New Year Day) Offices Closed
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Los Vecinos Construction Mtg at 9:00 a.m.
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: Sick Leave Incentive
- 03: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 03: Friday Staff Mtg at 3:00 p.m. (Topic on New Year's Resolutions/Goals) LMG
- 04: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 06: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, LMG
- 06: Security Mtg Monday at 9:00 a.m.
- 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
- 07: Family Learning Centers Reopen after the Holidays
- 08: Pest Control at Bonita Park
- 08: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 08: Practice Board Mtg at 10:00 a.m. at BP
- 08: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 08: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 08: City of Harlingen Commissioners Mtg at 5:30 p.m.???
- 09: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 09: HCV/S8 Applications (20)
- 09: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 09: Maintenance Meeting at 3:00 p.m. (TEAMS) Forms, Timesheets & F/H Plans
- 09: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 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 & Virtual
- 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. (Topic on Law Enforcement) LMG
- 11: Readvertise for BP & LMG Construction Work by GMS
- 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: Practice Board Mtg at 9:00 a.m. at COCC
- 14: LMG and/or BP Construction Mtg at 1:30 p.m.
- 15: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 15: Practice Board Mtg at 10:00 a.m. at COCC
- 15: HHA Board Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC Invocation by C Lucio
- 15: Board Mtg Overview at 2:00 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Los Vecinos Construction Mtg at 9:00 a.m.
- 16: Mtg with Ariana to review the Calendar at 10:30/11:00 a.m.
- 17: HHA Website Mtg (TEAMS) at 8:15 a.m.
- 17: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 17: Review Audit files from November 2024 ((16018 & 31022)
- 17: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 17: Friday Staff Mtg at 3:00 p.m. (Topic on Martin Luther King Day) LMG
- 18: Readvertise for BP & LMG Construction Work by GMS
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 20: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana Friday 01/10/25 at 12 p.m.
- 21: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday, 01/10/25 at 12 p.m.
- 22: Review Monday Reports for corrections at 8:30 a.m.
- 22: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
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.
Agenda for Mtg due by Low Rent Monday, 01/13/25 at 12 p.m.
- 23: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 23: Thursday Maintenance Mtg at 3:00 p.m. at LV (NSPIRE/Prepare for Inventory)
- 24: HAP Check for February 2025
- 24: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at Los Vecinos
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 24: Board Reports are Due at 12:00 p.m. (noon)
- 24: February 19, Board Agenda & Minutes for January 15, Board Mtgs due 12 (noon)
- 24: Tentative Board Agendas due February, March & April 2025
- 24: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 24: PIC Review with Diana, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m. (Friday)
- 24: Friday Staff Mtg at 3:00 p.m. (Topic on getting to know YOU) LMG
- 27: Security Mtg Monday at 9:00 a.m.

- 27: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 27-30: eLOCCS Recertification for Staff
- 28: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 28: LMG and/or BP Construction Mtg at 1:30 p.m.
- 28: Crime Prevention Mtg at LMG at 3:00 p.m.
- 29: Review Monday Reports for corrections at 8:30 a.m.
- 29: Bid Opening for construction work at BP & LMG by GMS at 3:00 p.m. at the COCC
- 29: City of Harlingen Commissioners Mtg at 5:30 p.m.???
- 30: Los Vecinos Construction Mtg at 9:00 a.m.
- 30: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 31: eLOCCS Recertification for Staff
- 31: Final Board Reports due by 12:00 noon
- 31: Friday Staff Mtg at 3:00 p.m. (Topic History of Loteria) LMG

February 2025: Schedule may change at any time

- 01: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 03: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, LMG
- 03: Security Mtg Monday at 9:00 a.m.
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 05: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 07: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 02/20/25
- 07: Friday Staff Mtg at 3:00 p.m. (Topic on Heart Disease Awareness) Wear Red HCV/S8
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 10: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 02/21/25
- 10-12: Texas NAHRO Conference Austin, Texas
- 11: Pest Control at Los Vecinos
- 11: Lone Star Shredding (Bins are due at COCC on Monday)
- 11: LMG and/or BP Construction Mtg at 1:30 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 12: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 12: Pest Control at Bonita Park
- 12: Practice Board Mtg at BP at 9:00 a.m.
- 12-13: Inventory Fiscal Year End LV
- 13: HCV/S8 Applications (20)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 13: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 13: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Ergonomics
- 14: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 14: Practice Board Mtg at 9:00 a.m. at LV & Virtual

- 14: Friday Staff Mtg at 3:00 p.m. (Topic on Valentine's Day) HCV/S8
- 17: Security Mtg Monday at 9:00 a.m. at ST
- 17: Practice Board Mtg 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: Practice Board Mtg at 9:00 a.m. at BP
- 19: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 19: Practice Board Mtg at BP at 10:00 a.m.
- 19: Regular Board Meeting 12:00 p.m. at Bonita Park Invocation by M Prieto
- 19: Board Mtg Overview at 2:00 p.m.
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Inventory Fiscal Year End BP
- 19-20: Pest Control at Le Moyne Gardens
- 20: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 20: Admin Mtg with Administrative Assistant at 10:30 a.m.
- Agenda for Mtg due by Ariana Friday 02/07/25 at 12 p.m.
- 20: Admin Mtg with the Accounting Team at 2:00 p.m.
- Agenda for Mtg due by Accounting Team, Friday, 02/07/25 at 12 p.m.
- 21: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 21: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due by Monday, 02/10/25 by 12 p.m.
- 21: Board Reports due 12 noon
- 21: March 19, Board Agenda & Minutes for February 19, Board Mtg due 12 (noon)
- 21: Tentative Board Agendas due March, April & May 2025
- 21: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
- (Offices Open in the morning from 8:30 a.m. – 12 noon)
- 21: Friday Staff Mtg at 3:00 p.m. (Topic on President's Day) HCV/S8
- 24: Security Mtg Monday at 9:00 a.m.
- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 24: Admin Mtg with Low Rent Team at 1:30 p.m.
- Agenda for Mtg due by Low Rent Monday, 02/10/25 at 12 p.m.
- 25: HAP Check for March 2025
- 25: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 25: LMG and/or BP Construction Mtg at 1:30 p.m.
- 26: Review Monday Reports for corrections at 8:30 a.m.
- 26-27: Inventory Fiscal Year End LMG
- 26-28: Nelrod Conference, Las Vegas, NV
- 27: Los Vecinos Construction Mtg at 9:00 a.m.
- 27: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m. at BP Vehicle Inspections
- 28: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at Bonita Park
- (Supervisors will Quality Control audited files by staff)
- Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 28: Inventory Fiscal Year End COCC
- 28: Final Board Reports are Due at 12:00 noon
- 28: Friday Staff Mtg at 3:00 p.m. (Topic on National Tooth Fairy Day) HCV/S8
- March 2025: Schedule may change at any time**
- 01: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG

- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 03: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, LMG
- 03: Security Mtg Monday at 9:00 a.m.
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 05: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 07: Friday Staff Mtg at 3:00 p.m. (Topic on Texas Independence Day) Acct Dept
- 09: Time Change (Spring Forward)
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 10-12: NAHRO Legislative Conference Washington DC
- 11: Pest Control at Los Vecinos
- 11: Practice Board Mtg at LMG at 9:00 a.m.
- 11: LMG and/or BP Construction Mtg at 1:30 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 12: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 12: Pest Control at Bonita Park
- 12: Practice Board Mtg at BP at 10:00 a.m.
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 13: HCV/S8 Applications (20)
- 13: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 13: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Vision & Eye Safety
- 14: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 14: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 14: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 03/25/25
- 14: Friday Staff Mtg at 3:00 p.m. (Topic on St. Patrick's Day) Acct Dept
- 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: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 03/26/25
- 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 Reports & Board Packet for corrections at 8:30 a.m.
- 19: Regular Board Meeting 12:00 p.m. at COCC Invocation by Melissa Guajardo
- 19: Board Mtg Overview at 2:00 p.m.
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 20: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 21: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 21: Board Reports due at 12:00 noon
- 21: April 16, Board Agendas & Minutes for March 19, Board Mtg due 12 (noon)

- 21: Tentative Board Agendas due April, May & June 2025
- 21: Friday Staff Mtg at 3:00 p.m. (Topic on Daylight Saving) Spring Forward (Acct Dept)
- 24: Security Mtg Monday at 9:00 a.m.
- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 25: Lone Star Shredding (Bins are due at COCC on Monday)
- 25: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 25: Admin Mtg with Administrative Assistant at 8:30 a.m.
- Agenda for Mtg due by Ariana Friday 03/14/25 at 12 p.m.
- 25: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday, 03/14/25 at 12 p.m.
- 25: HAP Check for April 2025
- 25: LMG and/or BP Construction Mtg at 1:30 p.m.
- 26: Review Monday Reports for corrections at 8:30 a.m.
- 26: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due by Monday, 03/17/25 by 12 p.m.
- 26: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday, 03/17/25 at 12 p.m.
- 27: Los Vecinos Construction Mtg at 9:00 a.m.
- 27: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m. at ST (Ladder Safety)
- 28: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at Sunset Terrace
- (Supervisors will Quality Control audited files by staff)
- Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 28: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 28: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
- (Offices Open in the morning from 8:30 a.m. – 12 noon)
- 28: Friday Staff Mtg at 3:00 p.m. (Topic on Women's History) Acct Dept
- 31: Security Mtg Monday at 9:00 a.m.
- 31: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 31: Final Board Reports due 12:00 noon
- April 2025: Schedule may change at anytime**
- 01: EIV Re-Certification for all staff (Accounting Dept)
- 01: April Fool's Day
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 02: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 03: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 03: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 04: Friday Staff Mtg at 3:00 p.m. (Topic on April Fool's Day) LV
- 05: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 07: BRE Read a Book on HHA Facebook Monday after Market Days by LV, BP, LMG
- 07: Security Mtg Monday at 9:00 a.m.
- 07: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 08: Practice Board Mtg at LMG at 9:00 a.m.
- 08: LMG and/or BP Construction Mtg at 1:30 p.m.

- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 09: Review Monday Reports Board Packet for corrections at 8:30 a.m.
- 09: Practice Board Mtg at BP at 10:00 a.m.
- 09: Pest Control at Bonita Park
- 10: Los Vecinos Construction Mtg at 9:00 a.m.
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 10: HCV/S8 Applications (20)
- 10: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 10: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 10: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Driving Awareness/City Auction
- 11: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 11: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 11: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 04/22/25
- 11: Friday Staff Mtg at 3:00 p.m. (Topic on Easter) LV
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Practice Board Mtg at ST at 9:30 a.m.
- 14: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 04/23/25
- 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 15-16: Practice Board Mtg at 9:00 a.m. at COCC
- 16: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 16: HHA Board Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC Invocation by P Vega
- 16: Board Mtg Overview at 2:00 p.m. Webex
- 16: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Mtg with Ariana to review the Calendar at 10:30/11:00 a.m.
- 18: Holiday (Good Friday) Offices Closed
- 21: Security Mtg Monday at 9:00 a.m.
- 21: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 21: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 22: Admin Mtg with Administrative Assistant at 8:30 a.m.
- Agenda for Mtg due by Ariana Friday 04/11/25
- 22: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday 04/11/25
- 22: LMG and/or BP Construction Mtg at 1:30 p.m.
- 22: Crime Prevention Mtg at 3:00 p.m. at Bonita Park
- 23: Administrative Professionals Day!!
- 23: Review Monday Reports for corrections at 8:30 a.m.
- 23: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due by Monday 04/14/25
- 23: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday 04/14/25
- 24: Los Vecinos Construction Mtg at 9:00 a.m.
- 24: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 24: Maintenance Mtg at 11:00 a.m. at LMG (Sexual Harassment/Inventory) Lunch 12 p.m.
- 25: Board Reports due at 12:00 noon
- 25: HAP Check for May 2025

- 25: May 21, Board Agenda & Minutes for April 16, Board Mtgs due 12 (noon)
- 25: Tentative Board Agendas due May, June & July 2025
- 25: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Le Moyne Gardens**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 25: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 25: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 25: Friday Staff Mtg at 3:00 p.m. (Topic on Administrative Assistant Day) LV
- 28: Security Mtg Monday at 9:00 a.m.
- 28: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 29: Crime Prevention Mtg at Bonita Park at 3:00 p.m.
- 30: Review Monday Reports for corrections at 8:15 a.m.
- 30: Final Board Reports due at 12:00 noon
- 30: City of Harlingen Commissioners Mtg at 5:30 p.m.???
- May 2025: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 01: National Day of Prayer
- 01: Los Vecinos Construction Mtg at 9:00 a.m.
- 01: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 01: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)???
- 02: Friday Staff Mtg at 3:00 p.m. (Topic Cinco De Mayo) BP
- 03: Market Days Downtown!** BRE Reading of Books to Community by LV, **BP**, LMG
- 03: COCC Storage Clean out lead by Accounting Department & all Staff
- 05: BRE Read a Book HHA Facebook Monday after Market Days by LV, **BP**, LMG
- 05: Security Mtg Monday at 9:00 a.m.
- 05: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 06: Lone Star Shredding (Bins are due at COCC on Monday)
- 07: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 07: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 07: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 07: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 08: HCV/S8 Applications (20)
- 08: Los Vecinos Construction Mtg at 9:00 a.m.
- 08: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 08: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 08: Maintenance Mtg at 3:00 p.m. (TEAMS) Mental Health Awareness
- 08: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 09: Friday Staff Mtg at 3:00 p.m. (Topic on Mother's Day) BP
- 12: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 12: Security Mtg Monday at 9:00 a.m.
- 12: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 13: Pest Control at Los Vecinos
- 13: Practice Board Mtg at LMG at 9:00 a.m.
- 13: LMG and/or BP Construction Mtg at 1:30 p.m.
- 14: Pest Control at Bonita Park
- 14: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am **(Offices Open at 1:00 p.m.)**
- 14: Review Monday Reports & Board Packet for corrections at 8:30 a.m.

- 14: Practice Board Mtg at BP at 10:00 a.m.
- 15: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 16: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 16: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 16: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 16: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 05/29/25
- 16: Friday Staff Mtg at 3:00 p.m. (Topic International Families) BP
- 19: Security Mtg Monday at 9:00 a.m.
- 19: Practice Board Mtg at 9:30 a.m. at ST
- 19: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 05/28/25
- 19: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 20: Practice Board Mtg at 9:00 a.m. at ST
- 20: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS???
- 21: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 21: Practice Board Mtg at 10:00 a.m. at ST
- 21: **Regular Board Mtg 12:00 p.m. at ST** Invocation by D Perez
- 21: Board Mtg Overview at 2:00 p.m.
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Los Vecinos Construction Mtg at 9:00 a.m.
- 22: Maintenance Mtg at 3:00 p.m. at LV (Hurricane Preparedness & Emergency Action Plan)
- 23: HAP Check for June 2025
- 23: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Los Vecinos**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 23: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 23: Board Reports due at 12:00 noon
- 23: June 18, Board Agenda & Minutes for May 21, Board Mtg due 12 (noon)
- 23: Tentative Board Agendas due June, July & September 2025
- 23: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 23: Friday Staff Mtg at 3:00 p.m. (Topic on World Bee Day) BP
- 26: Holiday (Memorial Day) Offices Closed
- 27: Security Mtg Tuesday at 9:00 a.m.
- 27: **Monday Staff Mtg on (Tuesday) at 10:00 a.m.** Maintenance on Call 956-893-2360
- 27: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS???
- 27: LMG and/or BP Construction Mtg at 1:30 p.m.
- 28: Review Monday Reports for corrections at 8:30 a.m.
- 28: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by **Monday 05/19/25**
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday 05/19/25**
- 29: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 05/16/25**
- 29: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday 05/16/25**
- 30: Final Board Reports due at 12:00 noon
- 30: Friday Staff Mtg at 3:00 p.m. (Topic Astronomy & play Loteria) BP

June 2025: Schedule may change at any time

- 01: Hurricane Season Begins
- 02: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 02: Security Mtg Monday at 9:00 a.m.
- 02: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 04: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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.
- 04-06: HAVE-STR Conference SPI
- 05: Los Vecinos Construction Mtg at 9:00 a.m.
- 05: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: Friday Staff Mtg at 3:00 p.m. (Topic on Donut Day) LMG
- 07: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 09: BRE Read a Book on HHA Facebook Monday after Market Days by LV, BP, LMG
- 09: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 09: Security Mtg Monday at 9:00 a.m.
- 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.
- 10: LMG and/or BP Construction Mtg at 1:30 p.m.
- 11: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 11: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 11: Practice Board Mtg at BP at 10:00 a.m.
- 11: Pest Control at Bonita Park
- 12: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 12: HCV/S8 Applications (20)
- 12: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 12: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 12: Maintenance Mtg at 3:00 p.m. TEAMS (National Safety) Slips, Trips & Falls
- 13: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 06/24/25
- 13: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 13: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 13: Friday Staff Mtg at 3:00 p.m. (Topic on Father's Day) LMG
- 16: Security Mtg at 9:00 a.m. ST
- 16: Practice Board Mtg at ST at 9:30 a.m.
- 16: Low Rent & HCV/S8 Monthly Mtg at 11:00 a.m.
- 16: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 06/25/25
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 17: Lone Star Shredding (Bins are due at COCC on Monday)
- 17: Practice Board Mtg at COCC at 9:00 a.m.
- 18: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 18: Practice Board Mtg at COCC at 10:00 a.m.
- 18: Regular Board Meeting 12:00 p.m. at COCC Invocation by C Lucio
- 18: Board Mtg Overview at 2:00 p.m.
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 19: Los Vecinos Construction Mtg at 9:00 a.m.

- 19: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: Friday Staff Mtg at 3:00 p.m. (Topic on Summer) LMG
- 23: Security Mtg Monday at 9:00 a.m.
- 23: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 24: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 06/13/25**
- 24: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 24: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday 06/13/25**
- 24: LMG and/or BP Construction Mtg at 1:30 p.m.
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Check for July 2025
- 25: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by **Monday 06/16/25**
- 25: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday 06/16/25**
- 26: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 26: Maintenance Mtg at 3:00 p.m. at BP (Electrical Safety)
- 27: July 16, Board Agendas & Minutes for June 21, Board Mtg due 12 (noon)
- 27: Tentative Board Agendas due July, September & October 2025
- 27: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Bonita Park**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 27: **Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.**
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 27: Friday Staff Mtg at 3:00 p.m. (Topic on Ice Cream Cake Day) LMG
- 30: Security Mtg Monday at 9:00 a.m.
- 30: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- July 2025: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!**
- 02: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 02: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 02: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 03: Los Vecinos Construction Mtg at 9:00 a.m.
- 03: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 03: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)???
- 04: Holiday (Independence Day)
- 05: Market Days Downtown!** BRE Reading of Books to Community by LV, BP, **LMG**
- 07: BRE Read a Book on HHA Facebook Monday after Market Days by LV, BP, **LMG**
- 07: Security Mtg Monday at 9:00 a.m.
- 07: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 08: Pest Control at Los Vecinos
- 08: Practice Board Mtg at LMG at 9:00 a.m.
- 08: LMG and/or BP Construction Mtg at 1:30 p.m.
- 09: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am **(Offices Open at 1:00 p.m.)**
- 09: Review Monday Reports & Board Packet for corrections at 8:30 a.m.

- 09: Practice Board Mtg at BP at 10:00 a.m.
- 09: Pest Control at Bonita Park
- 10: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 10: HCV/S8 Applications (20)
- 10: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 10: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 10: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Heat Awareness
- 10: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)???
- 11: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 11: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 11: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 07/22/25
- 11: Friday Staff Mtg at 3:00 p.m. (Topic on 4th of July) HCV/S8
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Practice Board Mtg at ST at 9:30 a.m.
- 14: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 07/23/25
- 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 15: Practice Board Mtg at 9:00 a.m. at COCC
- 16: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 16: Practice Board Mtg 10:00 a.m. at COCC
- 16: HHA Board Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC Invocation by M Prieto
- 16: Board Mtg Overview at 2:00 p.m.
- 16: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 16-17: Pest Control at Le Moyne Gardens
- 17: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: Mtg with Ariana to review the Calendar at 10:30/11:00 a.m.
- 18: Vehicle Inspection at COCC 9:00 a.m. J. Montoya
- 18: Friday Staff Mtg at 3:00 p.m. (Topic on Disneyland) HCV/S8
- 21: Security Mtg Monday at 9:00 a.m.
- 21: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 21: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: Admin Mtg with Administrative Assistant at 8:30 a.m.
- Agenda for Mtg due by Ariana Friday 07/11/25
- 22: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS ???
- 22: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday 07/11/25
- 22: LMG and/or BP Construction Mtg at 1:30 p.m.
- 23: Administrative Professionals Day!!
- 23: Review Monday Reports for corrections at 8:30 a.m.
- 23: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due by Monday 07/14/25
- 23: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday 07/14/25
- 24: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 24: Maintenance Mtg at 11:00 a.m. at COCC (PPE Safety) Lunch 12 p.m.
- 25: Board Reports due at 12:00 noon
- 25: HAP Check for August 2025
- 25: September 24, Board Agendas & Minutes for July 16, Board Mtgs due 12 (noon)

- 25: Tentative Board Agendas due September, October & November 2025
- 25: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Sunset Terrace**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024)
- 25: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 25: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 25: Friday Staff Mtg at 3:00 p.m. (Topic on New Moon) HCV/S8
- 28: Security Mtg Monday at 9:00 a.m.
- 28: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 29: Lone Star Shredding (Bins are due at COCC on Monday)
- 29: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS ???
- 29: Crime Prevention Mtg at Sunset Terrace at 3:00 p.m.
- 30: Review Monday Reports for corrections at 8:30 a.m.
- 30: Final Board Reports due at 12:00 noon
- 30: City of Harlingen Commissioners Mtg at 5:30 p.m.???
- 31: Los Vecinos Construction Mtg at 9:00 a.m.
- August 2025: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!**
- 01: Friday Staff Mtg at 3:00 p.m. (Topic on Back to School) Accounting Dept
- 02: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG, HVC/S8 & Admissions**
- 04: BRE Read a Book to children on HHA Facebook 1st Monday of month by LV, **BP**, LMG
- 04: Security Mtg Monday at 9:00 a.m.
- 04: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 06: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 06: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 06-07: Inventory Mid-Year Los Vecinos
- 07: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 07: Annual Board Committee Mtg at 3:00 p.m. (TEAMS)
- 07: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 08: Friday Staff Mtg at 3:00 p.m. (Topic on International Coworker Day) Accounting Dept
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 11: Security Mtg Monday at 9:00 a.m.
- 11: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 12: Pest Control Los Vecinos
- 12: LMG and/or BP Construction Mtg at 1:30 p.m.
- 13: Pest control Bonita Park
- 13: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 13: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am **(Offices Open at 1:00 p.m.)**
- 14: HCV/S8 Applications (20)
- 14: Disinfect & Sanitize Offices BP at 9am & ST at 11am **(Offices Open at 1:00 p.m.)**
- 14: Los Vecinos Construction Mtg at 9:00 a.m.
- 14: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Hazard Communication
- 15: Disinfect & Sanitize Main Office at 9am **(Office Open at 1:00 p.m.)**
- 15: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 08/26/25**
- 15: Vehicle Inspections at COCC at 9:00 a.m. by J Montoya

- 15: Friday Staff Mtg at 3:00 p.m. (Topic Tell a Joke Day) Accounting Dept
- 18: Security Mtg Monday at 9:00 a.m.
- 18: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 18: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 08/27/25
- 18: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 20: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 20: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 20-21: Inventory Mid-Year Bonita Park
- 20-21: Pest Control LMG & Non-Profit
- 21: Annual Board Committee Mtg at 3:00 p.m. (TEAMS)
- 22: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at Le Moyne Gardens
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 22: Board Report are due by 12 noon
- 22: September 24, Board Agendas & Minutes for July 16, Board Mtgs due 12 (noon)
- 22: Tentative Board Agendas due September, October & November 2025
- 22: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 22: Friday Staff Mtg at 3:00 p.m. (Topic Women's Equality Day) Accounting Dept
- 25: Security Mtg Monday at 9:00 a.m.
- 25: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 26: HAP Checks for September 2025
- 26: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana Friday 08/15/25
- 26: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 26: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday 08/15/25
- 26: LMG and/or BP Construction Mtg at 1:30 p.m.
- 27: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 27: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by Monday 08/18/25
- 27: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent Monday 08/18/25
- 27-28: Inventory Mid-Year Le Moyne Gardens
- 28: Los Vecinos Construction Mtg at 9:00 a.m.
- 28: Thursday Maintenance Mtg at 3:00 p.m. at ST (Insurance & Open Enrollment)
- 29: Inventory Mid-Year COCC
- 29: Final Board Reports are due 12 noon
- 29: Friday Staff Mtg at 3:00 p.m. (Topic Friendship Day) Accounting Dept
- September 2025: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!
- 01: Holiday (Labor Day)
- 02: (Tuesday) Security Mtg Monday at 9:00 a.m.
- 02: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 03: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 03: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.

- 04: Los Vecinos Construction Mtg at 9:00 a.m.
- 04: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 05: Friday Staff Mtg at 3:00 p.m. (Topic Labor Day) LV
- 06: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG
- 06: BRE Read a Book on HHA Facebook Monday after Market Day by LV, BP, LMG
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: Security Mtg Monday at 9:00 a.m.
- 08: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 09: Pest Control Los Vecinos
- 09: LMG and/or BP Construction Mtg at 1:30 p.m.
- 10: Pest control Bonita Park
- 10: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 10: Practice Annual Board Mtgs at COCC at 10:00 a.m.
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am **(Offices Open at 1:00 p.m.)**
- 11: HCV/S8 Applications (20)
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am **(Offices Open at 1:00 p.m.)**
- 11: Los Vecinos Construction Mtg at 9:00 a.m.
- 11: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 11: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 11: Maintenance Mtg at 3:00 p.m. TEAMS (Board Mtg Attire)
- 12: Disinfect & Sanitize Main Office at 9am **(Office Open at 1:00 p.m.)**
- 12: Practice Annual Board Mtgs at LMG at 9:00 a.m.
- 12: Friday Staff Mtg at 3:00 p.m. (Topic Grandparents Day) LV
- 15: Security Mtg Monday at 9:00 a.m.
- 15: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 15: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 16: Practice Annual Board Mtgs at LMG at 9:00 a.m.
- 17: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 17: Practice Annual Board Mtgs at BP at 10:00 a.m.
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control LMG & Non-Profit
- 18: Los Vecinos Construction Mtg at 9:00 a.m.
- 18: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 19: Practice Annual Board Mtgs at 9:00 a.m. virtual & LV
- 19: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 19: Friday Staff Mtg at 3:00 p.m. (Topic Dieciseis de Septiembre) LV
- 22: Security Mtg Monday at 9:00 a.m.
- 22: Practice Annual Board Mtgs at ST at 9:30 a.m.
- 22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 23: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS???
- 23: LMG and/or BP Construction Mtg at 1:30 p.m.
- 23: Practice Annual Board Mtg at Convention Center at 3:00 p.m.
- 24: Practice Annual Board Mtg at Convention Center at 9:00 a.m.
- 24: Review Monday Reports & Board Packet for corrections at 8:30 p.m.
- 24: **Annual HHA Board Mtg at 11:30 a.m.** Invocation by P. Vega
- 24: **Annual Harlingen Affordable Housing Corporation Board Mtg at 12:30 p.m.**
- 25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff

- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: Thursday Maintenance Mtg at 3:00 p.m. at LMG (Active Shooter)
- 26: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Los Vecinos**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 26: Overview of Annual Board Mtgs at 10:00 a.m.
- 26: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 26: Friday Staff Mtg at 3:00 p.m. (Topic Daughter's Day) LV
- 29: Security Mtg Monday at 9:00 a.m.
- 29: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 30: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS???

October 2025: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!**
- 01: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 01: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 02: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 03: Friday Staff Mtg at 3:00 p.m. (Topic on Kindness & Poetry) BP
- 04: Market Days Downtown!** BRE Reading of Books to Community by LV, BP, **LMG**
- 06: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, BP, **LMG**
- 06: Security Mtg Monday at 9:00 a.m.
- 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 Reports & Board Packet for corrections at 8:30 a.m.
- 08: Practice Board Mtg at 10:00 a.m. at BP
- 08: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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: HCV/S8 Applications (20)
- 09: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 09: Maintenance Meeting at 3:00 p.m. (TEAMS) Resource Fair/EIV
- 09: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 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 & Virtual
- 10: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 10/21/25**
- 10: Friday Staff Mtg at 3:00 p.m. (Topic on Hispanic Month & Taco Day) BP
- 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 10/22/25**
- 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: Practice Board Mtg at 9:00 a.m. at COCC
- 14: LMG and/or BP Construction Mtg at 1:30 p.m.
- 15: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 15: Practice Board Mtg at 10:00 a.m. at COCC

- 15: HHA Board Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by D Perez
- 15: Board Mtg Overview at 2:00 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: Mtg with Ariana to review the Calendar at 10:30/11:00 a.m.
- 17: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 17: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 17: Friday Staff Mtg at 3:00 p.m. (Topic on Mammogram Day) BP
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. **(PIC Reports LR & S8)**
- 20: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 10/10/25 at 12 p.m.**
- 21: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday, 10/10/25 at 12 p.m.**
- 22: Review Monday Reports for corrections at 8:30 a.m.
- 22: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by **Monday, 10/13/25 by 12 p.m.**
- 22: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 10/13/25 at 12 p.m.**
- 23: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 23: Thursday Maintenance Mtg at 11:00 a.m. at LV Hearing Safety (Merienda)
- 24: HAP Check for February 2025
- 24: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Bonita Park**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024)
- 24: Board Reports are Due at 12:00 p.m. (noon)
- 24: November 19, Board Agenda & Minutes for October 15, Board Mtg due 12 (noon)
- 24: Tentative Board Agendas due November, December 2025 & January 2026
- 24: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 24: PIC Review with Diana, Nancy, Mary, Cindy DLF & Norma. at 1:30 p.m.** (Friday)
- 24: Friday Staff Mtg at 3:00 p.m. (Topic on Pumpkin Day) BP
- 27: Security Mtg Monday at 9:00 a.m.
- 27: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 28: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 28: LMG and/or BP Construction Mtg at 1:30 p.m.
- 28: Crime Prevention Mtg at LV at 3:00 p.m.
- 29: Review Monday Reports for corrections at 8:30 a.m.
- 29: City of Harlingen Commissioners Mtg at 5:30 p.m.???
- 30: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 31: eLOCCS Recertification for Staff
- 31: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 31: Final Board Reports due by 12:00 noon
- 31: Friday Staff Mtg at 3:00 p.m. (Topic on Halloween/Loteria) BP
- November 2025: Schedule may change at any time**
- 01: Market Days Downtown!** BRE Reading of Books to Community by LV, **BP**, LMG

- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!
- 02: Time Change (Fall Back)
- 03: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, BP, LMG
- 03: Security Mtg Monday at 9:00 a.m.
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 04: Election Day!
- 05: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 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: 2026 Calendars review with Ariana at 8:30 a.m.
- 06: 2026 Calendar review with Acct Dept at 10:30 a.m.
- 06: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 07: HCV/S8 Conference at 9:00 a.m. at LMG or LV
- 07: Friday Staff Mtg at 3:00 p.m. (Topic on Veteran's Day) LMG
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 10: Security Mtg at 9:00 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 11: LMG and/or BP Construction Mtg at 1:30 p.m.
- 12: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am (Offices Open at 1:00 p.m.)
- 12: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 12: Pest Control at Bonita Park
- 12: Practice Board Mtg at BP at 10:00 a.m.
- 12: 2026 Calendar Review with HCV/S8 & Admissions at 11:00 a.m.
- 12: 2026 Calendar Review with LR at 2:00 p.m.
- 13: HCV/S8 Applications (20)
- 13: Disinfect & Sanitize Offices BP at 9am & ST at 11am (Offices Open at 1:00 p.m.)
- 13: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.
- 13: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. (TEAMS) Fire Safety/Emergency Contact Info
- 14: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 14: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 14: Friday Staff Mtg at 3:00 p.m. (Topic on Alzheimer's) LMG
- 17: Security Mtg Monday at 9:00 a.m. at ST
- 17: Practice Board Mtg 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: Practice Board Mtg at 9:00 a.m. at LMG
- 19: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 19: Practice Board Mtg at LMG at 10:00 a.m.
- 19: Regular Board Meeting 12:00 p.m. at LMG Invocation by C Lucio
- 19: Board Mtg Overview at 2:00 p.m.
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 20: Mtg with Ariana to review the Calendar at 10/11 a.m.

- 21: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Sunset Terrace**
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024)
- 21: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 21: Board Reports due 12 noon
- 21: December 17, Board Agenda & Minutes for November 19, Board Mtg due 12 (noon)
- 21: Tentative Board Agendas due December 2025, January & February 2026
- 21: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 21: Friday Staff Mtg at 3:00 p.m. (Topic on Thanksgiving) LMG
- 24: Security Mtg Monday at 9:00 a.m.
- 24: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 25: HAP Check for March 2025
- 25: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 25: LMG and/or BP Construction Mtg at 1:30 p.m.
- 26: Review Monday Reports for corrections at 8:30 a.m.
- 26: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 26: Updated Board Reports are due at 12:00 noon
- 26: Early Release at 3:00 p.m. due to Holiday
- 27-28: Holiday (Thanksgiving)
- 30: Hurricane Season Ends

December 2025: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!**
- 01: Security Mtg Monday at 9:00 a.m.
- 01: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 01: Final Board Reports are due by 12 noon
- 03: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 03: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. (TEAMS)
- 05: Friday Staff Mtg at 3:00 p.m. (Topic on Cookie Cutter) HCV/S8 & Admissions
- 06: **Market Days Downtown!** BRE Reading of Books to Community by **LV**, BP, LMG
- 06: BRE Read a Book on HHA Facebook Monday after Market Days by **LV**, BP, LMG
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Street
- 08: Security Mtg Monday at 9:00 a.m.
- 08: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 09: Pest Control Los Vecinos
- 09: Practice Board Mtg at LMG at 9:00 a.m.
- 09: LMG and/or BP Construction Mtg at 1:30 p.m.
- 10: Pest control Bonita Park
- 10: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 10: Practice Board Mtg at BP at 10:00 a.m.
- 10: Disinfect & Sanitize Offices at LMG at 9am & LV at 11am **(Offices Open at 1:00 p.m.)**
- 11: HCV/S8 Applications (20)
- 11: Disinfect & Sanitize Offices BP at 9am & ST at 11am **(Offices Open at 1:00 p.m.)**
- 11: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m.

- 11: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 11: Maintenance Mtg at 3:00 p.m. TEAMS (Crime Prevention/Sick Leave Incentive)
- 12: Disinfect & Sanitize Main Office at 9am (Office Open at 1:00 p.m.)
- 12: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 12: Employee Christmas Celebration at LMG 12:00 p.m. – 4:30 p.m.
- 15: Security Mtg Monday at 9:00 a.m.
- 15: Low Rent & HCV/S8 Monthly Reports at 11:00 a.m. (PIC Reports LR & S8)
- 15: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 16: Practice Board Mtg at LV at 9:00 a.m.
- 16: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 17: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 17: Practice Board Mtg at LV at 10:00 a.m.
- 17: HHA Board Mtg at 12:00 p.m. at Los Vecinos Invocation by M Prieto
- 17: Overview of Board Mtg at 2:00 p.m. TEAMS
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control LMG & Non-Profit
- 18: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 19: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 19: Friday Staff Mtg at 3:00 p.m. (Topic on Christmas Traditions) HCV/S8 & Admissions
- 22: Security Mtg Monday at 9:00 a.m.
- 22: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 23: Review Monday Reports & Board Packet for corrections at 8:30 p.m.
- 23: LMG and/or BP Construction Mtg at 1:30 p.m.
- 23: Early Release at 3:00 p.m. Christmas Holidays
- 24-25: Holidays (Christmas)
- 26: NO Audit Files due to Holidays
- 26: Disinfect & Sanitize off all Offices high traffic areas from 1:00 p.m.- 5:00 p.m.
(Offices Open in the morning from 8:30 a.m. – 12 noon)
- 26: Friday Staff Mtg at 3:00 p.m. (Topic on Operation Santa Paws) HCV/S8 & Admissions
- 29: Security Mtg Monday at 9:00 a.m.
- 29: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 30: HCV/S8 Two Year Tool by D Perez at 10:00 a.m. TEAMS
- 31: Early Release at 3:00 p.m. (Holiday New Year's)

Summary of Ongoing Activities:

Training & Conferences: I attended the HAVE-STR HUD San Antonio Field Office Annual Meeting December 5 & 6, 2024. The meeting focused on changes for 2025. HUD meetings are through Microsoft TEAMS and are held the 2nd 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 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

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

Other Activities: Our partnership with the City of Harlingen for street and parking repairs at Los Vecinos continues and we are meeting every two weeks on Thursday's at 9:00 a.m. at the Los Vecinos site. The City of Harlingen awarded the RGV Asphalt Construction Company the remaining streets and parking repairs on Mitchele Avenue and Buchanan Avenue. The contractor started on Buchanan Avenue and will continue to Mitchele Avenue. Buchanan Avenue construction is approximately 20 % complete. The Administrative Staff reviewed the minutes for the December 18, 2024, HHA Board Meeting and the minutes for the HAHC Annual Board Meeting for September 25, 2024. We also reviewed the Agendas for the January HHA & HAHC Board Meetings, that are scheduled at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas.

2025 Board Meeting Schedule: The 2025 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, February 19, 2025, starting at 12:00 p.m. at the Bonita Park Apartments, 601 South Rangerville Road, 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

2025 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 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 19, 2025	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 19, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 21, 2025	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 18, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 20, 2025, No Board Meeting Scheduled			
Wednesday, September 24, 2025	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 19, 2025	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 17, 2025	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.