

**REGULAR BOARD MEETING**

Wednesday, February 19, 2025 @ 12:00 p.m.

At the Bonita Park Community Building
601 South Rangerville Road, Harlingen, TX 78552

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, February 19, 2025 @ 12:00 p.m. at the Bonita Park Community Building at 601 South Rangerville Road, Harlingen, TX 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 220 762 636 197, Passcode: jn7BD7QD; or join the video conference by phone at 469-480-6297, Password: 168 705 55.

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 – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
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 January 15, 2025. (pg.3-7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of December 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 January 2025 as presented.
Presenter: Cynthia De La Fuente (pg.26-29)
3. Consider and take action to pass Resolution 1518 adopting the changes and updates to the Admissions and Continued Occupancy Policy (ACOP) for the Low Rent Public Housing Program, prepared by the Nelrod Company to become effective March 1, 2025.
Presenter: Mary Prieto (pg.30-31)

- 2
4. Consider and take action to pass Resolution 1519 adopting the changes and updates to the Administrative Plan for the Housing Choice Voucher/Section 8 (HCV/S8) Program, prepared by the Nelrod Company to become effective March 1, 2025.
Presenter: Diana Perez (pg.32-33)
 5. Consider and take action to accept/reject bids and award contract for Roof Replacement and Improvement work for Le Moyne Gardens and Bonita Park Building Expansion.
Presenter: Cynthia De La Fuente (pg.34)
 6. Executive Session under Texas Government Code Section 551.074 regarding Personnel Complaint.

III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.35-54)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.55)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.56)
 - d) Senior Property Manager Report by Mary Prieto; (pg.57)
 - e) Maintenance Report by Mary Prieto; (pg.58)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.59-61)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.62-63)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.64-67)
(Comparative summary report for January 2025-2024)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.68-72)
(Comparative summary report for January 2025-2024)
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.73-93)

IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Avenue, at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, February 14, 2025, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of February 2025



Ariana Valle, Administrative Assistant

Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, January 15, 2025, at 12:00 p.m.
At the Administrative Building
219 East Jackson Street, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, January 15, 2025, at 12:00 p.m. at the Administrative Building, 219 East Jackson 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. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item." Attorney Alan Ozuna asked the board of commissioners are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present. Those in attendance were: Carlos "Charlie" Perez, Carlos Muñiz, Bettina Elliott and Maria I. Borjas. Not present was Irma Sánchez Peña.

INVOCATION

Chief Financial Officer, Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

Administrative Assistant Valle introduced staff, visitors, and guests 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/S8 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, Visitors/Guests Alan Ozuna, Attorney, John Alvarado, Computer Network Group, and Rudy V. Gomez, Architect-Planner GMS Architects.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 18, 2024.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of December 18, 2024. Commissioner Elliott made the motion to approve the Minutes of the Regular Board Meeting of December 18, 2024. Motion was seconded by Commissioner Muñiz and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE YEAR” AWARD FOR 2024 – 2025 TO PATRICIA “PATTY” VEGA.

Chief Executive Officer Benavides read a letter congratulating Patricia “Patty” Vega for being selected as the “Employee of the Year” 2024-2025. Ms. Vega was selected as Employee of the Quarter for January, February & March 2023 and again October, November & December 2024. Her employment with us began on August 10, 2015, as an Admissions Specialist for the Low Rent and HCV/S8 Programs. Through the years she has worked with our Agency in different capacities. Currently, she is working in the Accounting Department as the Accounting Assistant/Management Information Systems (MIS) Coordinator, where she has excelled with the duties and responsibilities by assisting staff with daily computer, phone, software, and internet issues. Ms. Vega’s positive attitude and willingness to assist where and when needed shows great determination and leadership. Her hard work and dedication are displayed in her daily tasks. It is a pleasure working with Ms. Vega and seeing her grow into an outstanding employee. Ms. Vega thanked Ms. Benavides, the Board of Commissioners, and her colleagues for the award recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF NOVEMBER 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 November 2024 was included in the Board packet. She reported as follows:

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	\$473,377.10	\$69,931.75	\$122,775.44	\$113,839.12	\$162,055.12	\$4,775.67	\$594,651.68
Total Expenditures	\$492,914.34	\$90,974.07	\$120,275.87	\$127,456.51	\$146,261.64	\$7,946.25	\$581,954.11
Revenues Over (Under) Expenditures	(\$19,537.24)	(\$21,042.32)	\$2,499.57	(\$13,617.39)	\$15,793.48	(\$3,170.58)	\$12,697.57
Cash reserves or funds transferred in	\$19,537.24	\$21,042.32	\$0.00	\$13,617.39	\$0.00	\$3,170.58	\$0.00
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							

Chair Perez asked if reserves have been used? Chief Financial Officer Lucio answered no. Commissioner Muñiz asked what is the required amount to keep in reserves? Chief Financial Officer Lucio stated 6 months of reserves. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 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 November 2024 as presented by Administration. Motion was seconded by Commissioner Muñiz and passed unanimously.

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

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 December 2024 in the total amount of \$6,425.00. The total amount consists of:

For the month of December 2024						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 2,582.00	\$ 3,843.00	\$ -	\$ -	\$ -
		Grand Total	\$ 6,425.00			

Chair Perez asked why is the amount for Sunset Terrace so high? Procurement Specialist/Property Manager De La Fuente stated it was due to a court eviction. 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 December 2024 in the total amount of \$6,425.00. Commissioner Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2024 in the total amount of \$6,425.00. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

Chief Financial Officer Lucio informed the Board that the Harlingen Housing Authority Team met to review last year's budget and expenditures as a part of four budget workshops. Two were held in October to introduce the budget planning for the next fiscal year and two in November to finalize the budgets. Historical data, future planning and a 4% inflation increase were considered when the budgets were prepared. The enclosed budgets are balanced and include a 3% cost of living increase for all employees for the upcoming fiscal year. Commissioner Muñiz asked what leads to the decrease in categories for the amps? Chief Financial Officer Lucio stated budgets are projected by historical data and some of the categories were projected higher last year than actual costs have been in certain line items. Chair Perez asked what are the property taxes paid for? Chief Financial Officer Lucio stated they are the payment in lieu of taxes (PILOT). After some discussion no other questions were asked. Chair Perez entertained a motion 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. Commissioner Muñiz made the motion 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. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

HCV/S8 & Admissions Administrator Perez presented Resolution 1516 and informed the Board the utility rates were evaluated by Nelrod. 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. The utility allowance schedule must include the utilities and services necessary to provide housing that complies with HQS inspections. Chair Perez asked if the utility allowances always increase? HCV/S8 & Admissions Administrator Perez stated no, they do decrease at times. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1516 adopting the utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2025. Commissioner Elliott made the motion to pass Resolution 1516 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2025. Motion was seconded by Commissioner Muñiz and passed unanimously.

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.

Senior Property Manager Prieto informed the Board that the agenda packet included a summary and comparison of the current and proposed utility allowances. HUD requires the PHA to review the Utility Allowances annually. If the utility rates change by 10%, the PHA must update the utility allowances. Senior Property Manager Prieto told the Board the utility rates were evaluated by Nelrod. The utility allowances have been adjusted and changed at an increase ranging from \$1.00 to \$26.00. Commissioner Muñiz asked what happened to the Texas Gas service rates? Senior Property Manager Prieto stated rates increased due to energy charges. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1517 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2025. Commissioner Elliott made a motion to pass Resolution 1517 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective April 1, 2025. The motion was seconded by Commissioner Muñiz and passed unanimously.

6. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT BIDS AND AWARD CONTRACT FOR PARKING LOT IMPROVEMENT WORK FOR LE MOYNE GARDENS AND BONITA PARK.

Procurement Specialist/Property Manager De La Fuente informed the board that the parking lot improvement work for Le Moyne Gardens and Bonita Park bid was advertised in the Valley Morning Star on Saturday, November 2, 2024, and Saturday November 9, 2024. The Bid opening was on Tuesday, December 10, 2024, at 4:00 p.m. Ten companies picked up the bid packets and 4 bids were received.

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

Chair Perez asked is D&J Site Construction well known? Architect-Planner Gomez stated yes. Chair Perez asked where are they located? Architect-Planner Gomez stated from Elsa, Texas. Commissioner Elliott asked how long have they been operating? Attorney Ozuna stated they have been operating since 1993. After some discussion no other questions were asked. Chair Perez entertained a motion to accept the bids presented and award the contract for the parking lot improvements work for Le Moyne Gardens and Bonita Park to D&J Site Construction in the amount of \$582,000.00. Commissioner Elliott made the motion to accept the bids presented and award the contract for the parking lot improvements work for Le Moyne Gardens and Bonita Park to D&J Site Construction in the amount of \$582,000.00. The motion was seconded by Commissioner Muñiz and passed unanimously.

III. OLD BUSINESS- NON-ACTION ITEMS

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

- a) Finance Report by Cynthia Lucio
- b) 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-December 2024-2023)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-December 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. Chair Perez asked are the sidewalks being managed at the AMPS? Chief Executive Officer Benavides stated yes. Chief Executive Officer Benavides also informed the board that we received the check for the closing on the New Hampshire Property and the check was deposited into the HAHC bank account. After some discussion no other questions were asked.

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

Chief Executive Officer Benavides told the Board that the report was included in the agenda packet. Chief Executive Officer Benavides informed the Board that our next Regular Board meeting will be February 19, 2025, at 12:00 p.m. at the Bonita Park Community Building. Chief Executive Officer Benavides informed the board that we received the check for the closing of the New Hampshire Property and the check was deposited into the HAHC bank account. After some discussion no other questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 12:32 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

December 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 December 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>\$410,173.64</u>	<u>\$69,594.64</u>	<u>\$99,065.49</u>	<u>\$106,178.94</u>	<u>\$131,105.96</u>	<u>\$4,228.61</u>	<u>\$460,220.93</u>
Total Expenditures	<u>\$394,728.71</u>	<u>\$68,119.61</u>	<u>\$120,494.77</u>	<u>\$90,263.31</u>	<u>\$113,062.55</u>	<u>\$2,788.47</u>	<u>\$565,808.44</u>
Revenues Over (Under) Expenditures	<u><u>\$15,444.93</u></u>	<u><u>\$1,475.03</u></u>	<u><u>(\$21,429.28)</u></u>	<u><u>\$15,915.63</u></u>	<u><u>\$18,043.41</u></u>	<u><u>\$1,440.14</u></u>	<u><u>(\$105,587.51)</u></u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,429.28</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$105,587.51</u>

**Note: Los Vecinos - contract work; plumbing, unit turnarounds and remodels (low Maint. staff)
HCV/Section 8 program has been housing more families and has had higher costs**

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended December 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>\$3,695,796.80</u>	<u>\$645,686.36</u>	<u>\$943,031.71</u>	<u>\$840,790.36</u>	<u>\$1,223,640.43</u>	<u>\$42,647.94</u>	<u>\$4,934,262.96</u>
Total Expenditures	<u>\$3,373,656.93</u>	<u>\$640,210.72</u>	<u>\$920,331.81</u>	<u>\$807,690.74</u>	<u>\$971,080.16</u>	<u>\$34,343.50</u>	<u>\$5,085,699.81</u>
Revenues Over (Under) Expenditures	<u>\$322,139.87</u>	<u>\$5,475.64</u>	<u>\$22,699.90</u>	<u>\$33,099.62</u>	<u>\$252,560.27</u>	<u>\$8,304.44</u>	<u>(\$151,436.85)</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>\$151,436.85</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 December 31, 2024	9 Month(s) Ended December 31, 2024	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22 5	0.00	0.00	9,000.00	(9,000.00)	-100.00 %
Other Income - CFP 22	1	06 3690.29 5	0.00	0.00	29,835.00	(29,835.00)	-100.00 %
Other Income - CFP23	1	06 3690.30 5	0.00	54,112.20	119,340.00	(65,227.80)	-54.66 %
Other Income - CFP24	1	06 3690.31 5	13,895.00	69,475.00	0.00	69,475.00	100.00 %
Total Operating Income			13,895.00	123,587.20	158,175.00	(34,587.80)	-21.87 %
Rental Income							
NON-DWELLING RENT	1	06 3190 5	0.00	15,391.67	19,782.00	(4,390.33)	-22.19 %
Total Rental Income			0.00	15,391.67	19,782.00	(4,390.33)	-22.19 %
Other Income							
Investment Income - Unrestricted	1	06 3610 5	994.82	9,624.00	9,567.00	57.00	0.60 %
OTHER INCOME	1	06 3690 5	56.88	1,913.01	2,250.00	(336.99)	-14.98 %
Other Income - Management Fee - CC	1	06 3690.2 5	38,809.44	290,552.48	295,902.00	(5,349.52)	-1.81 %
Other Income - Asset Management Fe	1	06 3690.3 5	4,980.00	118,554.00	133,740.00	(15,186.00)	-11.35 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4 5	9,862.50	77,100.00	88,290.00	(11,190.00)	-12.67 %
IT Fees	1	06 3690.5 5	996.00	8,964.00	8,964.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88 5	0.00	0.00	72.00	(72.00)	-100.00 %
Total Other Income			55,699.64	506,707.49	538,785.00	(32,077.51)	-5.95 %
Total Revenue			69,594.64	645,686.36	716,742.00	(71,055.64)	-9.91 %

Expenses**Administrative Expense**

NONTECHNICAL SALARIES	1	06 4110 5	31,453.29	286,117.36	313,551.00	27,433.64	8.75 %
LEGAL EXPENSE	1	06 4130 5	0.00	3,695.25	6,899.94	3,204.69	46.45 %
STAFF TRAINING	1	06 4140 5	649.00	6,414.87	12,749.94	6,335.07	49.69 %
TRAVEL	1	06 4150 5	91.98	16,950.04	18,749.97	1,799.93	9.60 %
Travel-Mileage Reimbursment	1	06 4150.2 5	44.15	1,512.39	1,499.94	(12.45)	-0.83 %
Audit Fees	1	06 4171 5	572.81	3,197.22	5,247.00	2,049.78	39.07 %
Employee Benefits Cont - Admin	1	06 4182 5	18,595.37	137,890.16	117,747.00	(20,143.16)	-17.11 %
SUNDRY	1	06 4190 5	0.00	2,848.43	2,250.00	(598.43)	-26.60 %
Postage/FedEx/UPS	1	06 4190.03 5	558.77	2,862.02	2,999.97	137.95	4.60 %
Advertising and Marketing	1	06 4190.08 5	0.00	0.00	1,494.00	1,494.00	100.00 %
PUBLICATIONS	1	06 4190.11 5	575.00	2,215.10	2,997.00	781.90	26.09 %
MEMBERSHIP DUES AND FEES	1	06 4190.12 5	0.00	380.00	747.00	367.00	49.13 %
Telephone/Cell Phone/Internet	1	06 4190.13 5	3,052.80	26,438.20	28,494.00	2,055.80	7.21 %
FORMS & OFFICE SUPPLIES	1	06 4190.17 5	417.56	11,480.61	11,999.97	519.36	4.33 %
Other Sundry Expense	1	06 4190.18 5	784.72	8,462.15	5,249.97	(3,212.18)	-61.18 %
Administrative Contact Costs	1	06 4190.19 5	5,157.32	51,418.23	88,497.00	37,078.77	41.90 %
BOARD MEETING EXPENSE	1	06 4190.9 5	1,614.59	6,494.77	20,500.00	14,005.23	68.32 %
Total Administrative Expense			63,567.36	568,376.80	641,673.70	73,296.90	11.42 %

Utilities Expense

WATER	1	06 4310 5	48.30	457.19	299.97	(157.22)	-52.41 %
ELECTRICITY	1	06 4320 5	1,283.28	9,197.50	11,250.00	2,052.50	18.24 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390 5	89.75	839.17	749.97	(89.20)	-11.89 %
Total Utilities Expense			1,421.33	10,493.86	12,299.94	1,806.08	14.68 %

Ordinary Maintenance and Operation

LABOR - WAGES/SALARIES	1	06 4410 5	312.85	6,693.47	11,250.00	4,556.53	40.50 %
MATERIALS	1	06 4420 5	188.52	2,829.91	4,500.00	1,670.09	37.11 %
Contract Cots-Extermination/Pest Con	1	06 4430.01 5	200.00	1,600.00	1,125.00	(475.00)	-42.22 %
Contract Costs-Other Repairs	1	06 4430.03 5	0.00	9,740.00	5,249.97	(4,490.03)	-85.52 %
Contract Costs-Auto/Truck Maint/Rep	1	06 4430.08 5	52.47	578.50	3,749.94	3,171.44	84.57 %
Contract Costs-Other	1	06 4430.13 5	0.00	1,195.00	0.00	(1,195.00)	-100.00 %
Contract Costs-Heating & Cooling Cont	1	06 4430.17 5	0.00	5,808.62	5,999.94	191.32	3.19 %
Contract Costs-Electrical Contracts	1	06 4430.21 5	0.00	1,550.00	3,749.94	2,199.94	58.67 %
Garbage and Trash Removal	1	06 4431 5	46.79	327.53	900.00	572.47	63.61 %
Emp Benefit Cont - Maintenance	1	06 4433 5	23.93	501.22	0.00	(501.22)	-100.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended December 31, 2024	9 Month(s) Ended December 31, 2024	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation						824.56	30,824.25	36,524.79	5,700.54	15.61 %
Protective Services										
Protective Services - Contract Costs	1	06	4480	5	93.84	2,577.66	7,497.00	4,919.34	65.62 %	
Total Protective Services						93.84	2,577.66	7,497.00	4,919.34	65.62 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	3,112.36	2,250.00	(862.36)	-38.33 %	
Insurance - General Liability	1	06	4510.02	5	0.00	412.50	749.97	337.47	45.00 %	
Insurance - Automobile	1	06	4510.03	5	0.00	1,450.68	1,350.00	(100.68)	-7.46 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	3,144.50	3,749.94	605.44	16.15 %	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	780.45	749.97	(30.48)	-4.06 %	
Insurance - Windstorm	1	06	4510.15	5	2,212.52	18,722.85	11,250.00	(7,472.85)	-66.43 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	314.81	374.94	60.13	16.04 %	
Total General Expense						2,212.52	27,938.15	20,474.82	(7,463.33)	-36.45 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	56,250.00	56,250.00	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(56,250.00)	(56,250.00)	-100.00 %	
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(68,119.61)	(640,210.72)	(718,470.25)	78,259.53	10.89 %
Total Net Income (Loss)						1,475.03	5,475.64	(1,728.25)	7,203.89	3671.57 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	1	01	3110	5	28,401.00	189.34	247,366.00	183.23	234,558.00	12,808.00	5.46 %
Total Rental Income					28,401.00	189.34	247,366.00	183.23	234,558.00	12,808.00	5.46 %
Other Income											
Interest Earned on Gen Fund Investments	1	01	3610	5	8.28	0.06	704.80	0.52	11,250.00	(10,545.20)	-93.74 %
Interest Income - Bank Statement	1	01	3610.01	5	2,923.21	19.49	26,932.53	19.95	0.00	26,932.53	100.00 %
Other Income-Tenants	1	01	3690	5	2,320.00	15.47	32,679.00	24.21	25,380.00	7,299.00	28.76 %
Other Income - Misc Other Revenue	1	01	3690.1	5	0.00	0.00	1,012.80	0.75	187.47	825.33	440.25 %
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	0.00	0.00	0.00	0.00	450.00	(450.00)	-100.00 %
Other Income - OP Trans In From CFP	1	01	3690.99	5	0.00	0.00	100,044.90	74.11	73,044.00	27,000.90	36.97 %
Total Other Income					5,251.49	35.01	161,374.03	119.54	110,311.47	51,062.56	46.29 %
Other Receipts											
Operating Subsidy - Current Year	1	01	8020	0	65,413.00	436.09	534,291.68	395.77	564,426.00	(30,134.32)	-5.34 %
Total Other Receipts					65,413.00	436.09	534,291.68	395.77	564,426.00	(30,134.32)	-5.34 %
Total Revenue					99,065.49	660.44	943,031.71	698.54	909,295.47	33,736.24	3.71 %
 Administrative Expense											
Nontechnical Salaries	1	01	4110	5	6,156.94	41.05	64,748.11	47.96	83,250.00	18,501.89	22.22 %
Legal Expense	1	01	4130	5	0.00	0.00	143.00	0.11	2,250.00	2,107.00	93.64 %
Staff Training	1	01	4140	5	0.00	0.00	79.83	0.06	2,624.94	2,545.11	96.96 %
Travel	1	01	4150	5	0.00	0.00	305.57	0.23	2,624.94	2,319.37	88.36 %
Travel-Mileage Reimbursment	1	01	4150.2	5	0.00	0.00	73.23	0.05	360.00	286.77	79.66 %
Audit Fees	1	01	4171	5	1,084.37	7.23	6,052.56	4.48	5,663.00	(389.56)	-6.88 %
Employee Benefits Cont - Admin	1	01	4182	5	3,628.77	24.19	34,991.29	25.92	29,997.00	(4,994.29)	-16.65 %
Sundry	1	01	4190	5	0.00	0.00	112.83	0.08	749.97	637.14	84.96 %
Postage/FedEx/UPS	1	01	4190.03	5	192.54	1.28	964.32	0.71	1,494.00	529.68	35.45 %
Advertising and Marketing	1	01	4190.08	5	0.00	0.00	0.00	0.00	369.00	369.00	100.00 %
Publications	1	01	4190.11	5	575.00	3.83	2,172.50	1.61	2,997.00	824.50	27.51 %
Membership Dues and Fees	1	01	4190.12	5	150.00	1.00	1,642.08	1.22	1,499.94	(142.14)	-9.48 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,295.75	41.97	56,951.32	42.19	67,500.00	10,548.68	15.63 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	5.76	7,776.00	5.76	7,776.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	2,208.39	14.72	16,351.76	12.11	7,499.97	(8,851.79)	-118.02 %
Other Sundry Expense	1	01	4190.18	5	396.60	2.64	1,797.41	1.33	2,250.00	452.59	20.12 %
Administrative Contact Costs	1	01	4190.19	5	6,110.61	40.74	53,139.92	39.36	56,250.00	3,110.08	5.53 %
Management Fee Expense - AMP	1	01	4190.21	5	8,653.60	57.69	78,896.96	58.44	81,000.00	2,103.04	2.60 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	13,500.00	10.00	13,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,087.50	7.25	9,915.00	7.34	10,499.94	584.94	5.57 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	2,700.00	2.00	2,700.00	0.00	0.00 %
Total Administrative Expense			39,204.07	261.36	352,313.69	260.97	382,855.70	30,542.01	7.98 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	607.48	4.05	7,068.30	5.24	9,747.00	2,678.70	27.48 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	314.68	2.10	4,112.54	3.05	5,999.94	1,887.40	31.46 %
Total Tenant Services			922.16	6.15	11,180.84	8.28	15,746.94	4,566.10	29.00 %
Utilities Expense									
Water	1 01	4310 5	72.70	0.48	864.42	0.64	1,125.00	260.58	23.16 %
Electricity	1 01	4320 5	1,344.96	8.97	8,759.73	6.49	11,250.00	2,490.27	22.14 %
Gas	1 01	4330 5	242.19	1.61	1,791.62	1.33	1,499.94	(291.68)	-19.45 %
Other Utility Expense - Sewer	1 01	4390 5	70.83	0.47	789.76	0.58	1,125.00	335.24	29.80 %
Total Utilities Expense			1,730.68	11.54	12,205.53	9.04	14,999.94	2,794.41	18.63 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	2,816.97	18.78	28,597.32	21.18	61,499.97	32,902.65	53.50 %
Materials	1 01	4420 5	6,307.31	42.05	30,281.49	22.43	37,499.94	7,218.45	19.25 %
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	3,744.00	3,744.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	650.00	4.33	6,125.00	4.54	8,249.94	2,124.94	25.76 %
Contract Costs-Other Repairs	1 01	4430.03 5	0.00	0.00	15,446.25	11.44	22,500.00	7,053.75	31.35 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.58	0.11	149.50	0.11	225.00	75.50	33.56 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	52.47	0.35	2,039.94	1.51	2,997.00	957.06	31.93 %
Contract Costs-Maintenance	1 01	4430.09 5	0.00	0.00	600.30	0.44	18,747.00	18,146.70	96.80 %
Contract Costs-Other	1 01	4430.13 5	23,985.00	159.90	55,837.63	41.36	7,497.00	(48,340.63)	-644.80 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	2,900.00	2.15	5,247.00	2,347.00	44.73 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	3,825.00	25.50	27,820.00	20.61	26,244.00	(1,576.00)	-6.01 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	8,845.00	58.97	36,400.00	26.96	14,994.00	(21,406.00)	-142.76 %
Contract Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	7,235.00	5.36	7,497.00	262.00	3.49 %
Contract Costs-Plumbing Contracts	1 01	4430.22 5	250.00	1.67	16,405.00	12.15	18,747.00	2,342.00	12.49 %
Connect/Disconnect Fees	1 01	4430.4 5	15.00	0.10	285.00	0.21	1,499.94	1,214.94	81.00 %
Garbage and Trash Collection	1 01	4431 5	135.39	0.90	1,835.70	1.36	5,994.00	4,158.30	69.37 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,276.60	8.51	17,407.50	12.89	26,244.00	8,836.50	33.67 %
Total Ordinary Maintenance and Operation			48,175.32	321.17	249,365.63	184.72	269,426.79	20,061.16	7.45 %
Protective Services									
Protective Services - Contract Costs	1 01	4480 5	4,245.15	28.30	35,912.79	26.60	59,994.00	24,081.21	40.14 %
Total Protective Services			4,245.15	28.30	35,912.79	26.60	59,994.00	24,081.21	40.14 %
General Expense									

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended December 31, 2024		PUM	9 Month(s) Ended December 31, 2024		PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	21,630.78	16.02	16,497.00	(5,133.78)	-31.12 %		
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	363.00	0.27	450.00	87.00	19.33 %		
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	2,085.35	1.54	2,250.00	164.65	7.32 %		
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	2,324.20	1.72	2,999.97	675.77	22.53 %		
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	576.85	0.43	824.94	248.09	30.07 %		
Insurance - Windstorm	1	01	4510.15	5	19,897.73	132.65	192,028.62	142.24	113,094.00	(78,934.62)	-69.80 %		
Payments in Lieu of Taxes	1	01	4520	5	2,916.66	19.44	26,249.94	19.44	26,249.94	0.00	0.00 %		
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	50.58	0.04	74.97	24.39	32.53 %		
Collection Losses	1	01	4570	5	3,403.00	22.69	14,044.01	10.40	3,749.94	(10,294.07)	-274.51 %		
Total General Expense					26,217.39	174.78	259,353.33	192.11	166,190.76	(93,162.57)	-56.06 %		
Other Expenditures													
Property Better & Add-Contract Costs	1	01	7540.4	5	82,000.00	546.67	247,750.00	183.52	412,499.97	164,749.97	39.94 %		
Operating Exp For Property - Contra	1	01	7590	5	(82,000.00)	(546.67)	(247,750.00)	(183.52)	(412,499.97)	(164,749.97)	-39.94 %		
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %		
Total Expenses					(120,494.77)	(803.30)	(920,331.81)	(681.73)	(909,214.13)	(11,117.68)	-1.22 %		
Net Income (Loss)					(21,429.28)	(142.83)	22,699.90	16.81	81.34	22,618.56	230352.26 %		

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	02	3110	5	32,845.00	221.93	288,954.00	216.93	264,285.00	24,669.00	9.33 %	
Nondwelling Rental	1	02	3190	5	350.00	2.36	3,150.00	2.36	3,150.00	0.00	0.00 %	
Total Rental Income					33,195.00	224.29	292,104.00	219.30	267,435.00	24,669.00	9.22 %	
Other Income												
Interest Earned on Gen Fund Investments	1	02	3610	5	0.00	0.00	0.00	0.00	16,857.00	(16,857.00)	-100.00 %	
Interest Earned - Bank Stmt	1	02	3610.01	5	1,851.94	12.51	18,430.45	13.84	0.00	18,430.45	100.00 %	
Other Income - Tenants	1	02	3690	5	8,400.00	56.76	34,670.00	26.03	26,775.00	7,895.00	29.49 %	
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	106.47	0.08	0.00	106.47	100.00 %	
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	0.00	0.00	235.44	(235.44)	-100.00 %	
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	0.00	0.00	0.00	0.00	374.94	(374.94)	-100.00 %	
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	100,044.90	75.11	73,044.00	27,000.90	36.97 %	
Total Other Income					10,251.94	69.27	153,251.82	115.05	117,286.38	35,965.44	30.66 %	
Other Receipts												
Operating Subsidy - Current Year	1	02	8020	0	62,732.00	423.86	395,434.54	296.87	510,750.00	(115,315.46)	-22.58 %	
Total Other Receipts					62,732.00	423.86	395,434.54	296.87	510,750.00	(115,315.46)	-22.58 %	
Total Revenue					106,178.94	717.43	840,790.36	631.22	895,471.38	(54,681.02)	-6.11 %	
Administrative Expense												
Nontechnical Salaries	1	02	4110	5	9,217.49	62.28	74,926.70	56.25	108,747.00	33,820.30	31.10 %	
Legal Expense	1	02	4130	5	0.00	0.00	613.00	0.46	2,394.00	1,781.00	74.39 %	
Staff Training	1	02	4140	5	0.00	0.00	454.83	0.34	2,624.94	2,170.11	82.67 %	
Travel	1	02	4150	5	0.00	0.00	2,086.90	1.57	2,624.94	538.04	20.50 %	
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	523.74	0.39	747.00	223.26	29.89 %	
Audit Fees	1	02	4171	5	1,194.13	8.07	6,665.20	5.00	4,910.94	(1,754.26)	-35.72 %	
Employee Benefits Cont - Admin	1	02	4182	5	3,463.91	23.40	28,366.17	21.30	45,000.00	16,633.83	36.96 %	
Sundry	1	02	4190	5	0.00	0.00	112.83	0.08	374.94	262.11	69.91 %	
Postage/FedEx/UPS	1	02	4190.03	5	192.54	1.30	964.32	0.72	749.97	(214.35)	-28.58 %	
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	0.00	0.00	2,498.94	2,498.94	100.00 %	
Publications	1	02	4190.11	5	575.00	3.89	2,151.20	1.61	1,499.94	(651.26)	-43.42 %	
Membership Dues and Fees	1	02	4190.12	5	150.00	1.01	1,641.41	1.23	1,494.00	(147.41)	-9.87 %	
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,404.48	43.27	58,202.47	43.70	67,500.00	9,297.53	13.77 %	
Forms & Office Supplies	1	02	4190.17	5	3,723.43	25.16	12,501.49	9.39	5,994.00	(6,507.49)	-108.57 %	
Other Sundry Expense	1	02	4190.18	5	270.92	1.83	953.44	0.72	2,250.00	1,296.56	57.62 %	
Administrative Contact Costs	1	02	4190.19	5	6,733.73	45.50	66,755.00	50.12	56,250.00	(10,505.00)	-18.68 %	

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 02	4190.21 5	8,534.24	57.66	77,225.92	57.98	79,499.97	2,274.05	2.86 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	13,320.00	10.00	14,994.00	1,674.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	9,705.00	7.29	10,125.00	420.00	4.15 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,664.00	2.00	2,997.00	333.00	11.11 %
Total Administrative Expense			43,308.37	292.62	359,833.62	270.15	413,276.58	53,442.96	12.93 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	518.60	3.50	6,054.53	4.55	10,499.94	4,445.41	42.34 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	1,089.11	7.36	3,787.88	2.84	5,249.97	1,462.09	27.85 %
Total Tenant Services			1,607.71	10.86	9,842.41	7.39	15,749.91	5,907.50	37.51 %
Utilities Expense									
Water	1 02	4310 5	203.19	1.37	1,585.09	1.19	2,619.00	1,033.91	39.48 %
Electricity	1 02	4320 5	2,441.28	16.50	10,398.38	7.81	11,250.00	851.62	7.57 %
Gas	1 02	4330 5	356.42	2.41	2,588.10	1.94	2,475.00	(113.10)	-4.57 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	28.46	0.19	434.40	0.33	749.97	315.57	42.08 %
Total Utilities Expense			3,029.35	20.47	15,005.97	11.27	17,843.94	2,837.97	15.90 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	3,900.99	26.36	55,841.06	41.92	56,250.00	408.94	0.73 %
Materials	1 02	4420 5	4,550.30	30.75	38,486.36	28.89	59,994.00	21,507.64	35.85 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	1,494.00	1,494.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	750.00	5.07	7,914.00	5.94	9,000.00	1,086.00	12.07 %
Contract Costs-Other Repairs	1 02	4430.03 5	2,450.00	16.55	27,383.00	20.56	22,500.00	(4,883.00)	-21.70 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.58	0.11	149.50	0.11	299.97	150.47	50.16 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	52.47	0.35	529.71	0.40	4,500.00	3,970.29	88.23 %
Contract Costs-Maintenance	1 02	4430.09 5	1,965.60	13.28	7,739.78	5.81	38,250.00	30,510.22	79.77 %
Contract Costs-Other	1 02	4430.13 5	1,950.00	13.18	23,089.00	17.33	747.00	(22,342.00)	-2990.90 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	10,472.00	7.86	9,000.00	(1,472.00)	-16.36 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	2,600.00	17.57	28,975.00	21.75	37,499.94	8,524.94	22.73 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	1,995.00	13.48	23,940.00	17.97	22,500.00	(1,440.00)	-6.40 %
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,355.00	9.16	(85.00)	(0.06)	3,744.00	3,829.00	102.27 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	1,500.00	1.13	14,940.00	13,440.00	89.96 %
Connect/Disconnect Fees	1 02	4430.4 5	0.00	0.00	325.00	0.24	1,125.00	800.00	71.11 %
Garbage and Trash Collection	1 02	4431 5	93.58	0.63	2,595.92	1.95	2,624.94	29.02	1.11 %
Emp Benefit Cont - Maintenance	1 02	4433 5	2,709.30	18.31	23,802.24	17.87	29,250.00	5,447.76	18.62 %
Total Ordinary Maintenance and Operation			24,388.82	164.79	252,657.57	189.68	313,718.85	61,061.28	19.46 %
Protective Services									
Protective Services - Contract Costs	1 02	4480 5	3,454.49	23.34	27,459.73	20.62	26,244.00	(1,215.73)	-4.63 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Total Protective Services			3,454.49	23.34	27,459.73	20.62	26,244.00	(1,215.73)	-4.63 %
General Expense									
Insurance -Property (Fire & EC)	1	02 4510.01 5	0.00	0.00	21,630.78	16.24	16,497.00	(5,133.78)	-31.12 %
Insurance - General Liability	1	02 4510.02 5	0.00	0.00	330.00	0.25	374.94	44.94	11.99 %
Insurance - Automobile	1	02 4510.03 5	0.00	0.00	2,085.35	1.57	2,099.97	14.62	0.70 %
Insurance - Workman's Comp	1	02 4510.04 5	0.00	0.00	2,187.48	1.64	2,475.00	287.52	11.62 %
Insurance - Fidelity Bond	1	02 4510.09 5	0.00	0.00	542.92	0.41	776.25	233.33	30.06 %
Insurance - Windstorm	1	02 4510.15 5	9,398.57	63.50	81,749.33	61.37	59,999.94	(21,749.39)	-36.25 %
Payments in Lieu of Taxes	1	02 4520 5	2,500.00	16.89	22,500.00	16.89	22,500.00	0.00	0.00 %
PROPERTY TAXES	1	02 4520.1 5	0.00	0.00	50.58	0.04	56.25	5.67	10.08 %
Emp Benefit Cont-Unemployment	1	02 4540.8 5	0.00	0.00	2,160.00	1.62	0.00	(2,160.00)	-100.00 %
Collection Losses	1	02 4570 5	2,576.00	17.41	9,655.00	7.25	3,749.94	(5,905.06)	-157.47 %
Total General Expense			14,474.57	97.80	142,891.44	107.28	108,529.29	(34,362.15)	-31.66 %
Other Expenditures									
Property Better & Add-Contract Costs	1	02 7540.4 5	0.00	0.00	189,450.00	142.23	225,000.00	35,550.00	15.80 %
Operating Exp For Property - Contra	1	02 7590 5	0.00	0.00	(189,450.00)	(142.23)	(225,000.00)	(35,550.00)	-15.80 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(90,263.31)	(609.89)	(807,690.74)	(606.37)	(895,362.57)	87,671.83	9.79 %
Net Income (Loss)			15,915.63	107.53	33,099.62	24.85	108.81	32,990.81	62991.28 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	36,985.00	184.93	312,931.00	173.85	228,744.00	84,187.00	36.80 %	
Total Rental Income					36,985.00	184.93	312,931.00	173.85	228,744.00	84,187.00	36.80 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	3,234.96	16.17	27,841.91	15.47	27,369.00	472.91	1.73 %	
Other Income-Tenants	1	03	3690	5	3,915.00	19.58	42,757.00	23.75	37,494.00	5,263.00	14.04 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	0.00	0.00	0.00	0.00	3,852.00	(3,852.00)	-100.00 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	0.00	0.00	412.47	(412.47)	-100.00 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	133,393.20	74.11	97,398.00	35,995.20	36.96 %	
Total Other Income					7,149.96	35.75	203,992.11	113.33	166,525.47	37,466.64	22.50 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	86,971.00	434.86	706,717.32	392.62	737,685.00	(30,967.68)	-4.20 %	
Total Other Receipts					86,971.00	434.86	706,717.32	392.62	737,685.00	(30,967.68)	-4.20 %	
Total Revenue					131,105.96	655.53	1,223,640.43	679.80	1,132,954.47	90,685.96	8.00 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	16,955.21	84.78	141,825.54	78.79	141,824.97	(0.57)	0.00 %	
Legal Expense	1	03	4130	5	0.00	0.00	4,522.75	2.51	2,999.97	(1,522.78)	-50.76 %	
Staff Training	1	03	4140	5	0.00	0.00	680.34	0.38	1,494.00	813.66	54.46 %	
Travel	1	03	4150	5	0.00	0.00	3,215.00	1.79	1,494.00	(1,721.00)	-115.19 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	335.42	0.19	747.00	411.58	55.10 %	
Audit Fees	1	03	4171	5	1,632.19	8.16	9,110.29	5.06	7,499.97	(1,610.32)	-21.47 %	
Employee Benefits Cont - Admin	1	03	4182	5	7,664.13	38.32	47,305.28	26.28	59,249.97	11,944.69	20.16 %	
Sundry	1	03	4190	5	0.00	0.00	112.83	0.06	2,250.00	2,137.17	94.99 %	
Postage/FedEx/UPS	1	03	4190.03	5	192.54	0.96	964.32	0.54	2,250.00	1,285.68	57.14 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	2,250.00	2,250.00	100.00 %	
Publications	1	03	4190.11	5	575.00	2.88	2,705.00	1.50	3,749.94	1,044.94	27.87 %	
Membership Dues and Fees	1	03	4190.12	5	150.00	0.75	1,658.91	0.92	1,872.00	213.09	11.38 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,500.28	47.50	83,863.96	46.59	93,744.00	9,880.04	10.54 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	7,776.00	4.32	7,776.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	7,541.19	37.71	23,741.52	13.19	11,250.00	(12,491.52)	-111.04 %	
Other Sundry Expense	1	03	4190.18	5	322.35	1.61	1,654.63	0.92	1,935.00	280.37	14.49 %	
Administrative Contact Costs	1	03	4190.19	5	5,204.43	26.02	66,585.59	36.99	71,244.00	4,658.41	6.54 %	
Management Fee Expense - AMP	1	03	4190.21	5	11,637.60	58.19	104,141.60	57.86	108,749.97	4,608.37	4.24 %	
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03	4190.23	5	1,462.50	7.31	13,087.50	7.27	13,500.00	412.50	3.06 %	
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %	
Total Administrative Expense					66,101.42	330.51	534,886.48	297.16	557,480.79	22,594.31	4.05 %	
Tenant Services												
Tenant Services - Salaries	1	03	4210	5	602.60	3.01	7,059.34	3.92	11,250.00	4,190.66	37.25 %	
Ten Services - Recreation, Pubs, Other	1	03	4220	5	119.88	0.60	3,344.60	1.86	5,999.94	2,655.34	44.26 %	
Total Tenant Services					722.48	3.61	10,403.94	5.78	17,249.94	6,846.00	39.69 %	
Utilities Expense												
Water	1	03	4310	5	379.93	1.90	2,687.13	1.49	5,999.94	3,312.81	55.21 %	
Electricity	1	03	4320	5	2,015.46	10.08	14,690.44	8.16	15,750.00	1,059.56	6.73 %	
Gas	1	03	4330	5	244.20	1.22	1,820.41	1.01	1,499.94	(320.47)	-21.37 %	
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	374.94	374.94	100.00 %	
Other Utility Expense - Sewer	1	03	4390	5	28.05	0.14	283.91	0.16	1,499.94	1,216.03	81.07 %	
Total Utilities Expense					2,667.64	13.34	19,481.89	10.82	25,124.76	5,642.87	22.46 %	
Ordinary Maintenance and Operation												
Labor	1	03	4410	5	5,332.36	26.66	42,216.86	23.45	87,750.00	45,533.14	51.89 %	
Materials	1	03	4420	5	3,877.72	19.39	14,394.06	8.00	52,499.97	38,105.91	72.58 %	
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	1,494.00	1,494.00	100.00 %	
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	825.00	4.13	10,375.00	5.76	14,994.00	4,619.00	30.81 %	
Contract Costs-Other Repairs	1	03	4430.03	5	250.00	1.25	3,820.00	2.12	22,500.00	18,680.00	83.02 %	
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.10	0.11	199.33	0.11	749.97	550.64	73.42 %	
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	52.47	0.26	853.67	0.47	3,744.00	2,890.33	77.20 %	
Contract Costs-Maintenance	1	03	4430.09	5	1,128.80	5.64	26,836.49	14.91	11,250.00	(15,586.49)	-138.55 %	
Contract Costs-Other	1	03	4430.13	5	0.00	0.00	7,638.00	4.24	18,747.00	11,109.00	59.26 %	
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	10,681.55	5.93	14,994.00	4,312.45	28.76 %	
Contract Costs-Landscape & Ground	1	03	4430.19	5	8,870.00	44.35	35,608.00	19.78	34,101.00	(1,507.00)	-4.42 %	
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,995.00	9.98	25,890.00	14.38	18,749.97	(7,140.03)	-38.08 %	
Contact Costs-Electrical Contracts	1	03	4430.21	5	0.00	0.00	(29,210.00)	(16.23)	14,994.00	44,204.00	294.81 %	
Contact Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	14,550.00	8.08	7,497.00	(7,053.00)	-94.08 %	
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	369.00	369.00	100.00 %	
Connect/Disconnect Fees	1	03	4430.4	5	0.00	0.00	270.00	0.15	1,499.94	1,229.94	82.00 %	
Garbage and Trash Collection	1	03	4431	5	149.57	0.75	1,559.50	0.87	4,500.00	2,940.50	65.34 %	
Emp Benefit Cont - Maintenance	1	03	4433	5	1,979.09	9.90	18,316.61	10.18	32,999.94	14,683.33	44.50 %	
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	527.22	527.22	100.00 %	
Total Ordinary Maintenance and Operation					24,482.11	122.41	183,999.07	102.22	343,961.01	159,961.94	46.51 %	
Protective Services												
Protective Services - Contract Costs	1	03	4480	5	4,485.99	22.43	42,069.25	23.37	37,494.00	(4,575.25)	-12.20 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Total Protective Services			4,485.99	22.43	42,069.25	23.37	37,494.00	(4,575.25)	-12.20 %
General Expense									
Insurance -Property (Fire & EC)	1	03 4510.01 5	0.00	0.00	26,271.32	14.60	18,747.00	(7,524.32)	-40.14 %
Insurance - General Liability	1	03 4510.02 5	0.00	0.00	495.00	0.28	1,424.97	929.97	65.26 %
Insurance - Automobile	1	03 4510.03 5	0.00	0.00	2,810.69	1.56	2,999.97	189.28	6.31 %
Insurance - Workman's Comp	1	03 4510.04 5	0.00	0.00	3,691.37	2.05	5,549.94	1,858.57	33.49 %
Insurance - Fidelity Bond	1	03 4510.09 5	0.00	0.00	916.19	0.51	1,125.00	208.81	18.56 %
Insurance - Windstorm	1	03 4510.15 5	12,846.25	64.23	116,555.18	64.75	90,000.00	(26,555.18)	-29.51 %
Payments in Lieu of Taxes	1	03 4520 5	2,916.66	14.58	26,249.94	14.58	26,249.94	0.00	0.00 %
PROPERTY TAXES	1	03 4520.1 5	0.00	0.00	67.43	0.04	74.97	7.54	10.06 %
Collection Losses	1	03 4570 5	(1,160.00)	(5.80)	3,182.41	1.77	5,400.00	2,217.59	41.07 %
Total General Expense			14,602.91	73.01	180,239.53	100.13	151,571.79	(28,667.74)	-18.91 %
Other Expenditures									
Property Better & Add-Contract Costs	1	03 7540.4 5	0.00	0.00	134,300.00	74.61	374,994.00	240,694.00	64.19 %
Operating Exp For Property - Contra	1	03 7590 5	0.00	0.00	(134,300.00)	(74.61)	(374,994.00)	(240,694.00)	-64.19 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(113,062.55)	(565.31)	(971,080.16)	(539.49)	(1,132,882.29)	161,802.13	14.28 %
Net Income (Loss)			18,043.41	90.22	252,560.27	140.31	72.18	252,488.09	683266.96 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 U/M Month: 11 - U/M YTD: 99 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	3	01	3110	5	3,868.00	483.50	39,068.00	542.61	36,000.00	3,068.00	8.52 %
Total Rental Income					3,868.00	483.50	39,068.00	542.61	36,000.00	3,068.00	8.52 %
Other Income											
Interest Earned on Gen Fund Investments	3	01	3610	5	235.61	29.45	2,113.34	29.35	1,874.97	238.37	12.71 %
Other Income-Tenants	3	01	3690	5	125.00	15.63	1,400.00	19.44	374.94	1,025.06	273.39 %
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	66.60	0.93	0.00	66.60	100.00 %
Total Other Income					360.61	45.08	3,579.94	49.72	2,249.91	1,330.03	59.11 %
Total Revenue					4,228.61	528.58	42,647.94	592.33	38,249.91	4,398.03	11.50 %
Administrative Expense											
Nontechnical Salaries	3	01	4110	5	162.29	20.29	2,139.00	29.71	3,744.00	1,605.00	42.87 %
Legal Expense	3	01	4130	5	0.00	0.00	5,050.25	70.14	295.47	(4,754.78)	-1609.23 %
Audit Fees	3	01	4171	5	195.02	24.38	1,088.53	15.12	2,250.00	1,161.47	51.62 %
Employee Benefits Cont - Admin	3	01	4182	5	11.71	1.46	155.39	2.16	0.00	(155.39)	-100.00 %
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	3,184.00	3,184.00	100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	187.47	187.47	100.00 %
Publications	3	01	4190.11	5	0.00	0.00	127.80	1.77	149.94	22.14	14.77 %
Forms & Office Supplies	3	01	4190.17	5	0.00	0.00	705.00	9.79	0.00	(705.00)	-100.00 %
Other Sundry Expense	3	01	4190.18	5	747.84	93.48	7,808.81	108.46	7,000.00	(808.81)	-11.55 %
Total Administrative Expense					1,116.86	139.61	17,074.78	237.15	16,810.88	(263.90)	-1.57 %
Tenant Services											
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	185.68	2.58	0.00	(185.68)	-100.00 %
Total Tenant Services					0.00	0.00	185.68	2.58	0.00	(185.68)	-100.00 %
Utilities Expense											
Water	3	01	4310	5	27.98	3.50	232.60	3.23	319.50	86.90	27.20 %
Other Utility Expense - Sewer	3	01	4390	5	44.69	5.59	385.54	5.35	585.00	199.46	34.10 %
Total Utilities Expense					72.67	9.08	618.14	8.59	904.50	286.36	31.66 %
Ordinary Maintenance and Operation											
Labor	3	01	4410	5	0.00	0.00	38.10	0.53	2,628.00	2,589.90	98.55 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	792.00	11.00	599.94	(192.06)	-32.01 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	4,874.94	4,874.94	100.00 %
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	265.00	3.68	2,997.00	2,732.00	91.16 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	2,999.97	2,999.97	100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	22.50	22.50	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: 99 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended December 31, 2024	PUM	9 Month(s) Ended December 31, 2024	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	767.52	10.66	974.97	207.45	21.28 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	0.00	2.91	0.04	0.00	(2.91)	-100.00 %
Total Ordinary Maintenance and Operation					194.94	24.37	1,865.53	25.91	16,597.26	14,731.73	88.76 %
General Expense											
Insurance -Property (Fire & EC)	3	01	4510.01	5	0.00	0.00	3,855.45	53.55	2,399.94	(1,455.51)	-60.65 %
Insurance - General Liability	3	01	4510.02	5	0.00	0.00	49.50	0.69	90.00	40.50	45.00 %
Insurance - Windstorm	3	01	4510.15	5	1,404.00	175.50	10,694.42	148.53	2,250.00	(8,444.42)	-375.31 %
Total General Expense					1,404.00	175.50	14,599.37	202.77	4,739.94	(9,859.43)	-208.01 %
Other Expenditures											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	33,750.00	33,750.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(33,750.00)	(33,750.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(2,788.47)	(348.56)	(34,343.50)	(476.99)	(39,052.58)	4,709.08	12.06 %
Net Income (Loss)					1,440.14	180.01	8,304.44	115.34	(802.67)	9,107.11	5339.32 %

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 December 31, 2024	9 Month(s) Ended December 31, 2024	Budget	Variance
Revenue						
Operating Income						
Administrative Fees Earned	7 01 3112 5		72,287.00	556,554.00	537,927.75	18,626.25
Interest Income HA Portion	7 01 3300 5		81.17	2,495.33	3,600.00	(1,104.67)
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	4,721.50	5,531.22	(809.72)
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	374.94	(374.94)
Portable Admin Fees Earned	7 01 3300.P 5		240.76	1,853.77	19,242.00	(17,388.23)
Other Income	7 01 3690 5		0.00	448.00	78.75	369.25
HAP Earned Income	7 01 4902 5		387,612.00	4,368,190.36	4,038,336.00	329,854.36
Total Operating Income			460,220.93	4,934,262.96	4,605,090.66	329,172.30
Total Revenue			460,220.93	4,934,262.96	4,605,090.66	329,172.30
Expenses						
Administrative Expense						
Nontechnical Salaries	7 01 4110 5		14,826.84	144,241.36	117,749.97	(26,491.39)
Legal Expense	7 01 4130 5		0.00	0.00	3,749.94	3,749.94
STAFF TRAINING	7 01 4140 5		0.00	2,192.86	11,250.00	9,057.14
Travel	7 01 4150 5		0.00	5,954.09	11,250.00	5,295.91
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	187.13	2,250.00	2,062.87
Audit Fees	7 01 4171 5		151.90	847.83	3,749.94	2,902.11
Office Rent & Utilities	7 01 4180 5		1,068.00	8,544.00	9,927.00	1,383.00
Employee Benefits Cont - Admin	7 01 4182 5		7,526.55	62,893.89	41,249.97	(21,643.92)
Sundry	7 01 4190 5		0.00	112.83	7,499.97	7,387.14
Postage/FedEx/UPS	7 01 4190.03 5		956.39	4,790.16	7,499.97	2,709.81
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	11,250.00	11,250.00
Publications	7 01 4190.11 5		0.00	3,557.10	7,499.97	3,942.87
Membership Dues and Fees	7 01 4190.12 5		150.00	318.40	3,749.94	3,431.54
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,408.88	14,465.19	22,500.00	8,034.81
Forms & Office Supplies	7 01 4190.17 5		2,628.01	11,277.46	18,912.69	7,635.23
Other Sundry Expense	7 01 4190.18 5		50.51	1,990.47	7,499.97	5,509.50
Administrative Contact Costs	7 01 4190.19 5		8,688.50	75,213.46	74,999.97	(213.49)
Asset Management Fee - AMP	7 01 4190.22 5		9,096.00	83,316.00	80,244.00	(3,072.00)
AMP Bookkeeping Fees	7 01 4190.23 5		5,685.00	52,072.50	50,152.50	(1,920.00)
Asset Management Fee - AMP	7 03 4190.22 5		888.00	8,016.00	9,396.00	1,380.00
AMP Bookkeeping Fees	7 03 4190.23 5		555.00	5,010.00	5,872.50	862.50
Total Administrative Expense			53,679.58	485,000.73	508,254.30	23,253.57
Operating Expenses						
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	8,589.84	18,749.97	10,160.13
Materials	7 01 4420 5		145.01	1,681.11	0.00	(1,681.11)
Vehicle Maintenance	7 01 4430.1 5		52.47	419.76	0.00	(419.76)
Total Operating Expenses			1,328.29	10,690.71	18,749.97	8,059.26
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		0.00	634.67	2,624.94	1,990.27
Insurance - Workman's Comp	7 01 4510.04 5		0.00	2,324.20	11,250.00	8,925.80
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	576.85	0.00	(576.85)
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	1,499.94	1,499.94
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	502.80	1,874.97	1,372.17
Portability - Port In Deposits	7 01 4590.PID 5		(3,068.00)	(23,451.90)	0.00	23,451.90
Portability - Port In Expenses	7 01 4590.PIE 5		3,068.00	23,451.90	0.00	(23,451.90)
Portable Admin Fees Paid	7 03 4590.P 5		1,529.90	14,893.11	22,500.00	7,606.89
Portability - Port In Deposits	7 03 4590.PID 5		(1,079.00)	(3,369.00)	0.00	3,369.00
Portability - Port In Expenses	7 03 4590.PIE 5		1,079.00	3,369.00	0.00	(3,369.00)
Total General Expense			1,580.76	22,193.75	39,749.85	17,556.10
Other Expenditures						
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	37,499.94	37,499.94
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(37,499.94)	(37,499.94)
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 December 31, 2024	9 Month(s) Ended December 31, 2024	Budget	Variance
Housing Assistance Payments						
HAP Payments - Rents	7 01	4715.1 5	459,318.00	4,123,655.39	3,623,917.50	(499,737.89)
HAP Payments - Utilities	7 01	4715.4 5	12,354.00	115,844.00	94,070.25	(21,773.75)
Fraud Recovery HUD	7 01	4715.8 5	0.00	(4,511.50)	2,999.97	7,511.47
HAP Portability	7 01	4715.P 5	(2,591.00)	(17,009.00)	20,999.97	38,008.97
HAP Payments - Port Out	7 01	4715.PO 5	1,101.00	10,373.00	8,249.94	(2,123.06)
HAP Payments - Rents	7 02	4715.1 5	3,581.00	31,744.00	37,499.94	5,755.94
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(74.97)	(74.97)
HAP Payments - Rent - VASH	7 03	4715.1 5	18,012.81	170,474.55	116,768.25	(53,706.30)
HAP Payments - Utilities - VASH	7 03	4715.4 5	164.00	1,779.00	1,499.94	(279.06)
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	749.97	749.97
HAP Payments - Port Out	7 03	4715.PO 5	13,856.00	113,763.00	119,999.97	6,236.97
HAP Payments - Rent - Home Owners	7 04	4715.1 5	463.00	4,221.00	0.00	(4,221.00)
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	29.97	29.97
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	2,861.00	16,925.18	11,250.00	(5,675.18)
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	100.00	556.00	374.94	(181.06)
Total Housing Assistance Payments			509,219.81	4,567,814.62	4,038,335.64	(529,478.98)
Total Expenses			(565,808.44)	(5,085,699.81)	(4,605,089.76)	(480,610.05)
Total Net Income (Loss)			(105,587.51)	(151,436.85)	0.90	(151,437.75)

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, FEBRUARY 19, 2025
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
JANUARY 2025

Los Vecinos		
Apartment	Tenant Id.	Amounts
		\$0.00
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
24	27032	\$282.00
Bonita Park Total		\$282.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
		\$0.00
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
		\$0.00
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
		\$0.00
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
9	27246	\$775.00
Le Moyne Gardens Total		\$775.00
Grand Total		\$1,057.00

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: 02/01/25 **FOR THE MONTH OF JANUARY 2025**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
24	27032	\$100.00	\$0.00	\$277.00	\$50.00	\$55.00	\$0.00	\$282.00	Abandoned non payment of rents, late fees, and sales and service fee

Rents due: December 2024 \$179.00 + January 2025 (pro rated move out) \$98.00 + Late Fees: December 2024 \$25.00 + January 2025 \$25.00 + Sales and Service Fee: Lock and key replacement \$55.00 = Amount Due: \$382.00 - Security Deposit \$100.00 = \$282.00

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

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

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

	TOTALS	\$100.00	\$0.00	\$277.00	\$50.00	\$55.00	\$0.00	\$282.00	
--	--------	----------	--------	----------	---------	---------	--------	----------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 02/01/25**FOR THE MONTH OF JANUARY 2025**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
9	27246	\$100.00	\$332.00	\$294.00	\$25.00	\$224.00	\$0.00	\$775.00	Termination of Lease Retroactive balance due, non payment of rent, late fee, and sales and service fees

Retroactive rent due: \$332.00 + Rent due: January 2025 (Prorated move out) \$294.00 + Late fee: January 2025 \$25.00 + Sales and service fees: Spectrum (Prorated move out) \$19.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove/oven \$50.00 + Cleaning of bathroom \$50.00 + Lock and Key replacement \$55.00 = Amount Due: \$875.00 - Security Deposit \$100.00 = \$775.00

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

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

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

	TOTALS	\$100.00	\$332.00	\$294.00	\$25.00	\$224.00	\$0.00	\$775.00	
--	---------------	----------	----------	----------	---------	----------	--------	----------	--

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

Board Resolution No: 1518

Resolution to Approve and Adopt the Updated Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update

WHEREAS: the Board of Commissioners of the Housing Authority of the City of Harlingen met in Regular Session on February 19, 2025, to adopt the updated Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update to be effective March 01, 2025.

WHEREAS: after careful review and due consideration of the matter beforehand, the Board unanimously voted to adopt the updated Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update effective March 01, 2025.

NOW THEREFORE: be it resolved that the updated Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update is adopted as presented and prepared by the Nelrod Consortium effective March 01, 2025.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners hereby approves and adopts the Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update on the 19th day of February 2025. This will take effect March 01, 2025.

Carlos "Charlie" Perez
Chairperson - Board of Commissioners

Hilda Benavides
Chief Executive Officer

The Harlingen Housing Authority
Public Housing Program
Resolution 1518

Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update

The U.S. Department of Housing and Urban Development (HUD) has made amendments to the regulations. This final rule revises HUD regulations to implement parts of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). These statutory provisions in HOTMA are intended to streamline the administrative process and reduce burdens on PHAs.

Updates to the following were made:

- Ceasing enrollment into Earned Income Disregard
- Use of HUD-9886-A authorization of release of information
- Income inclusions and exclusions
- De Minimis Error
- HUD is pending to complete software so PHA can implement.

The Low Rent Admissions and Continued Occupancy Policy and Lease Update (ACOP) was prepared by the Nelrod Consortium.

We are asking the board to pass resolution 1518 to update the Harlingen Housing Authority's Low Rent Admissions and Continued Occupancy Policy (ACOP) and Lease Update.

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

Board Resolution No: 1519

Resolution to Approve and Adopt the Updated The Administrative Plan for the Housing Choice Voucher/Section 8 Program

WHEREAS: the Board of Commissioners of the Housing Authority of the City of Harlingen met in Regular Session on February 19, 2025, to adopt the updated Administration Plan for the Housing Choice Voucher/Section 8 Program and to be effective March 01, 2025.

WHEREAS: after careful review and due consideration of the matter beforehand, the Board unanimously voted to adopt the Updated Housing Choice Voucher/Section 8 Program's Administrative Plan effective March 01, 2025.

NOW THEREFORE: be it resolved that the Updated Housing Choice Voucher/Section 8 Program's Administrative Plan is adopted as presented and prepared by the Nelrod Consortium effective March 01, 2025.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners hereby approves and adopts the Updated Administrative Plan for the Housing Choice Voucher/Section 8 Program on the 19th day of February 2025. This will take effect March 01, 2025.

Carlos "Charlie" Perez
Chairperson - Board of Commissioners

Hilda Benavides
Chief Executive Officer

The Harlingen Housing Authority
Housing Choice Voucher/Section 8 Program

The Housing Choice Voucher/ Section 8 Program Administrative Plan update

The U.S. Department of Housing and Urban Development (HUD) has made amendments to the regulations. This final rule revises HUD regulations to implement parts of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). These statutory provisions in HOTMA are intended to streamline the administrative process and reduce burdens on PHAs.

Updates on the following were made:

- Ceasing enrollment into Earned Income Disregard
- Use of HUD-9886-A authorization of release of information
- Income inclusions and exclusions
- De Minimis Error
- HUD is pending to complete software so PHA can implement.

The Administrative Plan was last updated on January 15, 2020, and was prepared by the Nelrod Consortium.

We are asking the board to pass resolution 1519 to update the Harlingen Housing Authority Housing Choice Voucher Program Administrative Plan.

HARLINGEN HOUSING AUTHORITY

The Roof Replacement and Improvement Work at Le Moyne Gardens and Bonita Park Building Expansion Bid

The Roof Replacement and Improvement Work at Le Moyne Gardens and Bonita Park Building Expansion Bid was advertised in the Valley Morning Star on Saturday, January 11, 2025, and Saturday, January 18, 2025. The bid opening was on Wednesday, January 29, 2025, at 3:00 p.m. at the COCC.

Seven companies picked up the bid packets and three bids were received.

Name of Bid: Roof Replacement and Improvement Work at Le Moyne Gardens and Bonita Park Building Expansion

Location(s): Le Moyne Gardens and Bonita Park

Date: January 29, 2025

Time: 3:00 PM

Received Date & Time:	Company Name:	Bid Amount:	Required Insurance:
January 29, 2025 @ 1:29 p.m.	GM Construction	\$1,321,740.00	Yes
January 29, 2025 @ 2:20 p.m.	H2O Construction	\$1,155,250.00	Yes
January 29, 2025 @ 2:48 p.m.	CRC Development	\$1,232,650.00	Yes

Gomez, Mendez, Saenz and staff recommend the lowest bidder, H2O Construction, be awarded the contract in the amount of \$1,155,250.00, including alternates 1, 2 and 3.

City of Harlingen Housing Authority

December 2024

Bank Balances

Comparative Income Statements/Charts

Accounting Report



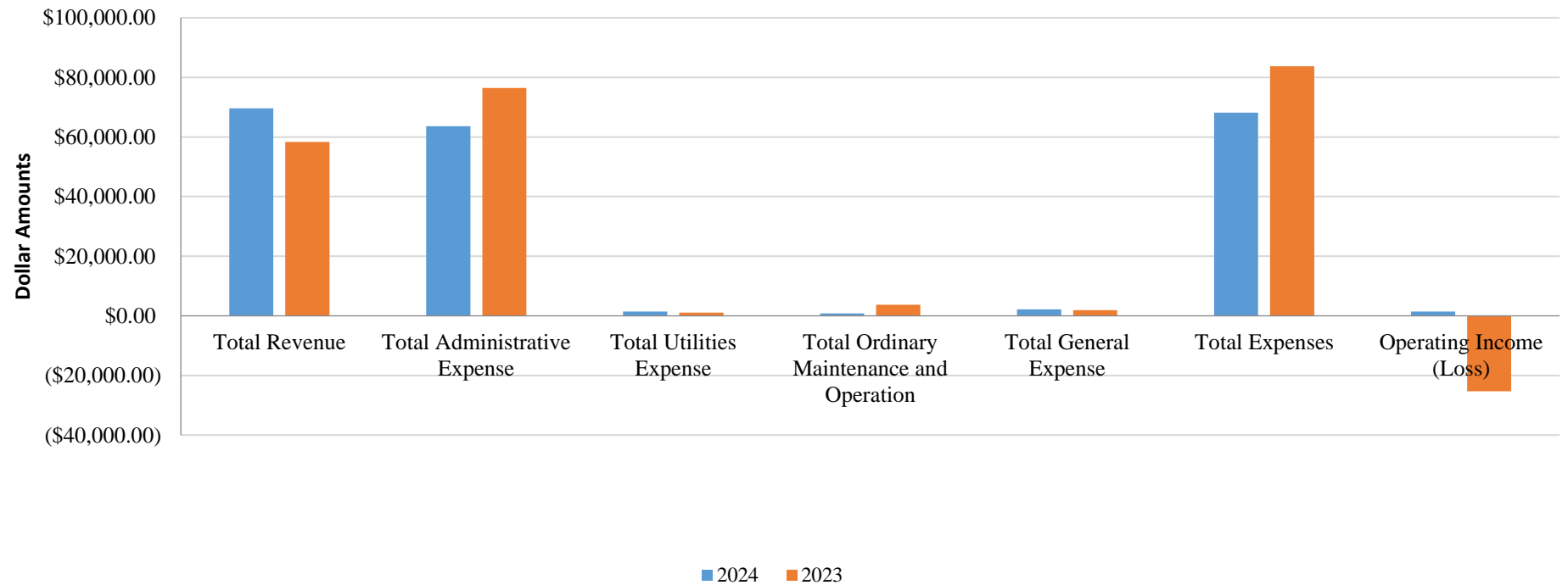
Bank Balances- Reserves as of 12/31/2024

	December 2024 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$59,969.82 COCC Investment Account		
\$402,562.84 COCC General Fund	\$68,119.61	6.79
Low Rent Reserves:		
\$1,603,106.85 Los Vecinos	\$120,494.77	13.30
\$1,085,850.17 Bonita Park	\$90,263.31	12.03
\$1,896,152.62 Le Moyne Gardens	\$113,062.55	16.77
Family Living Center Reserves:		
\$136,565.89 FLC bank cash account	\$2,788.47	48.98
HCV/Section 8 Reserves:		
-\$4,519.14 Admin	\$56,588.63	(0.08)
\$2,909.46 HAP	\$509,219.81	0.01

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

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023
Total Revenue	\$69,594.64	\$58,371.71
Total Administrative Expense	\$63,567.36	\$76,437.92
Total Utilities Expense	\$1,421.33	\$1,056.05
Total Ordinary Maintenance and Operation	\$824.56	\$3,695.28
Total General Expense	\$2,212.52	\$1,907.43
Total Expenses	\$68,119.61	\$83,694.60
Operating Income (Loss)	\$1,475.03	(\$25,322.89)

COCC Comparative December 2024 - December 2023



01/22/2025 03:23 PM

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

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP24	1	06	3690.31	5	13,895.00	0.00	13,895.00	0.00 %
Total Operating Income					13,895.00	0.00	13,895.00	0.00 %
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	994.82	1,107.52	(112.70)	-10.18 %
OTHER INCOME	1	06	3690	5	56.88	309.12	(252.24)	-81.60 %
Other Income - Management Fee	1	06	3690.2	5	38,809.44	38,857.76	(48.32)	-0.12 %
Other Income - Asset Managemen	1	06	3690.3	5	4,980.00	4,980.00	0.00	0.00 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,862.50	9,922.50	(60.00)	-0.60 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					55,699.64	56,172.90	(473.26)	-0.84 %
Total Revenue					69,594.64	58,371.71	11,222.93	19.23 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	31,453.29	46,199.48	14,746.19	31.92 %
STAFF TRAINING	1	06	4140	5	649.00	0.00	(649.00)	0.00 %
TRAVEL	1	06	4150	5	91.98	224.00	132.02	58.94 %
Travel-Mileage Reimbursement	1	06	4150.2	5	44.15	339.29	295.14	86.99 %
Audit Fees	1	06	4171	5	572.81	2,991.47	2,418.66	80.85 %
Employee Benefits Cont - Admin	1	06	4182	5	18,595.37	13,695.02	(4,900.35)	-35.78 %
SUNDRY	1	06	4190	5	0.00	1,609.24	1,609.24	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	558.77	284.71	(274.06)	-96.26 %
PUBLICATIONS	1	06	4190.11	5	575.00	0.00	(575.00)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	245.00	245.00	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,052.80	2,585.36	(467.44)	-18.08 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	417.56	3,074.10	2,656.54	86.42 %
Other Sundry Expense	1	06	4190.18	5	784.72	1,044.24	259.52	24.85 %
Administrative Contact Costs	1	06	4190.19	5	5,157.32	1,178.50	(3,978.82)	-337.62 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,614.59	2,967.51	1,352.92	45.59 %
Total Administrative Expense					63,567.36	76,437.92	12,870.56	16.84 %
Utilities Expense								
WATER	1	06	4310	5	48.30	14.69	(33.61)	-228.80 %
ELECTRICITY	1	06	4320	5	1,283.28	1,021.74	(261.54)	-25.60 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	89.75	19.62	(70.13)	-357.44 %
Total Utilities Expense					1,421.33	1,056.05	(365.28)	-34.59 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	312.85	1,014.45	701.60	69.16 %
MATERIALS	1	06	4420	5	188.52	1,071.34	882.82	82.40 %
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	0.00	1,235.72	1,235.72	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	52.47	52.47	0.00	0.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	23.93	74.51	50.58	67.88 %
Total Ordinary Maintenance and Operation					824.56	3,695.28	2,870.72	77.69 %
Protective Services								
Protective Services - Contract	1	06	4480	5	93.84	597.92	504.08	84.31 %
Total Protective Services					93.84	597.92	504.08	84.31 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

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

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
General Expense								
Insurance - Windstorm	1	06	4510.15	5	2,212.52	1,907.43	(305.09)	-15.99 %
Total General Expense					<u>2,212.52</u>	<u>1,907.43</u>	<u>(305.09)</u>	<u>-15.99 %</u>
Total Expenses					<u>(68,119.61)</u>	<u>(83,694.60)</u>	<u>15,574.99</u>	<u>-18.61 %</u>
Net Income (Loss)					<u>1,475.03</u>	<u>(25,322.89)</u>	<u>26,797.92</u>	<u>-107.03 %</u>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

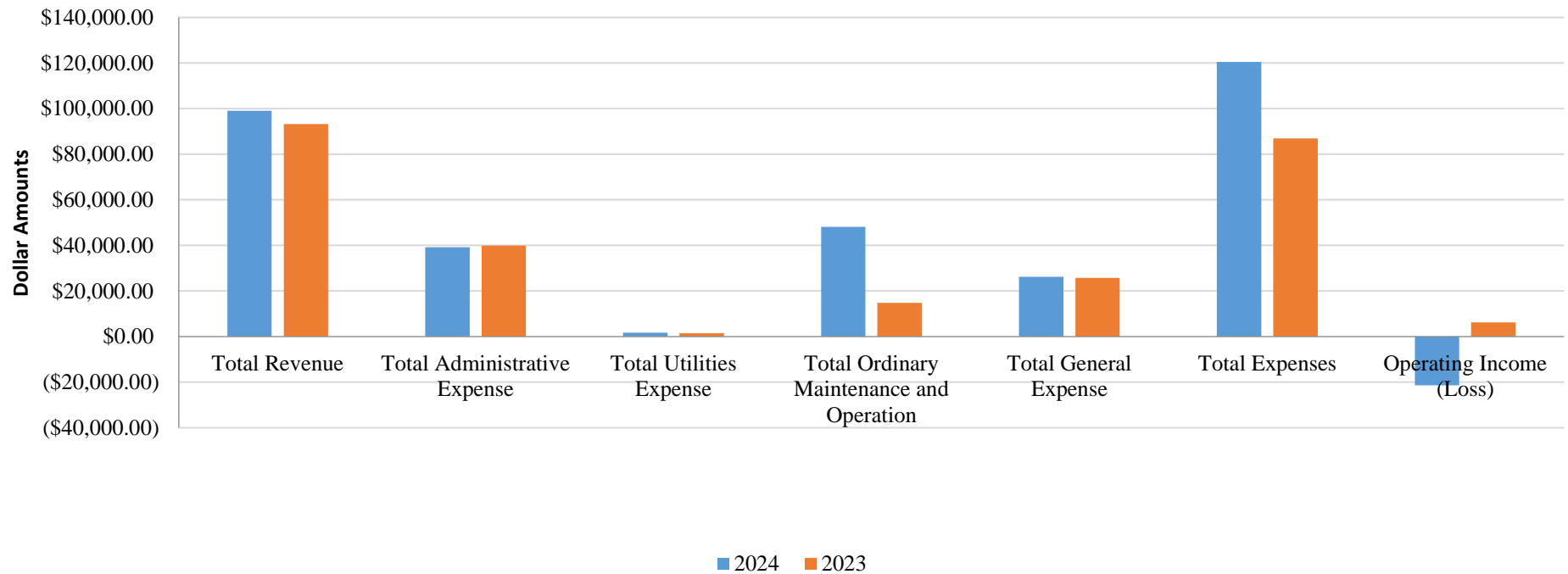
Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023
Total Revenue	\$99,065.49	\$93,221.16
Total Administrative Expense	\$39,204.07	\$39,944.86
Total Utilities Expense	\$1,730.68	\$1,413.60
Total Ordinary Maintenance and Operation	\$48,175.32	\$14,733.97
Total General Expense	\$26,217.39	\$25,717.99
Total Expenses	\$120,494.77	\$86,958.33
Operating Income (Loss)	(\$21,429.28)	\$6,262.83

Los Vecinos Comparative December 2024 - December 2023



01/22/2025 03:33 PM

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

					Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	28,401.00	27,172.00	1,229.00	4.52 %
Total Rental Income					28,401.00	27,172.00	1,229.00	4.52 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	8.28	3.18	5.10	160.38 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,923.21	3,065.98	(142.77)	-4.66 %
Other Income-Tenants	1	01	3690	5	2,320.00	2,220.00	100.00	4.50 %
Total Other Income					5,251.49	5,289.16	(37.67)	-0.71 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	65,413.00	60,760.00	4,653.00	7.66 %
Total Other Receipts					65,413.00	60,760.00	4,653.00	7.66 %
Total Revenue					99,065.49	93,221.16	5,844.33	6.27 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	6,156.94	9,280.28	3,123.34	33.66 %
Audit Fees	1	01	4171	5	1,084.37	5,663.07	4,578.70	80.85 %
Employee Benefits Cont - Admin	1	01	4182	5	3,628.77	3,667.98	39.21	1.07 %
Postage/FedEx/UPS	1	01	4190.03	5	192.54	98.10	(94.44)	-96.27 %
Publications	1	01	4190.11	5	575.00	0.00	(575.00)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	150.00	0.00	(150.00)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,295.75	6,196.57	(99.18)	-1.60 %
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	2,208.39	239.46	(1,968.93)	-822.24 %
Other Sundry Expense	1	01	4190.18	5	396.60	149.94	(246.66)	-164.51 %
Administrative Contact Costs	1	01	4190.19	5	6,110.61	2,110.00	(4,000.61)	-189.60 %
Management Fee Expense - AMP	1	01	4190.21	5	8,653.60	8,772.96	119.36	1.36 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,087.50	1,102.50	15.00	1.36 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					39,204.07	39,944.86	740.79	1.85 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	607.48	785.49	178.01	22.66 %
Ten Services - Recreation, Pub	1	01	4220	5	314.68	670.38	355.70	53.06 %
Total Tenant Services					922.16	1,455.87	533.71	36.66 %
Utilities Expense								
Water	1	01	4310	5	72.70	81.05	8.35	10.30 %
Electricity	1	01	4320	5	1,344.96	1,070.00	(274.96)	-25.70 %
Gas	1	01	4330	5	242.19	144.39	(97.80)	-67.73 %
Other Utility Expense - Sewer	1	01	4390	5	70.83	118.16	47.33	40.06 %
Total Utilities Expense					1,730.68	1,413.60	(317.08)	-22.43 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	2,816.97	8,626.94	5,809.97	67.35 %
Materials	1	01	4420	5	6,307.31	31.77	(6,275.54)	-19753.04 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	650.00	0.00	0.00 %
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	52.47	52.47	0.00	0.00 %
Contract Costs-Other	1	01	4430.13	5	23,985.00	0.00	(23,985.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	3,825.00	1,900.00	(1,925.00)	-101.32 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	8,845.00	0.00	(8,845.00)	0.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	250.00	0.00	(250.00)	0.00 %
Connect/Disconnect Fees	1	01	4430.4	5	15.00	0.00	(15.00)	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: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Garbage and Trash Collection	1	01	4431	5	135.39	311.81	176.42	56.58 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,276.60	3,144.42	1,867.82	59.40 %
Total Ordinary Maintenance and Operation					48,175.32	14,733.97	(33,441.35)	-226.97 %
Protective Services								
Protective Services - Contract	1	01	4480	5	4,245.15	3,692.04	(553.11)	-14.98 %
Total Protective Services					4,245.15	3,692.04	(553.11)	-14.98 %
General Expense								
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	3,403.00	0.00	(3,403.00)	0.00 %
Total General Expense					26,217.39	25,717.99	(499.40)	-1.94 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	82,000.00	0.00	(82,000.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(82,000.00)	0.00	82,000.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(120,494.77)	(86,958.33)	(33,536.44)	38.57 %
Net Income (Loss)					(21,429.28)	6,262.83	(27,692.11)	-1751.48 %

Report Criteria PHA: 1 Project: '01'

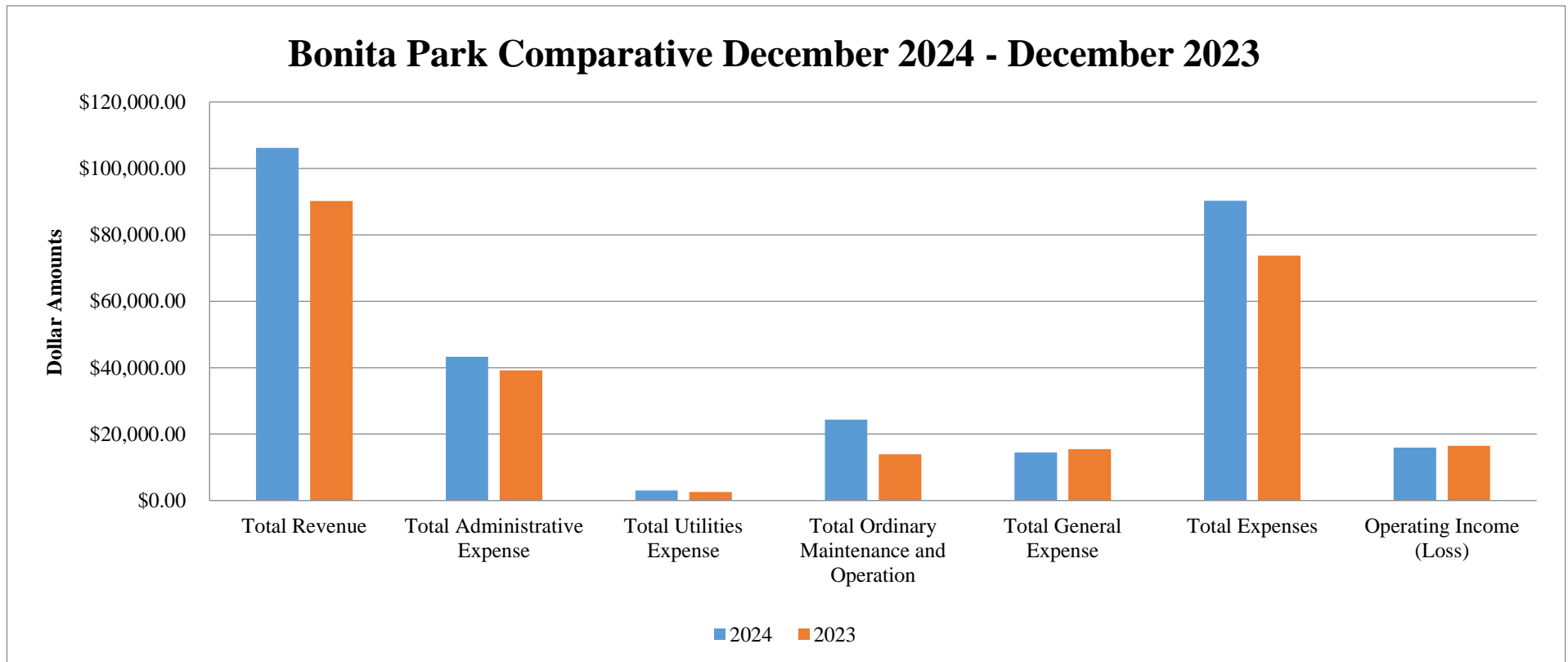
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023
Total Revenue	\$106,178.94	\$90,167.36
Total Administrative Expense	\$43,308.37	\$39,160.77
Total Utilities Expense	\$3,029.35	\$2,579.02
Total Ordinary Maintenance and Operation	\$24,388.82	\$13,932.72
Total General Expense	\$14,474.57	\$15,488.92
Total Expenses	\$90,263.31	\$73,697.11
Operating Income (Loss)	\$15,915.63	\$16,470.25



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

					Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	32,845.00	30,513.00	2,332.00	7.64 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
Total Rental Income					33,195.00	30,863.00	2,332.00	7.56 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,851.94	2,021.56	(169.62)	-8.39 %
Other Income - Tenants	1	02	3690	5	8,400.00	2,258.00	6,142.00	272.01 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	21.80	(21.80)	-100.00 %
Total Other Income					10,251.94	4,301.36	5,950.58	138.34 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	62,732.00	55,003.00	7,729.00	14.05 %
Total Other Receipts					62,732.00	55,003.00	7,729.00	14.05 %
Total Revenue					106,178.94	90,167.36	16,011.58	17.76 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	9,217.49	9,622.09	404.60	4.20 %
Audit Fees	1	02	4171	5	1,194.13	6,236.28	5,042.15	80.85 %
Employee Benefits Cont - Admin	1	02	4182	5	3,463.91	2,825.61	(638.30)	-22.59 %
Postage/FedEx/UPS	1	02	4190.03	5	192.54	98.10	(94.44)	-96.27 %
Publications	1	02	4190.11	5	575.00	0.00	(575.00)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	150.00	0.00	(150.00)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,404.48	6,117.26	(287.22)	-4.70 %
Forms & Office Supplies	1	02	4190.17	5	3,723.43	239.46	(3,483.97)	-1454.93 %
Other Sundry Expense	1	02	4190.18	5	270.92	101.31	(169.61)	-167.42 %
Administrative Contact Costs	1	02	4190.19	5	6,733.73	2,605.10	(4,128.63)	-158.48 %
Management Fee Expense - AMP	1	02	4190.21	5	8,534.24	8,474.56	(59.68)	-0.70 %
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	1,065.00	(7.50)	-0.70 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					43,308.37	39,160.77	(4,147.60)	-10.59 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	518.60	673.13	154.53	22.96 %
Ten Services - Recreation, Pub	1	02	4220	5	1,089.11	567.87	(521.24)	-91.79 %
Total Tenant Services					1,607.71	1,241.00	(366.71)	-29.55 %
Utilities Expense								
Water	1	02	4310	5	203.19	175.52	(27.67)	-15.76 %
Electricity	1	02	4320	5	2,441.28	2,071.57	(369.71)	-17.85 %
Gas	1	02	4330	5	356.42	308.59	(47.83)	-15.50 %
Other Utility Expense - Sewer	1	02	4390	5	28.46	23.34	(5.12)	-21.94 %
Total Utilities Expense					3,029.35	2,579.02	(450.33)	-17.46 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,900.99	442.55	(3,458.44)	-781.48 %
Materials	1	02	4420	5	4,550.30	38.98	(4,511.32)	-11573.42 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	750.00	0.00	0.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	2,450.00	0.00	(2,450.00)	0.00 %
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	52.47	0.00	0.00 %
Contract Costs-Maintenance	1	02	4430.09	5	1,965.60	2,765.34	799.74	28.92 %
Contract Costs-Other	1	02	4430.13	5	1,950.00	550.00	(1,400.00)	-254.55 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	0.00	5,141.62	5,141.62	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	3,875.00	1,275.00	32.90 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	1,355.00	0.00	(1,355.00)	0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	0.00	30.00	30.00	100.00 %
Garbage and Trash Collection	1	02	4431	5	93.58	226.96	133.38	58.77 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,709.30	43.24	(2,666.06)	-6165.73 %
Total Ordinary Maintenance and Operation					24,388.82	13,932.72	(10,456.10)	-75.05 %
Protective Services								
Protective Services - Contract	1	02	4480	5	3,454.49	1,294.68	(2,159.81)	-166.82 %
Total Protective Services					3,454.49	1,294.68	(2,159.81)	-166.82 %
General Expense								
Insurance - Windstorm	1	02	4510.15	5	9,398.57	8,580.92	(817.65)	-9.53 %
Payments in Lieu of Taxes	1	02	4520	5	2,500.00	2,500.00	0.00	0.00 %
Collection Losses	1	02	4570	5	2,576.00	4,408.00	1,832.00	41.56 %
Total General Expense					14,474.57	15,488.92	1,014.35	6.55 %
Total Expenses					(90,263.31)	(73,697.11)	(16,566.20)	22.48 %
Net Income (Loss)					15,915.63	16,470.25	(554.62)	-14.49 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

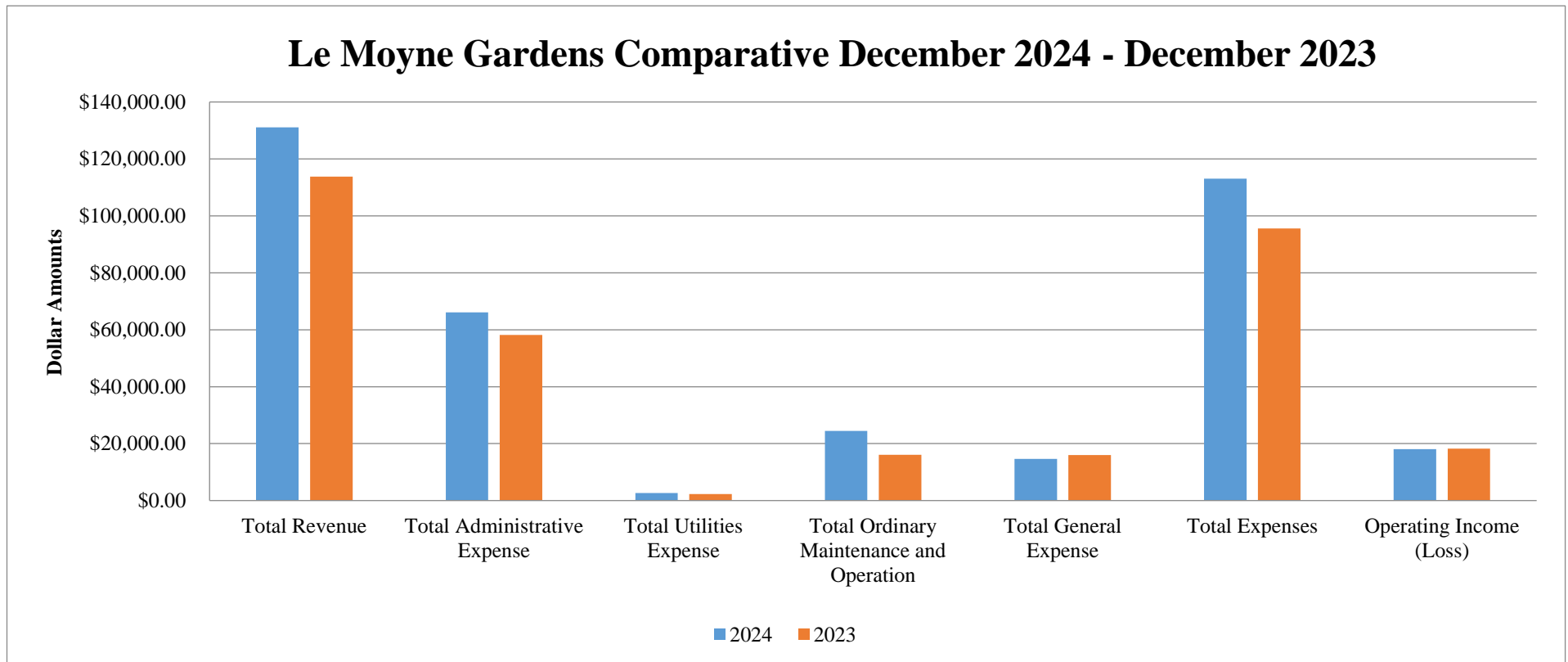
Custom 3: PHA

Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent
Le Moyne Gardens

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023
Total Revenue	\$131,105.96	\$113,827.25
Total Administrative Expense	\$66,101.42	\$58,125.34
Total Utilities Expense	\$2,667.64	\$2,263.70
Total Ordinary Maintenance and Operation	\$24,482.11	\$16,041.18
Total General Expense	\$14,602.91	\$16,003.66
Total Expenses	\$113,062.55	\$95,545.53
Operating Income (Loss)	\$18,043.41	\$18,281.72



01/22/2025 03:45 PM

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

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	36,985.00	24,374.00	12,611.00	51.74 %
Total Rental Income					36,985.00	24,374.00	12,611.00	51.74 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,234.96	3,056.25	178.71	5.85 %
Other Income-Tenants	1	03	3690	5	3,915.00	3,603.00	312.00	8.66 %
Total Other Income					7,149.96	6,659.25	490.71	7.37 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	86,971.00	82,794.00	4,177.00	5.05 %
Total Other Receipts					86,971.00	82,794.00	4,177.00	5.05 %
Total Revenue					131,105.96	113,827.25	17,278.71	15.18 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	16,955.21	14,680.68	(2,274.53)	-15.49 %
Audit Fees	1	03	4171	5	1,632.19	8,524.03	6,891.84	80.85 %
Employee Benefits Cont - Admin	1	03	4182	5	7,664.13	3,330.13	(4,334.00)	-130.15 %
Postage/FedEx/UPS	1	03	4190.03	5	192.54	98.10	(94.44)	-96.27 %
Publications	1	03	4190.11	5	575.00	0.00	(575.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	150.00	0.00	(150.00)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,500.28	8,514.04	(986.24)	-11.58 %
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	7,541.19	239.46	(7,301.73)	-3049.25 %
Other Sundry Expense	1	03	4190.18	5	322.35	136.97	(185.38)	-135.34 %
Administrative Contact Costs	1	03	4190.19	5	5,204.43	6,372.19	1,167.76	18.33 %
Management Fee Expense - AMP	1	03	4190.21	5	11,637.60	11,518.24	(119.36)	-1.04 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,462.50	1,447.50	(15.00)	-1.04 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					66,101.42	58,125.34	(7,976.08)	-13.72 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	602.60	785.13	182.53	23.25 %
Ten Services - Recreation, Pub	1	03	4220	5	119.88	484.47	364.59	75.26 %
Total Tenant Services					722.48	1,269.60	547.12	43.09 %
Utilities Expense								
Water	1	03	4310	5	379.93	331.50	(48.43)	-14.61 %
Electricity	1	03	4320	5	2,015.46	1,720.67	(294.79)	-17.13 %
Gas	1	03	4330	5	244.20	147.52	(96.68)	-65.54 %
Other Utility Expense - Sewer	1	03	4390	5	28.05	64.01	35.96	56.18 %
Total Utilities Expense					2,667.64	2,263.70	(403.94)	-17.84 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	5,332.36	5,846.60	514.24	8.80 %
Materials	1	03	4420	5	3,877.72	0.00	(3,877.72)	0.00 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	825.00	825.00	0.00	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	250.00	0.00	(250.00)	0.00 %
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	52.47	0.00	0.00 %
Contract Costs-Maintenance	1	03	4430.09	5	1,128.80	3,079.33	1,950.53	63.34 %
Contract Costs-Other	1	03	4430.13	5	0.00	1,100.00	1,100.00	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	8,870.00	2,900.00	(5,970.00)	-205.86 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Garbage and Trash Collection	1	03	4431	5	149.57	149.57	0.00	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

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

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,979.09	2,066.12	87.03	4.21 %
Total Ordinary Maintenance and Operation					24,482.11	16,041.18	(8,440.93)	-52.62 %
Protective Services								
Protective Services - Contract	1	03	4480	5	4,485.99	1,842.05	(2,643.94)	-143.53 %
Total Protective Services					4,485.99	1,842.05	(2,643.94)	-143.53 %
General Expense								
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	(1,160.00)	0.00	1,160.00	0.00 %
Total General Expense					14,602.91	16,003.66	1,400.75	8.75 %
Total Expenses					(113,062.55)	(95,545.53)	(17,517.02)	18.33 %
Net Income (Loss)					18,043.41	18,281.72	(238.31)	-7.65 %

Report Criteria PHA: 1 Project: '03'

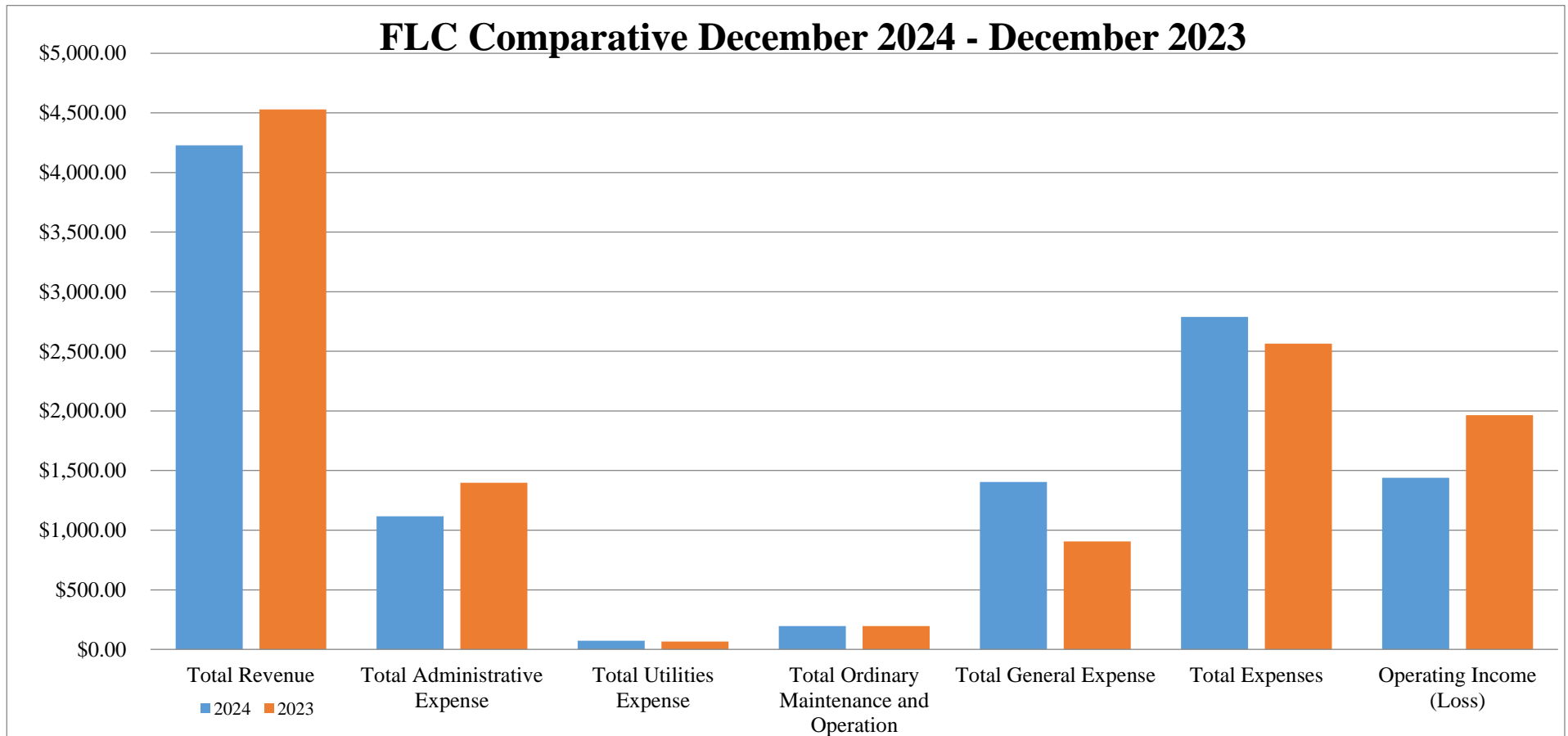
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023
Total Revenue	\$4,228.61	\$4,529.94
Total Administrative Expense	\$1,116.86	\$1,398.30
Total Utilities Expense	\$72.67	\$65.00
Total Ordinary Maintenance and Operation	\$194.94	\$194.94
Total General Expense	\$1,404.00	\$906.17
Total Expenses	\$2,788.47	\$2,564.41
Operating Income (Loss)	\$1,440.14	\$1,965.53

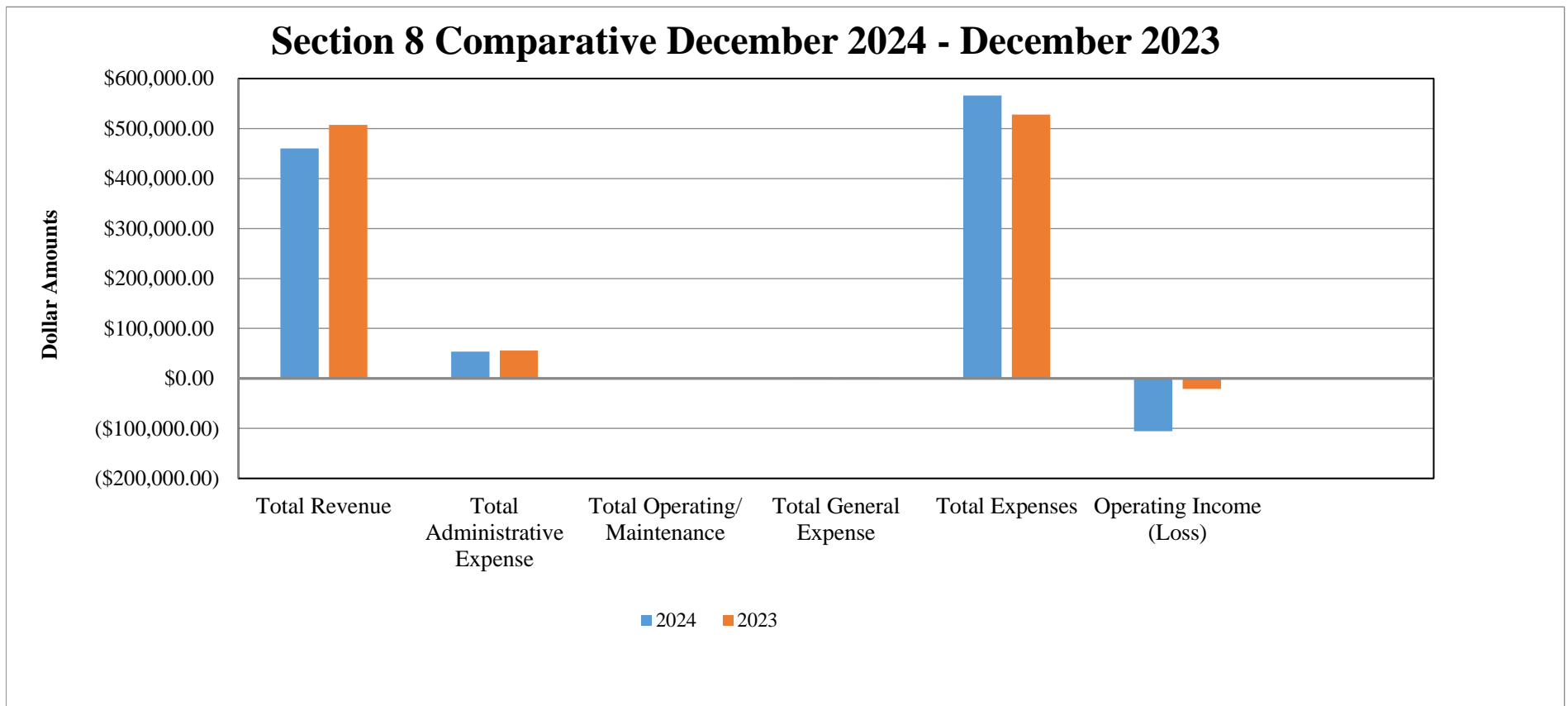


Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	3,868.00	4,200.00	(332.00)	-7.90 %
Total Rental Income					3,868.00	4,200.00	(332.00)	-7.90 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	235.61	229.94	5.67	2.47 %
Other Income-Tenants	3	01	3690	5	125.00	100.00	25.00	25.00 %
Total Other Income					360.61	329.94	30.67	9.30 %
Total Revenue					4,228.61	4,529.94	(301.33)	-6.65 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	162.29	282.77	120.48	42.61 %
Audit Fees	3	01	4171	5	195.02	1,018.47	823.45	80.85 %
Employee Benefits Cont - Admin	3	01	4182	5	11.71	20.92	9.21	44.02 %
Other Sundry Expense	3	01	4190.18	5	747.84	76.14	(671.70)	-882.19 %
Total Administrative Expense					1,116.86	1,398.30	281.44	20.13 %
Utilities Expense								
Water	3	01	4310	5	27.98	24.27	(3.71)	-15.29 %
Other Utility Expense - Sewer	3	01	4390	5	44.69	40.73	(3.96)	-9.72 %
Total Utilities Expense					72.67	65.00	(7.67)	-11.80 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Total Ordinary Maintenance and Operation					194.94	194.94	0.00	0.00 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	1,404.00	906.17	(497.83)	-54.94 %
Total General Expense					1,404.00	906.17	(497.83)	-54.94 %
Total Expenses					(2,788.47)	(2,564.41)	(224.06)	8.74 %
Net Income (Loss)					1,440.14	1,965.53	(525.39)	-1.40 %

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

	Start: 12/01/2024	Start: 12/01/2023
	End: 12/31/2024	End: 12/31/2023
Total Revenue	\$460,220.93	\$507,339.85
Total Administrative Expense	\$53,679.58	\$55,789.19
Total Operating/ Maintenance	\$1,328.29	\$1,183.28
Total General Expense	\$1,580.76	\$1,844.52
Total Expenses	\$565,808.44	\$528,059.79
Operating Income (Loss)	(\$105,587.51)	(\$20,719.94)



01/22/2025 04:03 PM

Housing Authority of the City of Harlingen

Comparative Income Statement

Voucher

					Start: 12/01/2024	Start: 12/01/2023		
					End: 12/31/2024	End: 12/31/2023	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	81.17	387.05	(305.88)	-79.03 %
Portable Admin Fees Earned	7	01	3300.P	5	240.76	218.80	21.96	10.04 %
HAP Earned Income	7	01	4902	5	387,612.00	448,704.00	(61,092.00)	-13.62 %
Total Operating Income					460,220.93	507,339.85	(47,118.92)	-9.29 %
Total Revenue					460,220.93	507,339.85	(47,118.92)	-9.29 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	14,826.84	20,082.48	5,255.64	26.17 %
STAFF TRAINING	7	01	4140	5	0.00	1,100.00	1,100.00	100.00 %
Travel	7	01	4150	5	0.00	548.00	548.00	100.00 %
Audit Fees	7	01	4171	5	151.90	793.30	641.40	80.85 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	7,526.55	6,765.42	(761.13)	-11.25 %
Postage/FedEx/UPS	7	01	4190.03	5	956.39	487.32	(469.07)	-96.26 %
Membership Dues and Fees	7	01	4190.12	5	150.00	0.00	(150.00)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,408.88	3,304.00	1,895.12	57.36 %
Forms & Office Supplies	7	01	4190.17	5	2,628.01	0.00	(2,628.01)	0.00 %
Other Sundry Expense	7	01	4190.18	5	50.51	55.89	5.38	9.63 %
Administrative Contact Costs	7	01	4190.19	5	8,688.50	5,185.28	(3,503.22)	-67.56 %
Asset Management Fee - AMP	7	01	4190.22	5	9,096.00	9,204.00	108.00	1.17 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,685.00	5,752.50	67.50	1.17 %
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					53,679.58	55,789.19	2,109.61	3.78 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	145.01	0.00	(145.01)	0.00 %
Vehicle Maintenance	7	01	4430.1	5	52.47	52.47	0.00	0.00 %
Total Operating Expenses					1,328.29	1,183.28	(145.01)	-12.25 %
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	50.86	47.96	(2.90)	-6.05 %
Portability - Port In Deposits	7	01	4590.PID	5	(3,068.00)	(2,753.00)	315.00	-11.44 %
Portability - Port In Expenses	7	01	4590.PIE	5	3,068.00	2,753.00	(315.00)	-11.44 %
Portable Admin Fees Paid	7	03	4590.P	5	1,529.90	1,796.56	266.66	14.84 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,079.00)	(506.00)	573.00	-113.24 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,079.00	506.00	(573.00)	-113.24 %
Total General Expense					1,580.76	1,844.52	263.76	14.30 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	459,318.00	420,699.80	(38,618.20)	-9.18 %
HAP Payments - Utilities	7	01	4715.4	5	12,354.00	11,491.00	(863.00)	-7.51 %
HAP Portability	7	01	4715.P	5	(2,591.00)	(2,316.00)	275.00	-11.87 %
HAP Payments - Port Out	7	01	4715.PO	5	1,101.00	1,089.00	(12.00)	-1.10 %
HAP Payments - Rents	7	02	4715.1	5	3,581.00	4,358.00	777.00	17.83 %
HAP Payments - Rent - VASH	7	03	4715.1	5	18,012.81	18,027.00	14.19	0.08 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	164.00	177.00	13.00	7.34 %
HAP Payments - Port Out	7	03	4715.PO	5	13,856.00	13,782.00	(74.00)	-0.54 %
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	2,861.00	1,310.00	(1,551.00)	-118.40 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	100.00	82.00	(18.00)	-21.95 %
Total Housing Assistance Payments					509,219.81	469,242.80	(39,977.01)	-8.52 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Comparative Income Statement
 Voucher

	Start: 12/01/2024 End: 12/31/2024	Start: 12/01/2023 End: 12/31/2023	Variance	Variance %
Total Expenses	<u>(565,808.44)</u>	<u>(528,059.79)</u>	<u>(37,748.65)</u>	<u>7.15 %</u>
Net Income (Loss)	<u>(105,587.51)</u>	<u>(20,719.94)</u>	<u>(84,867.57)</u>	<u>409.51 %</u>

Chief Financial Officer Report
February 19, 2025
Highlights of Activities for January 2025

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings
Corrections meetings
Maintenance meetings
Los Vecinos Construction meetings
Motivational staff meetings
Website Assignment meeting
Board meetings, Board meeting practices, and overview
Accounting Admin meeting
HCISD Counselor meeting
Admin calendar review
Two-Year tool 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 HUD CFP drawdowns/obligations & expenditures
- Worked with the HR/Accounting Coord. on personnel matters and updates
- Monitored the bank accounts daily, entered journal entries, and deposits
- Worked with fee accountant on the end of the month financials
- 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, half day on January 10th due to disinfecting, all day from home on January 21st due to weather, and half day from home on January 24th due to disinfecting.
- Worked and submitted the TWC wage reports and the IRS 941 quarterly report
- Worked on and submitted meeting summaries for all meetings attended
- Generated and printed the W-2's and the 1099's for 2024 - all were mailed out

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator Board Report

February 19, 2025

January 2025 Activities

- Attended Board meeting practices, board packet review, attended Board meetings, and overview
- Attended weekly Staff meetings and Security meetings
- Attended HCISD counselor meeting
- Attended HUD two-year tool meeting
- 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 1-10-25 due to disinfecting of the COCC
- Worked from home in the afternoon on 1-24-25 due to disinfecting of the COCC
- Worked from home on 1-21-25 due to weather conditions
- CNG/Internet updates:
 - CNG is assisting with the transition of Fiber, working with Spectrum on minor details. Connections for COCC, Bonita Park, and Le Moyne Gardens are completed. Los Vecinos rescheduled 1-28-25 due to weather conditions. Once complete CNG will finish up transition. Also, will work on anything else that may arise.
 - CNG is working with MRI to address the cloud server connection issues that some staff are experiencing. MRI made some changes to Ms. Nancy's profile on 1-10-25 to see if that will help. Working with John (CNG) and Jennifer (MRI) to resolve.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
February 19, 2025
Highlights of Activities for January 2025

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Maintenance meetings on the 2nd and 4th Thursday of the month
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices
 - Board meetings and Board meeting overview
 - Reports corrections reviews
 - Accounting Admin 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 December
- Reviewed timesheets and processed payrolls for January
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the GL report for December
- Reviewed all vehicle inspections completed and saved for December
- Processed and submitted the HART Retirement for December
- Printed out the bank ACH verification for online rent payments
- Sent out employee evaluations
- Worked from Los Vecinos for half a day (01/10) due to the disinfecting of the main office and from home (01/21) due to inclement weather
- Took notes and saved them on the S drive for all meetings attended
- Held interviews for temp. maintenance and clerks and for direct hire for maintenance and an assistant manager
- Received and reviewed timesheets
- Updated the employee emergency listing
- Processed the sick leave incentive
- Morning duties – Sent updates on the Valley Morning Star, City of Harlingen, and HHA website, checked the mailboxes and distributed accordingly
- Worked on the February calendar for the Accounting Department
- Terminated an employee

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: February 01, 2025

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – January 2025 Activities

Public and Indian Housing Information Center (PIC) Report scores:

These scores are based on our 50058 submissions to HUD and all families need to be accounted for in PIC. The scores are updated every month and the PHAs are required to score 95% or higher.

December 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 two (2) tenant concerns. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, zero (0) Denial Hearings for the HCV/S8 Program and audited (4) HCV/S8 program files.

Files audited HCV/S8:

- 27914
- 29763
- 27919
- 25376

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
- Completed the Winter newsletter
- Attended the weekly construction meetings at Los Vecinos and Le Moyne Gardens
- Attended the Ronald McDonald Care Mobile ribbon cutting ceremony at the Harlingen Convention Center
- Worked from home on January 21, 2025, due to inclement weather

HARLINGEN



Housing Authority

February 19, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of January 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	0	24;27;64;99	0	4
Le Moyne Gardens	79	45	0	0	2
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	1	4	0	6

Work orders completed for the Month of January 2025

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2025 to 01/31/2025	186	93	228	28	535

Work orders completed for the Month of January 2024 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2024 to 01/31/2024	144	125	259	19	547

Resident and Youth Activities Board Report
February 19, 2025
January 2025 Activities
By: Norma Serino

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

- Los Vecinos: Los Vecinos Community Center at 2:00 p.m.
 - January 14, 2025 - 3 attended Topic Easter Party
 - January 28, 2025 - 3 attended Topic Easter Party
- Bonita Park: Bonita Park Community Center at 2:00 p.m.
 - January 15, 2025 - 0 attended, due to inclement weather
 - January 29, 2025 - 3 attended Topic Easter Party
- Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.
 - January 15, 2025 - 0 attended, due to inclement weather
 - January 29, 2025 - 3 attended Topic Easter Party
- Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.
 - January 9, 2025 - 8 attended Topic Easter Party
 - January 23, 2025 - 0 attended due to inclement weather

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday and Wednesday at 4:30 p.m. We planted chili peppers, tomatoes and carrots – canceled due to inclement weather
- Los Vecinos: Every Thursday at 4:30 p.m. We planted chili peppers, bell peppers, tomatoes and carrots – canceled due to inclement weather

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The Quarterly Crime Prevention meeting was on January 28, 2025, at the Le Moyne Gardens Community Center at 3:00 p.m. - 16 attended

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 Le Moyne Gardens Apartments

- Yvonne Latour, S8/Intake Coordinator/Inspector/Eligibility Specialist for the Harlingen Housing Authority read, “Who Needs Friends” by Jia Liu.

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

- January 7, 2025, Topic: Beyond the Ballot: Sustaining Progress in Academic Recovery & Early School Success
- January 14, 2025, Topic: Equitable Literacy Instruction: Ensuring the Science of Reading Works for All Children
- January 21, 2025, Topic: Power of Philanthropy: Supporting Children’s Advocacy Through Strategic Framing
- January 28, 2025, Topic: Starting From a Place of Strength: United Ways Using Data and Messaging to Tell an Impact Story

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. – 15 attended
- January 16, 2025: Attended ribbon cutting ceremony for RONALD McDONALD CARE MOBILE unit at the Convention Center at 10:00 a.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. – 8 attended
- January 18, 2025: Life Church will host a distribution of non-perishable items by the basketball court at Los Vecinos Apts. from 9:30 a.m. -11:30 a.m. - 100 attended

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

HHA due date is February 14, 2025

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

Art Projects/Newsletter: The 2025 What Home Means to Me poster contest posters are due to TXNAHRO, March 7, 2025. Due to HHA February 13, 2025.

- The Winter newsletter has been distributed

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
- 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

TXNAHRO 2025 Scholarship

Tenant #	Program	Student Name	Amount Awarded	Date Received
28978	S8	Ailyn Sanchez	\$2,500.00	
32424	S8	Leilah Hernandez	\$1,000.00	
25373	S8	Juliet Quilantan	\$1,000.00	
28096	PH	Brandon Garcia	\$1,000.00	
29342	PH	Ruby Villarreal	\$1,000.00	

BRE Facebook Reading

**Yvonne Latour, S8/Intake Coordinator/Inspector/Eligibility Specialist for the Harlingen Housing Authority read
“Who Needs Friends” by Jia Liu**



The Los Vecinos Resident Meeting



Date: February 1, 2025

To: Harlingen Housing Authority Board of Commissioners

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

Subject: January 2025 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 remodeled apartment #236. This job is 100% complete.

De La Cruz Drywall installed windows at the shop. This job is 100% complete.

De La Cruz Drywall is remodeling apartment #23. This job is 10% complete.

De La Cruz Drywall is remodeling apartment #138. This job is 0% complete.

De La Cruz Drywall replaced the kitchen cabinets at apartment #143. This job is 100% complete.

Southern Construction installed blinds to the Learning Center office. This job is 100% complete.

Southern Construction repaired the soffit/facia roof repairs to apartments #129, 152, 231, 236, 248. 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 remodeled apartment #83. This job is 100% complete.

De La Cruz Drywall installed new flooring to apartment #90. This job is 100% complete.

De La Cruz Drywall is remodeling apartment #88. This job is 10% complete.

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

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

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

Le Moyne Gardens AMP #030:

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

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

GS Electric & Remodeling is remodeling apartment #148. This job is 50% complete.

De La Cruz Remodel repaired the ceiling to apartment #181. 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)**

De La Cruz Remodel replaced the roofs at the Family Living Center Apartments #201-204.
This job is 100% complete.

Housing Authority of the City of Harlingen, Texas

64

January 31, 2025

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	147	111	19	4	4	191	476
Special Units → (Headstart / Police Officer)	0	3	1	0	0	4	8

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	1	1
2 bed	0	1	0	0	0	3	4
3 bed	3	4	0	0	0	1	8
4 bed	0	1	0	0	0	0	1
Regular Vacancies →	3	6	0	0	0	5	14
Total Vacancies →	3	6	0	0	0	5	14

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

Notation: Data based on Manager's Monthly Reports Submitted 1.31.2025

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 98.00% 95.00% 100.00% 100.00% 100.00% 97.50% **97.19%**

* **VACANCY RATE:** 2.00% 5.00% 0.00% 0.00% 0.00% 2.50% **2.81%**

* does not include CFP units

Total Points per AMP

16

8

16

16

16

12

GRAND TOTAL POINTS 12

Per unit Fee count

147

114

20

4

4

195

484

64

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 February 19, 2025

Activities for the month of January

WAITING LIST AS OF 1/31/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	86
2 Bedroom	11
3 Bedroom	5
4 Bedroom	1
<u>Total:</u>	<u>103</u>

Unit offers mailed:	<u>47</u>
Security Deposits received:	<u>5</u>
Applications ready for review:	<u>26</u>
Applications pending:	<u>31</u>

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 2025	74	69	26	67	0	47	8	3	6%
January 2024	59	59	19	98	3	13	7	9	69%
Increase	15	10	7	0	0	34	1	0	0
Decrease	0	0	0	31	3	0	0	6	63%

Note: Applications were denied or withdrawn due to pending information.

Applicants were given extra time to submit pending information to complete the application process.

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-25	74	69	26	67	0	47	8	3	6%
YTD Total:	74	69	26	67	0	47	8	3	6%

LOW RENT PROGRAM

Monthly Summary Report

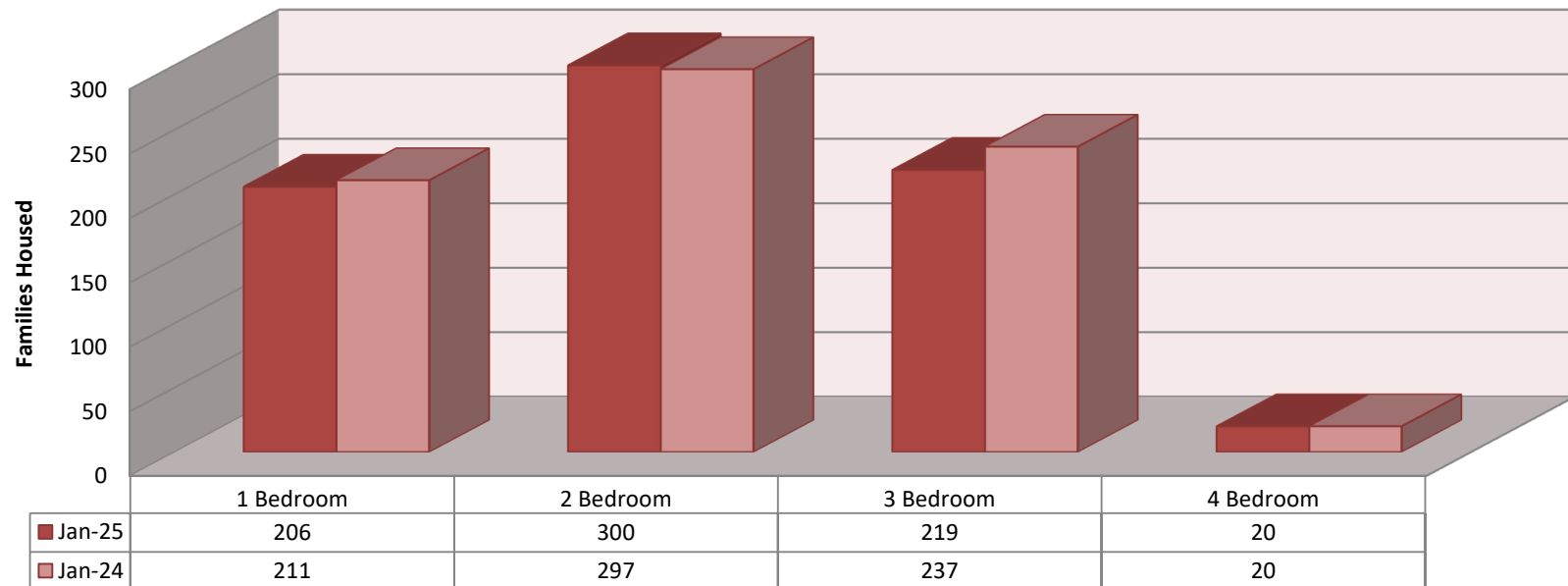
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
YTD Total:	59	59	19	98	3	13	7	9	69%

Report By: Nancy Garza -Admissions Coordinator

Board Meeting Report February 19, 2025

Total Alloted Vouchers: 743
Vouchers Leased: 745
Pending Vouchers: 0
Vouchers Searching: 0

HCV/Section 8 Program Comparison of Leased Vouchers January 2025/2024

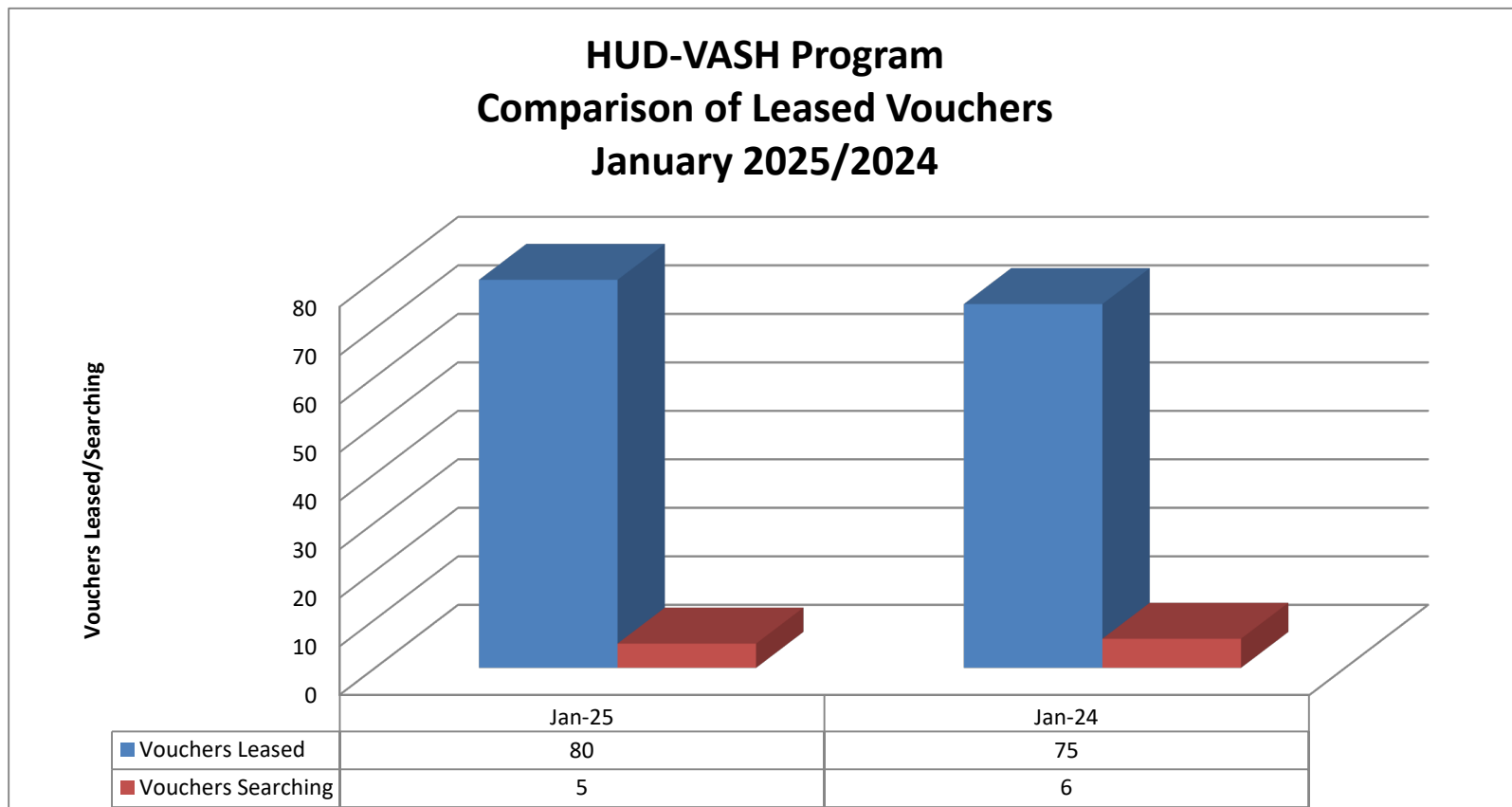


Total Families on Waiting List

570

**Board Meeting Report
February 19, 2025**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 80
Port-outs: 47
Housed in Harlingen: 33**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report February 19, 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
December 2024 Score is
98.37%

Quality Control

QC files audits were held on January 24, 2025, at Los Vecinos. 4 files for Low Rent were audited

#12469
#12380
#13201
#13291

Activities for the month of January 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on January 9th (20 were received)
- Issued HAP Checks for February 2025
- Submitted VMS monthly report
- Submitted VMS corrections to HUD
- 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 2025	35	22	25	0	51	51	0	7	1	3
January 2024	34	29	26	9	41	41	21	0	14	6
Increase	1	0	0	0	10	10	0	7	0	0
Decrease	0	7	1	9	0	0	21	0	13	3

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-25	35	22	25	0	51	51	0	7	1	3
YTD	35	22	25	0	51	51	0	7	1	3

HCV/SECTION 8 PROGRAM

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
YTD	34	29	26	9	41	41	21	0	14	6

DATE: February 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for the February 19, 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:

February 2025: Schedule may change at any time

- 01: Market Days Downtown! BRE Reading of Books to Community by LV changed
- 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
- 04: New Construction Mtg 9:00 a.m. for the 20 acres on Washington with H2O Builder
- 05: Review Security & 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: CNG Appt at 9:00 a.m. for Calendar on cell phone
- 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: Board Practice Test at BP for Internet & Audio 2:30 p.m. Teams
- 10-13: Texas NAHRO Conference Austin, Texas
- 11: Pest Control at Los Vecinos
- 11: Board Practice at LMG at 9:00 a.m.
- 11: Lone Star Shredding (Bins are due at COCC on Monday)
- 12: Pest Control at Bonita Park
- 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: Practice Board Mtg at BP at 10:00 a.m.
- 12: Convention Center Mtg for Annual at 3:00 p.m. TEAMS
- 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
- 18: HAVE-STR Mtg Conference Committee Mtg at 11:00 a.m. San Benito
- 19: Review Monday Reports 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.
- 20: 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.
- 20: 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.
- 21: Agenda for Mtg due by Monday, 02/10/25 by 12 p.m.
- 21: Board Reports due 12:00 p.m.
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m. (Friday)
- 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.
- 24: 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 9:00 a.m. TEAMS
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m. (Friday)
- 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 by HCV/S8 changed from LV
- 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: NINOS Head Start meeting at 9:00 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: 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.
- 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: Newsletter Articles are due at 12:00 p.m.
- 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: Practice Board Mtg at 9:00 a.m. at COCC
- 19: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 19: Practice Board Mtg at 10:00 a.m. at COCC
- 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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.** (Friday)
- 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
- 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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.** (Friday)
- 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.
- 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
- 11: HAHC Scholarship Applications are due Friday, April 11, 2025, before 5:00 p.m.
- 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: HAVE-STR Scholarship Applications Due
- 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: 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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
- 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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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: Newsletter Articles are due at 12:00 p.m.
- 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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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 2026!!**
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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
- 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: NO Board Mtg Scheduled
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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: Newsletter Articles are due at 12:00 p.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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 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.
- 21: 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.
- 21: 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.
- 22: 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.
- 22: 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)
- 23: Fall Resource Fall at Los Vecinos 4-7pm
- 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: Financial Workshop at COCC at 10:00 a.m.
 - 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: Financial Workshop at 9:00 a.m. TEAMS
 - 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 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: Newsletter Articles are due at 12:00 p.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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 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: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 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: HUD meetings are held on the 2nd Thursday of every month through TEAMS. 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 January 15, 2025, HHA Board Meeting. We also reviewed the Agenda for the February 19, 2025, HHA Board meeting that is scheduled at the Bonita Park Community Building, 601 South Rangerville Road, 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, March 19, 2025, starting at 12:00 p.m. at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas. The option to attend the board meetings virtually or conference call is available. A board quorum must be present in person.

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

Thanks,
Hilda Benavides, CEO

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.