



REGULAR BOARD MEETING
Wednesday, March 19, 2025 @ 12:00 p.m.
At the Administrative Building
219 East Jackson Avenue, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, March 19, 2025 @ 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 278 978 226 44, Passcode: Nf3X9b7C; or join the video conference by phone at 469-480-6297, Password: 841 972 124.

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 – Melissa Guajardo
5. Pledge of Allegiance – Melissa Guajardo
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 February 19, 2025. (pg.3-7)
9. Presentation of “Employee of the Quarter” for the months of April, May, and June 2025.
Presenter: Hilda Benavides (pg.8)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of January 2025, and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.9-26)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of February 2025 as presented.
Presenter: Cynthia De La Fuente (pg.27-30)
3. 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.31-50)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.51)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.52)
 - d) Senior Property Manager Report by Mary Prieto; (pg.53)
 - e) Maintenance Report by Mary Prieto; (pg.54)
 - f) Resident Events Coordinator Report by Norma Serino; (pg.55-59)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.60-61)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.62-65)
(Comparative summary report for January-February 2025-2024)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.66-70)
(Comparative summary report for January-February 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.71-89)

IV. ADJOURNMENT

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

Dated this 14th day of March 2025



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
 Minutes of the Regular Board Meeting
 Wednesday, February 19, 2025, at 12:00 p.m.
 At the Bonita Park Community Building
 601 South Rangerville Road, Harlingen, Texas 78552

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, February 19, 2025, at 12:00 p.m. at the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas 78552.

CONFLICT OF INTEREST

"Under State Law, a conflict of interest exists if a board member, or certain members of that person's family, has a qualifying financial interest in an agenda item. 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

Vice Chair Sánchez Peña determined a quorum was present. Those in attendance were: Irma Sánchez Peña, Maria I. Borjas, Carlos Muñoz and Bettina Elliott arrived at 12:09 p.m. Not present was Carlos "Charlie" Perez.

INVOCATION

Senior Property Manager, Mary Prieto gave the invocation.

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

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, Mizael Mata, Computer Network Group, and Ray Sanchez, Architect-Planner GMS Architects.

PUBLIC COMMENTS

No members of the public were present at the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas 78552, via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 15, 2025.

After the Board reviewed them, Vice Chair Sánchez Peña entertained a motion to approve the Minutes of the Regular Board Meeting of January 15, 2025. Commissioner Muñoz made the motion to approve the Minutes of the Regular Board Meeting of January 15, 2025. Motion was seconded by Commissioner Borjas and passed unanimously.

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.

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

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

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

Commissioner Muñiz asked how many units are at each AMP? Chief Financial Officer Lucio stated Los Vecinos 150, Bonita Park 148, and Le Moyne Gardens 200. No other questions were asked. Vice Chair Sánchez Peña entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of December 2024, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of December 2024 as presented by Administration. Motion was seconded by Commissioner Elliott and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF JANUARY 2025 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 January 2025 in the total amount of \$1,057.00. Total amounts consist of:

For the month of January 2025						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 282.00	\$ -	\$ -	\$ -	\$ 775.00
		Grand Total	\$ 1,057.00			

No questions were asked. Vice Chair Sánchez Peña entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of January 2025 in the total amount of \$1,057.00. Commissioner Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of January 2025 in the total amount of \$1,057.00. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

Senior Property Manager Prieto informed the Board of the 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 to implement 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 form, Income inclusions and exclusions, De Minimis Error, and HUD is pending to complete the software so the PHA can implement. The Low Rent Admissions and Continued Occupancy Policy and Lease Update (ACOP) was prepared by the Nelrod Company. Commissioner Muñiz asked what are the updates to the policies and will it affect the applicants at admissions? Chief Financial Officer Lucio stated the updates are on: Ceasing enrollment into Earned Income Disregard, they will be doing away with this. HUD-9886-A Authorization of Release of Information form, this will be implemented and done once. De Minimis Error is a rental error on behalf of the PHA that will not be counted as a finding unless it's over \$30 monthly. The changes will not affect applicants at admissions. After some discussion no other questions were asked. Vice Chair Sánchez Peña entertained a motion 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. Commissioner Muñiz made the motion to pass Resolution 1518 adopting 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. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

HCV/S8 & Admissions Administrator Perez informed the Board of 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 to implement 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 Authorization of Release of Information form, Income inclusions and exclusions, De Minimis Error, and 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 Company. No questions were asked. Vice Chair Sánchez Peña entertained a motion 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. Commissioner Muñiz made the motion to pass Resolution 1519 adopting the Administrative Plan for the Housing Choice Voucher/Section 8 (HCV/S8) Program prepared by the Nelrod Company to become effective March 1, 2025. Motion was seconded by Commissioner Elliott and passed unanimously.

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.

Procurement Specialist/Property Manager De La Fuente informed the Board that 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.

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, to be awarded the contract in the amount of \$1,155,250.00, including alternates 1, 2 and 3. Commissioner Elliott asked what is the expansion work to the Bonita Park property? Procurement Specialist/Property Manager De La Fuente stated the expanding of the office area space and adding a restroom to the office. Commissioner Elliott asked what is the completion date? Architect-Planner Sanchez stated 210 days. Commissioner Muñiz asked Architect Planner Sanchez if they were familiar with H2O Construction? Architect-Planner Sanchez stated yes. After some discussion no other questions were asked. Vice Chair Sánchez Peña entertained a motion to accept the bids presented and award the contract for the roof work for Le Moyne Gardens and Bonita Park building expansion to H2O Construction in the amount of \$1,155,250.00. Commissioner Elliott made the motion to accept the bids presented and award the contract for roof work for Le Moyne Gardens and Bonita Park building expansion to H2O Construction in the amount of \$1,155,250.00. The motion was seconded by Commissioner Muñiz and passed unanimously.

6. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE SECTION 551.074 REGARDING PERSONNEL COMPLAINT.

Vice Chair Sánchez Peña entertained a motion to enter into Executive Session under Texas Government Code Section 551.074 regarding personnel complaint. Motion to enter into Executive Session was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz.

At 12:22 p.m. the Board enters the Executive Session.

At 1:13 p.m. the Board ended the Executive Session.

No action taken.

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 2025-2024)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January 2025-2024)

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. No 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 her report was included in the agenda packet and informed the Board that our next Regular Board meeting will be March 19, 2025, at 12:00 p.m. at the Administrative Building. After some discussion no questions were asked.

IV. ADJOURNMENT

Vice Chair Sánchez Peña entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. The meeting was adjourned at 1:15 p.m.

Date: _____

Vice Chair, Irma Sánchez Peña

Chief Executive Officer, Hilda Benavides

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

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

Counselor:
Law Office of
Alan T. Ozuna

Chief Executive Officer:
Hilda Benavides

March 01, 2025

Evelyn Castillo, Property Manager
Harlingen Housing Authority
219 E. Jackson Avenue
Harlingen, TX 78550

Dear Miss Castillo:

Congratulations on being selected as the “Employee of the Quarter”, for the months of April, May, and June 2025.

Your employment with us began June 21, 2023, as an Assistant Property Manager. Currently you are the Property Manager at the Bonita Park Apartments, where you also manage Aragon and Arroyo Vista Court. Your organizational skills are excellent, and you demonstrate great responsibility, respect, and courtesy to everyone you encounter daily.

Your hard work and dedication show in your daily tasks. It is a pleasure working with you and seeing you grow with the Agency. Your positive attitude and willingness to assist where and when needed is a great asset to our agency.

You will be recognized for your accomplishments by our Board, and you will receive a plaque, a gift card, and a reserved parking space. You will get to compete with your colleagues for “Employee of the Year 2025-2026”.

Sincerely,



Hilda Benavides,
CEO

Carlos Perez,
Chair

Irma Sánchez Peña,
Vice-Chair

Carlos Muñiz,
Commissioner

Maria I. Borjas,
Commissioner

Bettina Elliott,
Commissioner



City of Harlingen Housing Authority

Unaudited Financial Statement

January 2025

COCC

Low Rent Program

Family Living Center

HCV/Section 8

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Budgeted Income Statements

The per unit month (PUM) rate is calculated by dividing the account amount by Unit Months (UM) available. PUM is the measure of revenue or cost per units available for the month or year to date.



**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended January 2025**

	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>\$397,561.84</u>	<u>\$74,155.68</u>	<u>\$82,882.21</u>	<u>\$102,169.81</u>	<u>\$133,965.96</u>	<u>\$4,388.18</u>	<u>\$557,554.25</u>
Total Expenditures	<u>\$480,268.87</u>	<u>\$102,911.25</u>	<u>\$125,293.39</u>	<u>\$97,412.00</u>	<u>\$151,921.44</u>	<u>\$2,730.79</u>	<u>\$569,114.00</u>
Revenues Over (Under) Expenditures	<u>(\$82,707.03)</u>	<u>(\$28,755.57)</u>	<u>(\$42,411.18)</u>	<u>\$4,757.81</u>	<u>(\$17,955.48)</u>	<u>\$1,657.39</u>	<u>(\$11,559.75)</u>
Cash reserves or funds transferred in	<u>\$82,707.03</u>	<u>\$28,755.57</u>	<u>\$42,411.18</u>	<u>\$0.00</u>	<u>\$17,955.48</u>	<u>\$0.00</u>	<u>\$11,559.75</u>

Note: COCC- Sick leave incentive paid out and Admin/travel costs

Los Vecinos - contract work; contracts in preparation for REAC insp. (low Maint. staff)

Disposition of a Swing set (asset) - was damaged and in Const. area on Buchanan Ave.

Le Moyne Gardens- contract work; contracts in preparation for REAC insp. (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 January 2025

	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>\$4,093,358.64</u>	<u>\$719,842.04</u>	<u>\$1,025,913.92</u>	<u>\$942,960.17</u>	<u>\$1,357,606.39</u>	<u>\$47,036.12</u>	<u>\$5,491,817.21</u>
Total Expenditures	<u>\$3,853,925.80</u>	<u>\$743,121.97</u>	<u>\$1,045,625.20</u>	<u>\$905,102.74</u>	<u>\$1,123,001.60</u>	<u>\$37,074.29</u>	<u>\$5,654,813.81</u>
Revenues Over (Under) Expenditures	<u>\$239,432.84</u>	<u>(\$23,279.93)</u>	<u>(\$19,711.28)</u>	<u>\$37,857.43</u>	<u>\$234,604.79</u>	<u>\$9,961.83</u>	<u>(\$162,996.60)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$23,279.93</u>	<u>\$19,711.28</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$162,996.60</u>

Note: COCC- Sick leave incentive paid out and Admin/travel costs

Los Vecinos - contract work; contracts in preparation for REAC insp. (low Maint. staff)

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 January 31, 2025	10 Month(s) Ended January 31, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22 5	0.00	0.00	10,000.00	(10,000.00)	-100.00 %
Other Income - CFP 22	1	06 3690.29 5	0.00	0.00	33,150.00	(33,150.00)	-100.00 %
Other Income - CFP23	1	06 3690.30 5	0.00	54,112.20	132,600.00	(78,487.80)	-59.19 %
Other Income - CFP24	1	06 3690.31 5	13,895.00	83,370.00	0.00	83,370.00	100.00 %
Total Operating Income			13,895.00	137,482.20	175,750.00	(38,267.80)	-21.77 %
Rental Income							
NON-DWELLING RENT	1	06 3190 5	4,397.62	19,789.29	21,980.00	(2,190.71)	-9.97 %
Total Rental Income			4,397.62	19,789.29	21,980.00	(2,190.71)	-9.97 %
Other Income							
Investment Income - Unrestricted	1	06 3610 5	869.00	10,493.00	10,630.00	(137.00)	-1.29 %
OTHER INCOME	1	06 3690 5	367.76	2,280.77	2,500.00	(219.23)	-8.77 %
Other Income - Management Fee - CC	1	06 3690.2 5	28,944.80	319,497.28	328,780.00	(9,282.72)	-2.82 %
Other Income - Asset Management Fe	1	06 3690.3 5	14,868.00	133,422.00	148,600.00	(15,178.00)	-10.21 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4 5	9,817.50	86,917.50	98,100.00	(11,182.50)	-11.40 %
IT Fees	1	06 3690.5 5	996.00	9,960.00	9,960.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88 5	0.00	0.00	80.00	(80.00)	-100.00 %
Total Other Income			55,863.06	562,570.55	598,650.00	(36,079.45)	-6.03 %
Total Revenue			74,155.68	719,842.04	796,380.00	(76,537.96)	-9.61 %

Expenses**Administrative Expense**

NONTECHNICAL SALARIES	1	06 4110 5	59,732.16	345,849.52	348,390.00	2,540.48	0.73 %
LEGAL EXPENSE	1	06 4130 5	2,210.55	5,905.80	7,666.60	1,760.80	22.97 %
STAFF TRAINING	1	06 4140 5	2,784.00	9,198.87	14,166.60	4,967.73	35.07 %
TRAVEL	1	06 4150 5	4,431.91	21,381.95	20,833.30	(548.65)	-2.63 %
Travel-Mileage Reimbursment	1	06 4150.2 5	82.06	1,594.45	1,666.60	72.15	4.33 %
Audit Fees	1	06 4171 5	0.00	3,197.22	5,830.00	2,632.78	45.16 %
Employee Benefits Cont - Admin	1	06 4182 5	15,823.55	153,713.71	130,830.00	(22,883.71)	-17.49 %
SUNDRY	1	06 4190 5	150.00	2,998.43	2,500.00	(498.43)	-19.94 %
Postage/FedEx/UPS	1	06 4190.03 5	286.21	3,148.23	3,333.30	185.07	5.55 %
Advertising and Marketing	1	06 4190.08 5	0.00	0.00	1,660.00	1,660.00	100.00 %
PUBLICATIONS	1	06 4190.11 5	0.00	2,215.10	3,330.00	1,114.90	33.48 %
MEMBERSHIP DUES AND FEES	1	06 4190.12 5	0.00	380.00	830.00	450.00	54.22 %
Telephone/Cell Phone/Internet	1	06 4190.13 5	6,042.27	32,480.47	31,660.00	(820.47)	-2.59 %
FORMS & OFFICE SUPPLIES	1	06 4190.17 5	911.22	12,391.83	13,333.30	941.47	7.06 %
Other Sundry Expense	1	06 4190.18 5	2,346.72	10,808.87	5,833.30	(4,975.57)	-85.30 %
Administrative Contact Costs	1	06 4190.19 5	4,442.82	55,861.05	98,330.00	42,468.95	43.19 %
BOARD MEETING EXPENSE	1	06 4190.9 5	798.50	7,293.27	22,000.00	14,706.73	66.85 %
Total Administrative Expense			100,041.97	668,418.77	712,193.00	43,774.23	6.15 %

Utilities Expense

WATER	1	06 4310 5	20.66	477.85	333.30	(144.55)	-43.37 %
ELECTRICITY	1	06 4320 5	1,240.89	10,438.39	12,500.00	2,061.61	16.49 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390 5	28.45	867.62	833.30	(34.32)	-4.12 %
Total Utilities Expense			1,290.00	11,783.86	13,666.60	1,882.74	13.78 %

Ordinary Maintenance and Operation

LABOR - WAGES/SALARIES	1	06 4410 5	347.59	7,041.06	12,500.00	5,458.94	43.67 %
MATERIALS	1	06 4420 5	0.00	2,829.91	5,000.00	2,170.09	43.40 %
Contract Cots-Extermination/Pest Con	1	06 4430.01 5	200.00	1,800.00	1,250.00	(550.00)	-44.00 %
Contract Costs-Other Repairs	1	06 4430.03 5	0.00	9,740.00	5,833.30	(3,906.70)	-66.97 %
Contract Costs-Auto/Truck Maint/Rep	1	06 4430.08 5	52.47	630.97	4,166.60	3,535.63	84.86 %
Contract Costs-Other	1	06 4430.13 5	624.50	1,819.50	0.00	(1,819.50)	-100.00 %
Contract Costs-Heating & Cooling Cont	1	06 4430.17 5	0.00	5,808.62	6,666.60	857.98	12.87 %
Contract Costs-Electrical Contracts	1	06 4430.21 5	0.00	1,550.00	4,166.60	2,616.60	62.80 %
Garbage and Trash Removal	1	06 4431 5	46.79	374.32	1,000.00	625.68	62.57 %
Emp Benefit Cont - Maintenance	1	06 4433 5	26.59	527.81	0.00	(527.81)	-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 January 31, 2025	10 Month(s) Ended January 31, 2025	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			1,297.94	32,122.19	40,583.10	8,460.91	20.85 %
Protective Services							
Protective Services - Contract Costs	1 06 4480 5		281.34	2,859.00	8,330.00	5,471.00	65.68 %
Total Protective Services			281.34	2,859.00	8,330.00	5,471.00	65.68 %
General Expense							
Insurance -Property (Fire & EC)	1 06 4510.01 5		0.00	3,112.36	2,500.00	(612.36)	-24.49 %
Insurance - General Liability	1 06 4510.02 5		0.00	412.50	833.30	420.80	50.50 %
Insurance - Automobile	1 06 4510.03 5		0.00	1,450.68	1,500.00	49.32	3.29 %
Insurance - Workman's Comp	1 06 4510.04 5		0.00	3,144.50	4,166.60	1,022.10	24.53 %
Insurance - Fidelity Bond	1 06 4510.09 5		0.00	780.45	833.30	52.85	6.34 %
Insurance - Windstorm	1 06 4510.15 5		0.00	18,722.85	12,500.00	(6,222.85)	-49.78 %
MATLAND PROPERTY TAXES	1 06 4520.1 5		0.00	314.81	416.60	101.79	24.43 %
Total General Expense			0.00	27,938.15	22,749.80	(5,188.35)	-22.81 %
Other Expenditures							
Property Better & Add-Contract Costs	1 06 7540.4 5		0.00	0.00	62,500.00	62,500.00	100.00 %
Operating Exp For Property - Contra	1 06 7590 5		0.00	0.00	(62,500.00)	(62,500.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(102,911.25)	(743,121.97)	(797,522.50)	54,400.53	6.82 %
Total Net Income (Loss)			(28,755.57)	(23,279.93)	(1,142.50)	(22,137.43)	3532.83 %

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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	1	01	3110	5	28,886.00	192.57	276,252.00	184.17	260,620.00	15,632.00	6.00 %
Total Rental Income					28,886.00	192.57	276,252.00	184.17	260,620.00	15,632.00	6.00 %
Other Income											
Interest Earned on Gen Fund Investments	1	01	3610	5	67.35	0.45	772.15	0.51	12,500.00	(11,727.85)	-93.82 %
Interest Income - Bank Statement	1	01	3610.01	5	2,755.20	18.37	29,687.73	19.79	0.00	29,687.73	100.00 %
Other Income-Tenants	1	01	3690	5	2,981.00	19.87	35,660.00	23.77	28,200.00	7,460.00	26.45 %
Other Income - Misc Other Revenue	1	01	3690.1	5	0.00	0.00	1,012.80	0.68	208.30	804.50	386.22 %
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	(16,502.67)	(110.02)	(16,502.67)	(11.00)	500.00	(17,002.67)	-3400.53 %
Other Income - OP Trans In From CFP	1	01	3690.99	5	0.00	0.00	100,044.90	66.70	81,160.00	18,884.90	23.27 %
Total Other Income					(10,699.12)	(71.33)	150,674.91	100.45	122,568.30	28,106.61	22.93 %
Other Receipts											
Operating Subsidy - Current Year	1	01	8020	0	64,695.33	431.30	598,987.01	399.32	627,140.00	(28,152.99)	-4.49 %
Total Other Receipts					64,695.33	431.30	598,987.01	399.32	627,140.00	(28,152.99)	-4.49 %
Total Revenue					82,882.21	552.55	1,025,913.92	683.94	1,010,328.30	15,585.62	1.54 %
 Administrative Expense											
Nontechnical Salaries	1	01	4110	5	9,075.33	60.50	73,823.44	49.22	92,500.00	18,676.56	20.19 %
Legal Expense	1	01	4130	5	331.50	2.21	474.50	0.32	2,500.00	2,025.50	81.02 %
Staff Training	1	01	4140	5	732.00	4.88	811.83	0.54	2,916.60	2,104.77	72.17 %
Travel	1	01	4150	5	855.41	5.70	1,160.98	0.77	2,916.60	1,755.62	60.19 %
Travel-Mileage Reimbursment	1	01	4150.2	5	0.00	0.00	73.23	0.05	400.00	326.77	81.69 %
Audit Fees	1	01	4171	5	0.00	0.00	6,052.56	4.04	6,292.00	239.44	3.81 %
Employee Benefits Cont - Admin	1	01	4182	5	3,404.72	22.70	38,396.01	25.60	33,330.00	(5,066.01)	-15.20 %
Sundry	1	01	4190	5	0.00	0.00	112.83	0.08	833.30	720.47	86.46 %
Postage/FedEx/UPS	1	01	4190.03	5	98.62	0.66	1,062.94	0.71	1,660.00	597.06	35.97 %
Advertising and Marketing	1	01	4190.08	5	0.00	0.00	0.00	0.00	410.00	410.00	100.00 %
Publications	1	01	4190.11	5	0.00	0.00	2,172.50	1.45	3,330.00	1,157.50	34.76 %
Membership Dues and Fees	1	01	4190.12	5	294.00	1.96	1,936.08	1.29	1,666.60	(269.48)	-16.17 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,451.63	43.01	63,402.95	42.27	75,000.00	11,597.05	15.46 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	5.76	8,640.00	5.76	8,640.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	1,491.16	9.94	17,842.92	11.90	8,333.30	(9,509.62)	-114.12 %
Other Sundry Expense	1	01	4190.18	5	146.49	0.98	1,943.90	1.30	2,500.00	556.10	22.24 %
Administrative Contact Costs	1	01	4190.19	5	6,826.91	45.51	59,966.83	39.98	62,500.00	2,533.17	4.05 %
Management Fee Expense - AMP	1	01	4190.21	5	8,772.96	58.49	87,669.92	58.45	90,000.00	2,330.08	2.59 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	01 4190.22	5 1,500.00	10.00	15,000.00	10.00	15,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01 4190.23	5 1,102.50	7.35	11,017.50	7.34	11,666.60	649.10	5.56 %
IT Fees-COCC	1	01 4190.24	5 300.00	2.00	3,000.00	2.00	3,000.00	0.00	0.00 %
Total Administrative Expense			42,247.23	281.65	394,560.92	263.04	425,395.00	30,834.08	7.25 %
Tenant Services									
Tenant Services - Salaries	1	01 4210	5 593.00	3.95	7,661.30	5.11	10,830.00	3,168.70	29.26 %
Ten Services - Recreation, Pubs, Other	1	01 4220	5 785.99	5.24	4,898.53	3.27	6,666.60	1,768.07	26.52 %
Total Tenant Services			1,378.99	9.19	12,559.83	8.37	17,496.60	4,936.77	28.22 %
Utilities Expense									
Water	1	01 4310	5 92.85	0.62	957.27	0.64	1,250.00	292.73	23.42 %
Electricity	1	01 4320	5 1,363.59	9.09	10,123.32	6.75	12,500.00	2,376.68	19.01 %
Gas	1	01 4330	5 242.85	1.62	2,034.47	1.36	1,666.60	(367.87)	-22.07 %
Other Utility Expense - Sewer	1	01 4390	5 123.48	0.82	913.24	0.61	1,250.00	336.76	26.94 %
Total Utilities Expense			1,822.77	12.15	14,028.30	9.35	16,666.60	2,638.30	15.83 %
Ordinary Maintenance and Operation									
Labor	1	01 4410	5 2,933.42	19.56	31,530.74	21.02	68,333.30	36,802.56	53.86 %
Materials	1	01 4420	5 9,797.99	65.32	40,079.48	26.72	41,666.60	1,587.12	3.81 %
Contract Costs	1	01 4430	5 0.00	0.00	0.00	0.00	4,160.00	4,160.00	100.00 %
Contract Cots-Extermination/Pest Control	1	01 4430.01	5 650.00	4.33	6,775.00	4.52	9,166.60	2,391.60	26.09 %
Contract Costs-Other Repairs	1	01 4430.03	5 0.00	0.00	15,446.25	10.30	25,000.00	9,553.75	38.22 %
Contract Costs-Maint Cell Phone	1	01 4430.04	5 16.58	0.11	166.08	0.11	250.00	83.92	33.57 %
Contract Costs-Auto/Truck Maint/Repair	1	01 4430.08	5 123.16	0.82	2,163.10	1.44	3,330.00	1,166.90	35.04 %
Contract Costs-Maintenance	1	01 4430.09	5 0.00	0.00	600.30	0.40	20,830.00	20,229.70	97.12 %
Contract Costs-Other	1	01 4430.13	5 38,584.50	257.23	94,422.13	62.95	8,330.00	(86,092.13)	-1033.52 %
Contact Costs-Heating & Cooling Contract	1	01 4430.17	5 375.00	2.50	3,275.00	2.18	5,830.00	2,555.00	43.83 %
Contract Costs-Landscape & Ground	1	01 4430.19	5 4,545.00	30.30	32,365.00	21.58	29,160.00	(3,205.00)	-10.99 %
Contract Costs-Unit Turnaround	1	01 4430.20	5 0.00	0.00	36,400.00	24.27	16,660.00	(19,740.00)	-118.49 %
Contract Costs-Electrical Contracts	1	01 4430.21	5 0.00	0.00	7,235.00	4.82	8,330.00	1,095.00	13.15 %
Contact Costs-Plumbing Contracts	1	01 4430.22	5 7,300.00	48.67	23,705.00	15.80	20,830.00	(2,875.00)	-13.80 %
Connect/Disconnect Fees	1	01 4430.4	5 0.00	0.00	285.00	0.19	1,666.60	1,381.60	82.90 %
Garbage and Trash Collection	1	01 4431	5 229.23	1.53	2,064.93	1.38	6,660.00	4,595.07	69.00 %
Emp Benefit Cont - Maintenance	1	01 4433	5 1,268.54	8.46	18,676.04	12.45	29,160.00	10,483.96	35.95 %
Total Ordinary Maintenance and Operation			65,823.42	438.82	315,189.05	210.13	299,363.10	(15,825.95)	-5.29 %
Protective Services									
Protective Services - Contract Costs	1	01 4480	5 11,104.32	74.03	47,017.11	31.34	66,660.00	19,642.89	29.47 %
Total Protective Services			11,104.32	74.03	47,017.11	31.34	66,660.00	19,642.89	29.47 %
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: 1500 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	1 01 4510.01	5	0.00	0.00	21,630.78	14.42	18,330.00	(3,300.78)	-18.01 %
Insurance - General Liability	1 01 4510.02	5	0.00	0.00	363.00	0.24	500.00	137.00	27.40 %
Insurance - Automobile	1 01 4510.03	5	0.00	0.00	2,085.35	1.39	2,500.00	414.65	16.59 %
Insurance - Workman's Comp	1 01 4510.04	5	0.00	0.00	2,324.20	1.55	3,333.30	1,009.10	30.27 %
Insurance - Fidelity Bond	1 01 4510.09	5	0.00	0.00	576.85	0.38	916.60	339.75	37.07 %
Insurance - Windstorm	1 01 4510.15	5	0.00	0.00	192,028.62	128.02	125,660.00	(66,368.62)	-52.82 %
Payments in Lieu of Taxes	1 01 4520	5	2,916.66	19.44	29,166.60	19.44	29,166.60	0.00	0.00 %
PROPERTY TAXES	1 01 4520.1	5	0.00	0.00	50.58	0.03	83.30	32.72	39.28 %
Collection Losses	1 01 4570	5	0.00	0.00	14,044.01	9.36	4,166.60	(9,877.41)	-237.06 %
Total General Expense			2,916.66	19.44	262,269.99	174.85	184,656.40	(77,613.59)	-42.03 %
Other Expenditures									
Property Better & Add-Contract Costs	1 01 7540.4	5	0.00	0.00	247,750.00	165.17	458,333.30	210,583.30	45.95 %
Operating Exp For Property - Contra	1 01 7590	5	0.00	0.00	(247,750.00)	(165.17)	(458,333.30)	(210,583.30)	-45.95 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(125,293.39)	(835.29)	(1,045,625.20)	(697.08)	(1,010,237.70)	(35,387.50)	-3.50 %
Operating Income (Loss)			(42,411.18)	(282.75)	(19,711.28)	(13.14)	90.60	(19,801.88)	210575.52 %
Depreciation Expense									
Depreciation Expense	1 01 4800	5	99.41	0.66	99.41	0.07	0.00	(99.41)	-100.00 %
Total Depreciation Expense			99.41	0.66	99.41	0.07	0.00	(99.41)	-100.00 %
Total Other Income (Expense)			(99.41)	(0.66)	(99.41)	(0.07)	0.00	(99.41)	100.00 %
Net Income (Loss)			(42,510.59)	(283.41)	(19,810.69)	(13.21)	90.60	(19,901.29)	-21856.38 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %	
Rental Income												
Dwelling Rental		1	02	3110	5	34,325.00	231.93	323,279.00	218.43	293,650.00	29,629.00	10.09 %
Nondwelling Rental		1	02	3190	5	350.00	2.36	3,500.00	2.36	3,500.00	0.00	0.00 %
Total Rental Income						34,675.00	234.29	326,779.00	220.80	297,150.00	29,629.00	9.97 %
Other Income												
Interest Earned on Gen Fund Investments		1	02	3610	5	0.00	0.00	0.00	0.00	18,730.00	(18,730.00)	-100.00 %
Interest Earned - Bank Stmt		1	02	3610.01	5	1,859.14	12.56	20,289.59	13.71	0.00	20,289.59	100.00 %
Other Income - Tenants		1	02	3690	5	2,990.00	20.20	37,660.00	25.45	29,750.00	7,910.00	26.59 %
Other Income - Misc Other Revenue		1	02	3690.1	5	0.00	0.00	106.47	0.07	0.00	106.47	100.00 %
Other Income - Insurance Equity		1	02	3690.451	5	0.00	0.00	0.00	0.00	261.60	(261.60)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1	02	3690.88	5	0.00	0.00	0.00	0.00	416.60	(416.60)	-100.00 %
Other Income - OP Tran In From CFP		1	02	3690.99	5	0.00	0.00	100,044.90	67.60	81,160.00	18,884.90	23.27 %
Total Other Income						4,849.14	32.76	158,100.96	106.83	130,318.20	27,782.76	21.32 %
Other Receipts												
Operating Subsidy - Current Year		1	02	8020	0	62,645.67	423.28	458,080.21	309.51	567,500.00	(109,419.79)	-19.28 %
Total Other Receipts						62,645.67	423.28	458,080.21	309.51	567,500.00	(109,419.79)	-19.28 %
Total Revenue						102,169.81	690.34	942,960.17	637.14	994,968.20	(52,008.03)	-5.23 %
Administrative Expense												
Nontechnical Salaries		1	02	4110	5	8,630.27	58.31	83,556.97	56.46	120,830.00	37,273.03	30.85 %
Legal Expense		1	02	4130	5	760.50	5.14	1,373.50	0.93	2,660.00	1,286.50	48.36 %
Staff Training		1	02	4140	5	183.00	1.24	637.83	0.43	2,916.60	2,278.77	78.13 %
Travel		1	02	4150	5	213.85	1.44	2,300.75	1.55	2,916.60	615.85	21.12 %
Travel-Mileage Reimbursement		1	02	4150.2	5	0.00	0.00	523.74	0.35	830.00	306.26	36.90 %
Audit Fees		1	02	4171	5	0.00	0.00	6,665.20	4.50	5,456.60	(1,208.60)	-22.15 %
Employee Benefits Cont - Admin		1	02	4182	5	2,355.25	15.91	30,721.42	20.76	50,000.00	19,278.58	38.56 %
Sundry		1	02	4190	5	0.00	0.00	112.83	0.08	416.60	303.77	72.92 %
Postage/FedEx/UPS		1	02	4190.03	5	98.62	0.67	1,062.94	0.72	833.30	(229.64)	-27.56 %
Advertising and Marketing		1	02	4190.08	5	0.00	0.00	0.00	0.00	2,776.60	2,776.60	100.00 %
Publications		1	02	4190.11	5	0.00	0.00	2,151.20	1.45	1,666.60	(484.60)	-29.08 %
Membership Dues and Fees		1	02	4190.12	5	294.00	1.99	1,935.41	1.31	1,660.00	(275.41)	-16.59 %
Telephone/Cell Phone/Internet		1	02	4190.13	5	6,726.83	45.45	64,929.30	43.87	75,000.00	10,070.70	13.43 %
Forms & Office Supplies		1	02	4190.17	5	6,347.07	42.89	18,848.56	12.74	6,660.00	(12,188.56)	-183.01 %
Other Sundry Expense		1	02	4190.18	5	101.78	0.69	1,055.22	0.71	2,500.00	1,444.78	57.79 %
Administrative Contact Costs		1	02	4190.19	5	6,170.43	41.69	72,925.43	49.27	62,500.00	(10,425.43)	-16.68 %

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: 1480 - U/M Year: 1776

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 02	4190.21 5	8,474.56	57.26	85,700.48	57.91	88,333.30	2,632.82	2.98 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	14,800.00	10.00	16,660.00	1,860.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,065.00	7.20	10,770.00	7.28	11,250.00	480.00	4.27 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,960.00	2.00	3,330.00	370.00	11.11 %
Total Administrative Expense			43,197.16	291.87	403,030.78	272.32	459,196.20	56,165.42	12.23 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	507.75	3.43	6,562.28	4.43	11,666.60	5,104.32	43.75 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	749.07	5.06	4,536.95	3.07	5,833.30	1,296.35	22.22 %
Total Tenant Services			1,256.82	8.49	11,099.23	7.50	17,499.90	6,400.67	36.58 %
Utilities Expense									
Water	1 02	4310 5	208.50	1.41	1,793.59	1.21	2,910.00	1,116.41	38.36 %
Electricity	1 02	4320 5	215.20	1.45	10,613.58	7.17	12,500.00	1,886.42	15.09 %
Gas	1 02	4330 5	355.75	2.40	2,943.85	1.99	2,750.00	(193.85)	-7.05 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	833.30	833.30	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	27.65	0.19	462.05	0.31	833.30	371.25	44.55 %
Total Utilities Expense			807.10	5.45	15,813.07	10.68	19,826.60	4,013.53	20.24 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	6,531.78	44.13	62,372.84	42.14	62,500.00	127.16	0.20 %
Materials	1 02	4420 5	1,804.44	12.19	40,290.80	27.22	66,660.00	26,369.20	39.56 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	1,660.00	1,660.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,125.00	7.60	9,039.00	6.11	10,000.00	961.00	9.61 %
Contract Costs-Other Repairs	1 02	4430.03 5	1,395.00	9.43	28,778.00	19.44	25,000.00	(3,778.00)	-15.11 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.58	0.11	166.08	0.11	333.30	167.22	50.17 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	52.47	0.35	582.18	0.39	5,000.00	4,417.82	88.36 %
Contract Costs-Maintenance	1 02	4430.09 5	2,730.00	18.45	10,469.78	7.07	42,500.00	32,030.22	75.37 %
Contract Costs-Other	1 02	4430.13 5	8,701.50	58.79	31,790.50	21.48	830.00	(30,960.50)	-3730.18 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	10,472.00	7.08	10,000.00	(472.00)	-4.72 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	4,175.00	28.21	33,150.00	22.40	41,666.60	8,516.60	20.44 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	9,800.00	66.22	33,740.00	22.80	25,000.00	(8,740.00)	-34.96 %
Contact Costs-Electrical Contracts	1 02	4430.21 5	0.00	0.00	(85.00)	(0.06)	4,160.00	4,245.00	102.04 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	750.00	5.07	2,250.00	1.52	16,600.00	14,350.00	86.45 %
Connect/Disconnect Fees	1 02	4430.4 5	0.00	0.00	325.00	0.22	1,250.00	925.00	74.00 %
Garbage and Trash Collection	1 02	4431 5	93.58	0.63	2,689.50	1.82	2,916.60	227.10	7.79 %
Emp Benefit Cont - Maintenance	1 02	4433 5	2,107.93	14.24	25,910.17	17.51	32,500.00	6,589.83	20.28 %
Total Ordinary Maintenance and Operation			39,283.28	265.43	291,940.85	197.26	348,576.50	56,635.65	16.25 %
Protective Services									
Protective Services - Contract Costs	1 02	4480 5	3,942.32	26.64	31,402.05	21.22	29,160.00	(2,242.05)	-7.69 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Total Protective Services			3,942.32	26.64	31,402.05	21.22	29,160.00	(2,242.05)	-7.69 %
General Expense									
Insurance -Property (Fire & EC)	1	02 4510.01 5	0.00	0.00	21,630.78	14.62	18,330.00	(3,300.78)	-18.01 %
Insurance - General Liability	1	02 4510.02 5	0.00	0.00	330.00	0.22	416.60	86.60	20.79 %
Insurance - Automobile	1	02 4510.03 5	0.00	0.00	2,085.35	1.41	2,333.30	247.95	10.63 %
Insurance - Workman's Comp	1	02 4510.04 5	0.00	0.00	2,187.48	1.48	2,750.00	562.52	20.46 %
Insurance - Fidelity Bond	1	02 4510.09 5	0.00	0.00	542.92	0.37	862.50	319.58	37.05 %
Insurance - Windstorm	1	02 4510.15 5	0.00	0.00	81,749.33	55.24	66,666.60	(15,082.73)	-22.62 %
Payments in Lieu of Taxes	1	02 4520 5	2,500.00	16.89	25,000.00	16.89	25,000.00	0.00	0.00 %
PROPERTY TAXES	1	02 4520.1 5	0.00	0.00	50.58	0.03	62.50	11.92	19.07 %
Emp Benefit Cont-Unemployment	1	02 4540.8 5	0.00	0.00	2,160.00	1.46	0.00	(2,160.00)	-100.00 %
Collection Losses	1	02 4570 5	6,425.32	43.41	16,080.32	10.87	4,166.60	(11,913.72)	-285.93 %
Total General Expense			8,925.32	60.31	151,816.76	102.58	120,588.10	(31,228.66)	-25.90 %
Other Expenditures									
Property Better & Add-Contract Costs	1	02 7540.4 5	45,000.00	304.05	234,450.00	158.41	250,000.00	15,550.00	6.22 %
Operating Exp For Property - Contra	1	02 7590 5	(45,000.00)	(304.05)	(234,450.00)	(158.41)	(250,000.00)	(15,550.00)	-6.22 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(97,412.00)	(658.19)	(905,102.74)	(611.56)	(994,847.30)	89,744.56	9.02 %
Net Income (Loss)			4,757.81	32.15	37,857.43	25.58	120.90	37,736.53	44074.88 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	37,635.01	188.18	350,566.01	175.28	254,160.00	96,406.01	37.93 %	
Total Rental Income					37,635.01	188.18	350,566.01	175.28	254,160.00	96,406.01	37.93 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	3,239.38	16.20	31,081.29	15.54	30,410.00	671.29	2.21 %	
Other Income-Tenants	1	03	3690	5	5,119.00	25.60	47,876.00	23.94	41,660.00	6,216.00	14.92 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	84.90	0.42	84.90	0.04	4,280.00	(4,195.10)	-98.02 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	0.00	0.00	458.30	(458.30)	-100.00 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	133,393.20	66.70	108,220.00	25,173.20	23.26 %	
Total Other Income					8,443.28	42.22	212,435.39	106.22	185,028.30	27,407.09	14.81 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	87,887.67	439.44	794,604.99	397.30	819,650.00	(25,045.01)	-3.06 %	
Total Other Receipts					87,887.67	439.44	794,604.99	397.30	819,650.00	(25,045.01)	-3.06 %	
Total Revenue					133,965.96	669.83	1,357,606.39	678.80	1,258,838.30	98,768.09	7.85 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	21,655.61	108.28	163,481.15	81.74	157,583.30	(5,897.85)	-3.74 %	
Legal Expense	1	03	4130	5	497.25	2.49	5,020.00	2.51	3,333.30	(1,686.70)	-50.60 %	
Staff Training	1	03	4140	5	1,830.00	9.15	2,510.34	1.26	1,660.00	(850.34)	-51.23 %	
Travel	1	03	4150	5	2,002.93	10.01	5,217.93	2.61	1,660.00	(3,557.93)	-214.33 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	335.42	0.17	830.00	494.58	59.59 %	
Audit Fees	1	03	4171	5	0.00	0.00	9,110.29	4.56	8,333.30	(776.99)	-9.32 %	
Employee Benefits Cont - Admin	1	03	4182	5	7,798.59	38.99	55,103.87	27.55	65,833.30	10,729.43	16.30 %	
Sundry	1	03	4190	5	0.00	0.00	112.83	0.06	2,500.00	2,387.17	95.49 %	
Postage/FedEx/UPS	1	03	4190.03	5	98.62	0.49	1,062.94	0.53	2,500.00	1,437.06	57.48 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00 %	
Publications	1	03	4190.11	5	0.00	0.00	2,705.00	1.35	4,166.60	1,461.60	35.08 %	
Membership Dues and Fees	1	03	4190.12	5	392.00	1.96	2,050.91	1.03	2,080.00	29.09	1.40 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,712.04	48.56	93,576.00	46.79	104,160.00	10,584.00	10.16 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	8,640.00	4.32	8,640.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	1,592.26	7.96	25,333.78	12.67	12,500.00	(12,833.78)	-102.67 %	
Other Sundry Expense	1	03	4190.18	5	499.01	2.50	2,153.64	1.08	2,150.00	(3.64)	-0.17 %	
Administrative Contact Costs	1	03	4190.19	5	7,856.24	39.28	74,441.83	37.22	79,160.00	4,718.17	5.96 %	
Management Fee Expense - AMP	1	03	4190.21	5	11,697.28	58.49	115,838.88	57.92	120,833.30	4,994.42	4.13 %	
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	20,000.00	10.00	20,000.00	0.00	0.00 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03	4190.23	5	1,470.00	7.35	14,557.50	7.28	15,000.00	442.50	2.95 %	
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	4,000.00	2.00	4,000.00	0.00	0.00 %	
Total Administrative Expense					70,365.83	351.83	605,252.31	302.63	619,423.10	14,170.79	2.29 %	
Tenant Services												
Tenant Services - Salaries	1	03	4210	5	591.75	2.96	7,651.09	3.83	12,500.00	4,848.91	38.79 %	
Ten Services - Recreation, Pubs, Other	1	03	4220	5	773.96	3.87	4,118.56	2.06	6,666.60	2,548.04	38.22 %	
Total Tenant Services					1,365.71	6.83	11,769.65	5.88	19,166.60	7,396.95	38.59 %	
Utilities Expense												
Water	1	03	4310	5	259.20	1.30	2,946.33	1.47	6,666.60	3,720.27	55.80 %	
Electricity	1	03	4320	5	2,077.29	10.39	16,767.73	8.38	17,500.00	732.27	4.18 %	
Gas	1	03	4330	5	245.51	1.23	2,065.92	1.03	1,666.60	(399.32)	-23.96 %	
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	416.60	416.60	100.00 %	
Other Utility Expense - Sewer	1	03	4390	5	40.44	0.20	324.35	0.16	1,666.60	1,342.25	80.54 %	
Total Utilities Expense					2,622.44	13.11	22,104.33	11.05	27,916.40	5,812.07	20.82 %	
Ordinary Maintenance and Operation												
Labor	1	03	4410	5	7,236.44	36.18	49,453.30	24.73	97,500.00	48,046.70	49.28 %	
Materials	1	03	4420	5	6,946.81	34.73	21,340.87	10.67	58,333.30	36,992.43	63.42 %	
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	1,660.00	1,660.00	100.00 %	
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	825.00	4.13	11,200.00	5.60	16,660.00	5,460.00	32.77 %	
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	0.00	3,820.00	1.91	25,000.00	21,180.00	84.72 %	
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.10	0.11	221.43	0.11	833.30	611.87	73.43 %	
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	137.64	0.69	991.31	0.50	4,160.00	3,168.69	76.17 %	
Contract Costs-Maintenance	1	03	4430.09	5	2,963.10	14.82	29,799.59	14.90	12,500.00	(17,299.59)	-138.40 %	
Contract Costs-Other	1	03	4430.13	5	36,398.50	181.99	44,036.50	22.02	20,830.00	(23,206.50)	-111.41 %	
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	10,681.55	5.34	16,660.00	5,978.45	35.89 %	
Contract Costs-Landscape & Ground	1	03	4430.19	5	6,275.00	31.38	41,883.00	20.94	37,890.00	(3,993.00)	-10.54 %	
Contract Costs-Unit Turnaround	1	03	4430.20	5	5,985.00	29.93	31,875.00	15.94	20,833.30	(11,041.70)	-53.00 %	
Contact Costs-Electrical Contracts	1	03	4430.21	5	0.00	0.00	(29,210.00)	(14.61)	16,660.00	45,870.00	275.33 %	
Contract Costs-Plumbing Contracts	1	03	4430.22	5	700.00	3.50	15,250.00	7.63	8,330.00	(6,920.00)	-83.07 %	
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	410.00	410.00	100.00 %	
Connect/Disconnect Fees	1	03	4430.4	5	15.00	0.08	285.00	0.14	1,666.60	1,381.60	82.90 %	
Garbage and Trash Collection	1	03	4431	5	161.81	0.81	1,721.31	0.86	5,000.00	3,278.69	65.57 %	
Emp Benefit Cont - Maintenance	1	03	4433	5	1,814.27	9.07	20,130.88	10.07	36,666.60	16,535.72	45.10 %	
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	585.80	585.80	100.00 %	
Total Ordinary Maintenance and Operation					69,480.67	347.40	253,479.74	126.74	382,178.90	128,699.16	33.68 %	
Protective Services												
Protective Services - Contract Costs	1	03	4480	5	5,170.13	25.85	47,239.38	23.62	41,660.00	(5,579.38)	-13.39 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Total Protective Services			5,170.13	25.85	47,239.38	23.62	41,660.00	(5,579.38)	-13.39 %
General Expense									
Insurance -Property (Fire & EC)	1	03 4510.01 5	0.00	0.00	26,271.32	13.14	20,830.00	(5,441.32)	-26.12 %
Insurance - General Liability	1	03 4510.02 5	0.00	0.00	495.00	0.25	1,583.30	1,088.30	68.74 %
Insurance - Automobile	1	03 4510.03 5	0.00	0.00	2,810.69	1.41	3,333.30	522.61	15.68 %
Insurance - Workman's Comp	1	03 4510.04 5	0.00	0.00	3,691.37	1.85	6,166.60	2,475.23	40.14 %
Insurance - Fidelity Bond	1	03 4510.09 5	0.00	0.00	916.19	0.46	1,250.00	333.81	26.70 %
Insurance - Windstorm	1	03 4510.15 5	0.00	0.00	116,555.18	58.28	100,000.00	(16,555.18)	-16.56 %
Payments in Lieu of Taxes	1	03 4520 5	2,916.66	14.58	29,166.60	14.58	29,166.60	0.00	0.00 %
PROPERTY TAXES	1	03 4520.1 5	0.00	0.00	67.43	0.03	83.30	15.87	19.05 %
Collection Losses	1	03 4570 5	0.00	0.00	3,182.41	1.59	6,000.00	2,817.59	46.96 %
Total General Expense			2,916.66	14.58	183,156.19	91.58	168,413.10	(14,743.09)	-8.75 %
Other Expenditures									
Property Better & Add-Contract Costs	1	03 7540.4 5	0.00	0.00	134,300.00	67.15	416,660.00	282,360.00	67.77 %
Operating Exp For Property - Contra	1	03 7590 5	0.00	0.00	(134,300.00)	(67.15)	(416,660.00)	(282,360.00)	-67.77 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(151,921.44)	(759.61)	(1,123,001.60)	(561.50)	(1,258,758.10)	135,756.50	10.78 %
Net Income (Loss)			(17,955.48)	(89.79)	234,604.79	117.30	80.20	234,524.59	644494.50 %

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: 110 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT		1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental	3	01	3110	5	4,000.00	500.00	43,068.00	538.35	40,000.00	3,068.00 7.67 %
Total Rental Income					4,000.00	500.00	43,068.00	538.35	40,000.00	3,068.00 7.67 %
Other Income										
Interest Earned on Gen Fund Investments	3	01	3610	5	238.18	29.77	2,351.52	29.39	2,083.30	268.22 12.87 %
Other Income-Tenants	3	01	3690	5	150.00	18.75	1,550.00	19.38	416.60	1,133.40 272.06 %
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	66.60	0.83	0.00	66.60 100.00 %
Total Other Income					388.18	48.52	3,968.12	49.60	2,499.90	1,468.22 58.73 %
Total Revenue					4,388.18	548.52	47,036.12	587.95	42,499.90	4,536.22 10.67 %
Administrative Expense										
Nontechnical Salaries	3	01	4110	5	197.36	24.67	2,336.36	29.20	4,160.00	1,823.64 43.84 %
Legal Expense	3	01	4130	5	419.25	52.41	5,469.50	68.37	328.30	(5,141.20) -1566.01 %
Audit Fees	3	01	4171	5	0.00	0.00	1,088.53	13.61	2,500.00	1,411.47 56.46 %
Employee Benefits Cont - Admin	3	01	4182	5	14.21	1.78	169.60	2.12	0.00	(169.60) -100.00 %
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	3,457.00	3,457.00 100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	208.30	208.30 100.00 %
Publications	3	01	4190.11	5	0.00	0.00	127.80	1.60	166.60	38.80 23.29 %
Forms & Office Supplies	3	01	4190.17	5	0.00	0.00	705.00	8.81	0.00	(705.00) -100.00 %
Other Sundry Expense	3	01	4190.18	5	1,740.58	217.57	9,549.39	119.37	7,500.00	(2,049.39) -27.33 %
Total Administrative Expense					2,371.40	296.43	19,446.18	243.08	18,320.20	(1,125.98) -6.15 %
Tenant Services										
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	185.68	2.32	0.00	(185.68) -100.00 %
Total Tenant Services					0.00	0.00	185.68	2.32	0.00	(185.68) -100.00 %
Utilities Expense										
Water	3	01	4310	5	31.64	3.96	264.24	3.30	355.00	90.76 25.57 %
Other Utility Expense - Sewer	3	01	4390	5	52.81	6.60	438.35	5.48	650.00	211.65 32.56 %
Total Utilities Expense					84.45	10.56	702.59	8.78	1,005.00	302.41 30.09 %
Ordinary Maintenance and Operation										
Labor	3	01	4410	5	0.00	0.00	38.10	0.48	2,920.00	2,881.90 98.70 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	1,666.60	1,666.60 100.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	891.00	11.14	666.60	(224.40) -33.66 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	5,416.60	5,416.60 100.00 %
Contract Costs-Other	3	01	4430.13	5	80.00	10.00	345.00	4.31	3,330.00	2,985.00 89.64 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	3,333.30	3,333.30 100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	25.00	25.00 100.00 %

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

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

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended January 31, 2025	PUM	10 Month(s) Ended January 31, 2025	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	863.46	10.79	1,083.30	219.84	20.29 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	0.00	2.91	0.04	0.00	(2.91)	-100.00 %
Total Ordinary Maintenance and Operation					274.94	34.37	2,140.47	26.76	18,441.40	16,300.93	88.39 %
General Expense											
Insurance -Property (Fire & EC)	3	01	4510.01	5	0.00	0.00	3,855.45	48.19	2,666.60	(1,188.85)	-44.58 %
Insurance - General Liability	3	01	4510.02	5	0.00	0.00	49.50	0.62	100.00	50.50	50.50 %
Insurance - Windstorm	3	01	4510.15	5	0.00	0.00	10,694.42	133.68	2,500.00	(8,194.42)	-327.78 %
Total General Expense					0.00	0.00	14,599.37	182.49	5,266.60	(9,332.77)	-177.21 %
Other Expenditures											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	37,500.00	37,500.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(37,500.00)	(37,500.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(2,730.79)	(341.35)	(37,074.29)	(463.43)	(43,033.20)	5,958.91	13.85 %
Net Income (Loss)					1,657.39	207.16	9,961.83	124.52	(533.30)	10,495.13	8999.65 %

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 January 31, 2025	10 Month(s) Ended January 31, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		39,755.00	596,309.00	597,697.50	(1,388.50)	-0.23 %
Interest Income HA Portion	7 01 3300 5		89.77	2,585.10	4,000.00	(1,414.90)	-35.37 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	4,721.50	6,145.80	(1,424.30)	-23.18 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	416.60	(416.60)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		925.13	2,778.90	21,380.00	(18,601.10)	-87.00 %
Other Income	7 01 3690 5		57.35	505.35	87.50	417.85	477.54 %
HAP Earned Income	7 01 4902 5		516,727.00	4,884,917.36	4,487,040.00	397,877.36	8.87 %
Total Operating Income			557,554.25	5,491,817.21	5,116,767.40	375,049.81	7.33 %
Total Revenue			557,554.25	5,491,817.21	5,116,767.40	375,049.81	7.33 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		20,257.20	164,498.56	130,833.30	(33,665.26)	-25.73 %
Legal Expense	7 01 4130 5		0.00	0.00	4,166.60	4,166.60	100.00 %
STAFF TRAINING	7 01 4140 5		549.00	2,741.86	12,500.00	9,758.14	78.07 %
Travel	7 01 4150 5		641.56	6,595.65	12,500.00	5,904.35	47.23 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	187.13	2,500.00	2,312.87	92.51 %
Audit Fees	7 01 4171 5		0.00	847.83	4,166.60	3,318.77	79.65 %
Office Rent & Utilities	7 01 4180 5		1,068.00	9,612.00	11,030.00	1,418.00	12.86 %
Employee Benefits Cont - Admin	7 01 4182 5		6,975.22	69,869.11	45,833.30	(24,035.81)	-52.44 %
Sundry	7 01 4190 5		0.00	112.83	8,333.30	8,220.47	98.65 %
Postage/FedEx/UPS	7 01 4190.03 5		489.89	5,280.05	8,333.30	3,053.25	36.64 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	12,500.00	12,500.00	100.00 %
Publications	7 01 4190.11 5		0.00	3,557.10	8,333.30	4,776.20	57.31 %
Membership Dues and Fees	7 01 4190.12 5		1,596.00	1,914.40	4,166.60	2,252.20	54.05 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,408.78	15,873.97	25,000.00	9,126.03	36.50 %
Forms & Office Supplies	7 01 4190.17 5		747.75	12,025.21	21,014.10	8,988.89	42.78 %
Other Sundry Expense	7 01 4190.18 5		87.37	2,077.84	8,333.30	6,255.46	75.07 %
Administrative Contact Costs	7 01 4190.19 5		9,930.47	85,143.93	83,333.30	(1,810.63)	-2.17 %
Asset Management Fee - AMP	7 01 4190.22 5		8,988.00	92,304.00	89,160.00	(3,144.00)	-3.53 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,617.50	57,690.00	55,725.00	(1,965.00)	-3.53 %
Asset Management Fee - AMP	7 03 4190.22 5		900.00	8,916.00	10,440.00	1,524.00	14.60 %
AMP Bookkeeping Fees	7 03 4190.23 5		562.50	5,572.50	6,525.00	952.50	14.60 %
Total Administrative Expense			59,819.24	544,819.97	564,727.00	19,907.03	3.53 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	9,720.65	20,833.30	11,112.65	53.34 %
Materials	7 01 4420 5		0.00	1,681.11	0.00	(1,681.11)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5		52.47	472.23	0.00	(472.23)	-100.00 %
Total Operating Expenses			1,183.28	11,873.99	20,833.30	8,959.31	43.00 %
General Expense							
Insurance -Property (Fire & EC)	7 01 4510.01 5		0.00	12.22	0.00	(12.22)	-100.00 %
Insurance - Automobile	7 01 4510.03 5		0.00	634.67	2,916.60	2,281.93	78.24 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	2,324.20	12,500.00	10,175.80	81.41 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	576.85	0.00	(576.85)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	1,666.60	1,666.60	100.00 %
Emp Benefit Cont-Unemployment	7 01 4540.8 5		0.00	3,249.90	0.00	(3,249.90)	-100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		50.86	553.66	2,083.30	1,529.64	73.42 %
Portability - Port In Deposits	7 01 4590.PID 5		(5,400.00)	(28,851.90)	0.00	28,851.90	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		5,400.00	28,851.90	0.00	(28,851.90)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		2,169.62	17,062.73	25,000.00	7,937.27	31.75 %
Portability - Port In Deposits	7 03 4590.PID 5		0.00	(3,369.00)	0.00	3,369.00	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		0.00	3,369.00	0.00	(3,369.00)	-100.00 %
Total General Expense			2,220.48	24,414.23	44,166.50	19,752.27	44.72 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	41,666.60	41,666.60	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(41,666.60)	(41,666.60)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended January 31, 2025	10 Month(s) Ended January 31, 2025	Budget	Variance	Variance %
Housing Assistance Payments							
HAP Payments - Rents	7 01	4715.1 5	455,084.00	4,578,739.39	4,026,575.00	(552,164.39)	-13.71 %
HAP Payments - Utilities	7 01	4715.4 5	12,376.00	128,220.00	104,522.50	(23,697.50)	-22.67 %
Fraud Recovery HUD	7 01	4715.8 5	0.00	(4,511.50)	3,333.30	7,844.80	235.35 %
HAP Portability	7 01	4715.P 5	(3,851.00)	(20,860.00)	23,333.30	44,193.30	189.40 %
HAP Payments - Port Out	7 01	4715.PO 5	1,101.00	11,474.00	9,166.60	(2,307.40)	-25.17 %
HAP Payments - Rents	7 02	4715.1 5	3,581.00	35,325.00	41,666.60	6,341.60	15.22 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(83.30)	(83.30)	-100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	17,970.00	188,444.55	129,742.50	(58,702.05)	-45.25 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	164.00	1,943.00	1,666.60	(276.40)	-16.58 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	833.30	833.30	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	16,782.00	130,545.00	133,333.30	2,788.30	2.09 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	451.00	4,672.00	0.00	(4,672.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	33.30	33.30	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	2,233.00	19,158.18	12,500.00	(6,658.18)	-53.27 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	0.00	556.00	416.60	(139.40)	-33.46 %
Total Housing Assistance Payments			505,891.00	5,073,705.62	4,487,039.60	(586,666.02)	-13.07 %
Total Expenses			(569,114.00)	(5,654,813.81)	(5,116,766.40)	(538,047.41)	-10.52 %
Total Net Income (Loss)			(11,559.75)	(162,996.60)	1.00	(162,997.60)	16285819.93 %

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

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

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, MARCH 19, 2025

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
121	33785	\$671.00
Los Vecinos Total		\$671.00
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
41	30531	\$80.00
Le Moyne Gardens Total		\$80.00
Grand Total		\$1,033.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 010- Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 03/01/25

FOR THE MONTH OF FEBRUARY 2025

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
121	33785	\$200.00	\$0.00	\$0.00	\$0.00	\$871.00	\$0.00	\$671.00	Abandoned Sales & Service Fees
Sales & Service Fees: Lock & Key Replacement \$55.00 + Stove Cleaning \$50.00 + Refrigerator Replacement \$644.00 + Light Lens Replacement \$12.00 + Bathroom Cleaning \$50.00 + General Cleaning \$60.00 = \$871.00 - Security Deposit \$200.00 = \$671.00									
	TOTALS	\$200.00	\$0.00	\$0.00	\$0.00	\$871.00	\$0.00	\$671.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 020- Bonita Park, Sunset Terrace, Aragon, Arroyo Vista

CHARGE-OFF VACATED APARTMENTS

MANAGER: Evelyn Castillo

DATE: 03/01/25 **FOR THE MONTH OF FEBRUARY 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

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	TOTALS	\$100.00	\$0.00	\$277.00	\$50.00	\$55.00	\$0.00	\$282.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 030 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 03/01/25**FOR THE MONTH OF FEBRUARY 2025**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
41	30531	\$200.00	\$0.00	\$59.00	\$0.00	\$221.00	\$0.00	\$80.00	Vacated Non payment of rent, and sales and service fees

Rent due: February 2025 (Prorated move out) \$59.00 + Sales and service fees: Spectrum (Prorated move out) \$46.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove/oven \$50.00 + Cleaning of bathroom \$50.00 + Smoke alarm replacement \$25.00 = Amount Due: \$280.00 - Security Deposit \$200.00 = \$80.00

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	TOTALS	\$200.00	\$0.00	\$59.00	\$0.00	\$221.00	\$0.00	\$80.00	
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City of Harlingen Housing Authority

January 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report



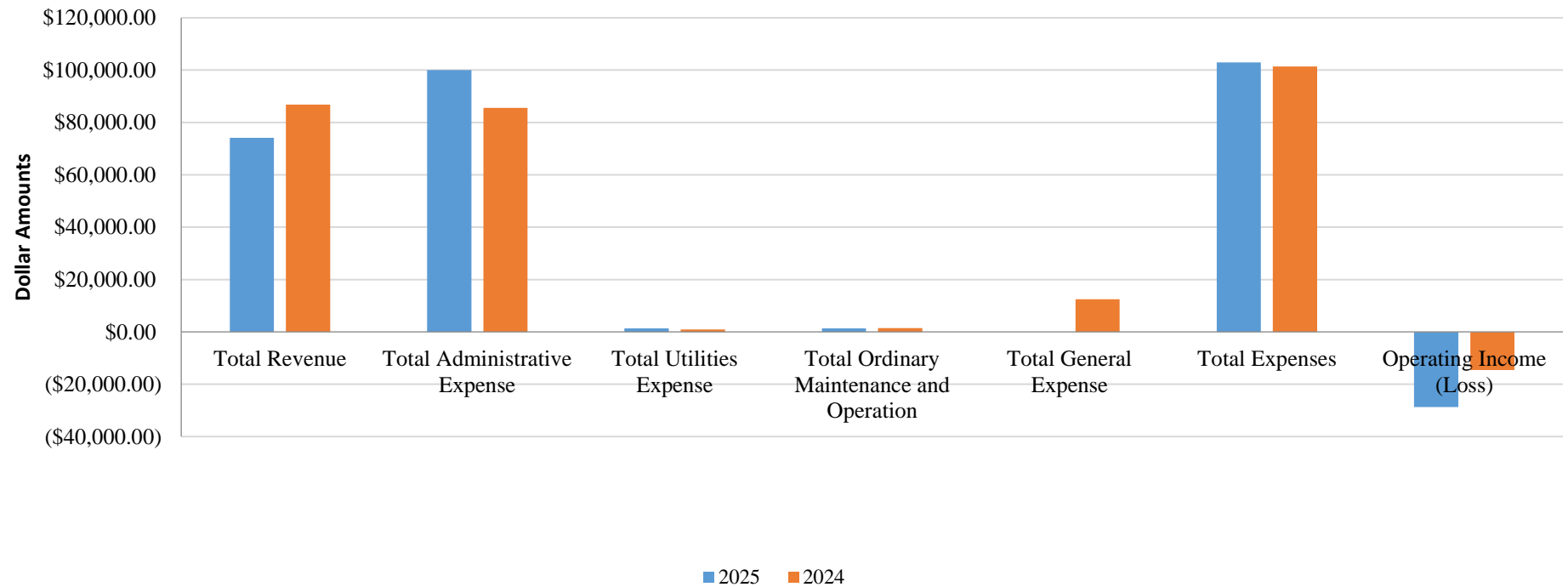
Bank Balances- Reserves as of 1/31/2025

	January 2025 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$60,057.12 COCC Investment Account		
\$364,946.60 COCC General Fund	\$102,911.25	4.13
Low Rent Reserves:		
\$1,586,320.83 Los Vecinos	\$125,293.39	12.66
\$1,054,674.74 Bonita Park	\$97,412.00	10.83
\$1,877,058.51 Le Moyne Gardens	\$151,921.44	12.36
Family Living Center Reserves:		
\$139,921.61 FLC bank cash account	\$2,730.79	51.24
HCV/Section 8 Reserves:		
\$551.70 Admin	\$63,223.00	0.01
-\$9,379.21 HAP	\$505,891.00	-0.02

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

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$74,155.68	\$86,821.78
Total Administrative Expense	\$100,041.97	\$85,584.71
Total Utilities Expense	\$1,290.00	\$956.81
Total Ordinary Maintenance and Operation	\$1,297.94	\$1,390.09
Total General Expense	\$0.00	\$12,436.68
Total Expenses	\$102,911.25	\$101,412.17
Operating Income (Loss)	(\$28,755.57)	(\$14,590.39)

COCC Comparative January 2025 - January 2024



02/28/2025 10:48 AM

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

					Start: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP23	1	06	3690.30	5	0.00	27,056.00	(27,056.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	13,895.00	0.00	13,895.00	0.00 %
Total Operating Income					13,895.00	27,056.00	(13,161.00)	-48.64 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	4,397.62	2,198.81	2,198.81	100.00 %
Total Rental Income					4,397.62	2,198.81	2,198.81	100.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	869.00	1,071.23	(202.23)	-18.88 %
OTHER INCOME	1	06	3690	5	367.76	1,769.80	(1,402.04)	-79.22 %
Other Income - Management Fee	1	06	3690.2	5	28,944.80	28,825.44	119.36	0.41 %
Other Income - Asset Managemen	1	06	3690.3	5	14,868.00	15,012.00	(144.00)	-0.96 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,817.50	9,892.50	(75.00)	-0.76 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					55,863.06	57,566.97	(1,703.91)	-2.96 %
Total Revenue					74,155.68	86,821.78	(12,666.10)	-14.59 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	59,732.16	53,322.99	(6,409.17)	-12.02 %
LEGAL EXPENSE	1	06	4130	5	2,210.55	0.00	(2,210.55)	0.00 %
STAFF TRAINING	1	06	4140	5	2,784.00	998.00	(1,786.00)	-178.96 %
TRAVEL	1	06	4150	5	4,431.91	1,752.01	(2,679.90)	-152.96 %
Travel-Mileage Reimbursment	1	06	4150.2	5	82.06	20.31	(61.75)	-304.04 %
Employee Benefits Cont - Admin	1	06	4182	5	15,823.55	17,574.28	1,750.73	9.96 %
SUNDRY	1	06	4190	5	150.00	425.43	275.43	64.74 %
Postage/FedEx/UPS	1	06	4190.03	5	286.21	278.06	(8.15)	-2.93 %
PUBLICATIONS	1	06	4190.11	5	0.00	163.00	163.00	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	6,042.27	3,157.01	(2,885.26)	-91.39 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	911.22	818.57	(92.65)	-11.32 %
Other Sundry Expense	1	06	4190.18	5	2,346.72	800.08	(1,546.64)	-193.31 %
Administrative Contact Costs	1	06	4190.19	5	4,442.82	6,274.97	1,832.15	29.20 %
BOARD MEETING EXPENSE	1	06	4190.9	5	798.50	0.00	(798.50)	0.00 %
Total Administrative Expense					100,041.97	85,584.71	(14,457.26)	-16.89 %
Utilities Expense								
WATER	1	06	4310	5	20.66	14.17	(6.49)	-45.80 %
ELECTRICITY	1	06	4320	5	1,240.89	924.16	(316.73)	-34.27 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	28.45	18.48	(9.97)	-53.95 %
Total Utilities Expense					1,290.00	956.81	(333.19)	-34.82 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	347.59	632.18	284.59	45.02 %
MATERIALS	1	06	4420	5	0.00	371.45	371.45	100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	52.47	92.86	40.39	43.50 %
Contract Costs-Other	1	06	4430.13	5	624.50	0.00	(624.50)	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	26.59	46.81	20.22	43.20 %
Total Ordinary Maintenance and Operation					1,297.94	1,390.09	92.15	6.63 %
Protective Services								
Protective Services - Contract	1	06	4480	5	281.34	1,043.88	762.54	73.05 %
Total Protective Services					281.34	1,043.88	762.54	73.05 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

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

					Start: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	0.00	951.72	951.72	100.00 %
Insurance - General Liability	1	06	4510.02	5	0.00	137.50	137.50	100.00 %
Insurance - Automobile	1	06	4510.03	5	0.00	311.36	311.36	100.00 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	259.67	259.67	100.00 %
Insurance - Windstorm	1	06	4510.15	5	0.00	1,907.43	1,907.43	100.00 %
Emp Benefit Cont-Unemployment	1	06	4540.8	5	0.00	8,869.00	8,869.00	100.00 %
Total General Expense					0.00	12,436.68	12,436.68	100.00 %
Total Expenses					(102,911.25)	(101,412.17)	(1,499.08)	1.48 %
Net Income (Loss)					(28,755.57)	(14,590.39)	(14,165.18)	157.87 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

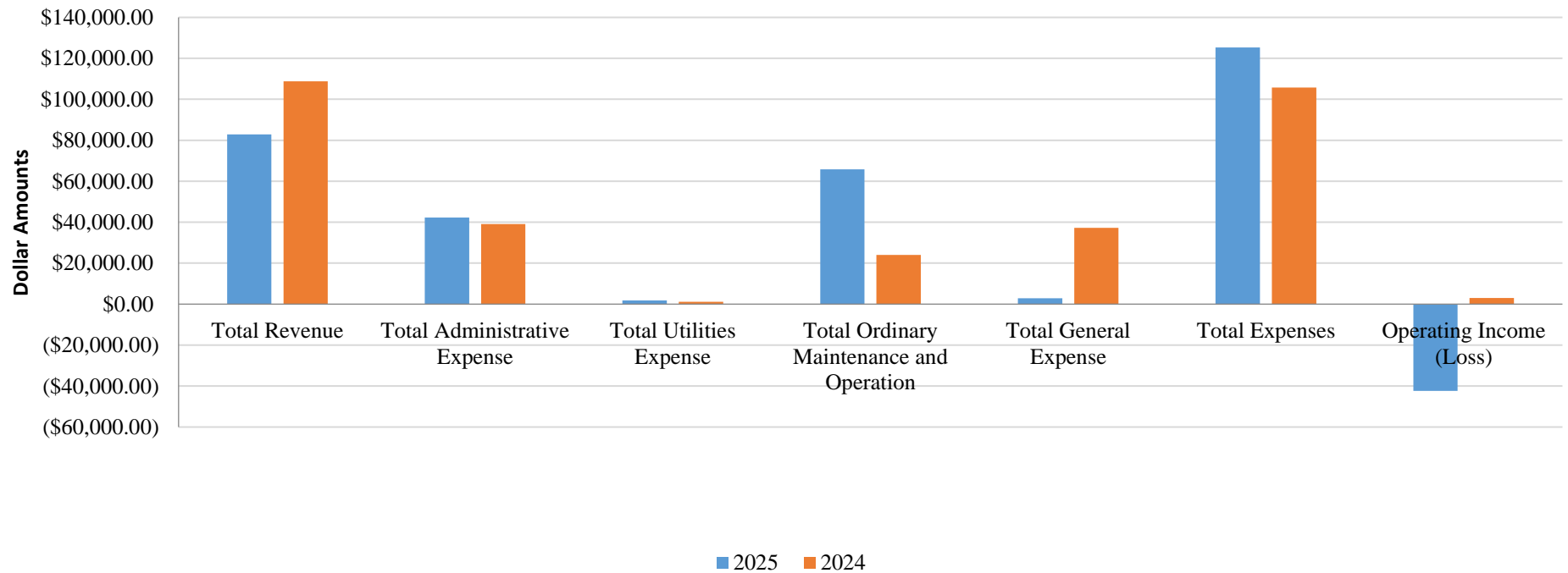
Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$82,882.21	\$108,749.50
Total Administrative Expense	\$42,247.23	\$39,076.86
Total Utilities Expense	\$1,822.77	\$1,164.85
Total Ordinary Maintenance and Operation	\$65,823.42	\$24,022.78
Total General Expense	\$2,916.66	\$37,270.67
Total Expenses	\$125,293.39	\$105,785.23
Operating Income (Loss)	(\$42,411.18)	\$2,964.27

Los Vecinos Comparative January 2025 - January 2024



02/28/2025 10:49 AM

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

					Start: 01/01/2025 End: 01/31/2025	Start: 01/01/2024 End: 01/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	28,886.00	27,885.00	1,001.00	3.59 %
Total Rental Income					28,886.00	27,885.00	1,001.00	3.59 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	67.35	30.87	36.48	118.17 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,755.20	3,071.30	(316.10)	-10.29 %
Other Income-Tenants	1	01	3690	5	2,981.00	2,803.00	178.00	6.35 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	(16,502.67)	0.00	(16,502.67)	0.00 %
Total Other Income					(10,699.12)	5,905.17	(16,604.29)	-281.18 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	64,695.33	74,959.33	(10,264.00)	-13.69 %
Total Other Receipts					64,695.33	74,959.33	(10,264.00)	-13.69 %
Total Revenue					82,882.21	108,749.50	(25,867.29)	-23.79 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	9,075.33	8,911.37	(163.96)	-1.84 %
Legal Expense	1	01	4130	5	331.50	0.00	(331.50)	0.00 %
Staff Training	1	01	4140	5	732.00	166.33	(565.67)	-340.09 %
Travel	1	01	4150	5	855.41	50.85	(804.56)	-1582.22 %
Employee Benefits Cont - Admin	1	01	4182	5	3,404.72	4,051.47	646.75	15.96 %
Postage/FedEx/UPS	1	01	4190.03	5	98.62	95.81	(2.81)	-2.93 %
Publications	1	01	4190.11	5	0.00	163.00	163.00	100.00 %
Membership Dues and Fees	1	01	4190.12	5	294.00	294.00	0.00	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	6,451.63	6,469.36	17.73	0.27 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	1,491.16	1,483.47	(7.69)	-0.52 %
Other Sundry Expense	1	01	4190.18	5	146.49	157.30	10.81	6.87 %
Administrative Contact Costs	1	01	4190.19	5	6,826.91	4,694.44	(2,132.47)	-45.43 %
Management Fee Expense - AMP	1	01	4190.21	5	8,772.96	8,772.96	0.00	0.00 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	1,102.50	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					42,247.23	39,076.86	(3,170.37)	-8.11 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	593.00	588.00	(5.00)	-0.85 %
Ten Services - Recreation, Pub	1	01	4220	5	785.99	0.00	(785.99)	0.00 %
Total Tenant Services					1,378.99	588.00	(790.99)	-134.52 %
Utilities Expense								
Water	1	01	4310	5	92.85	56.03	(36.82)	-65.71 %
Electricity	1	01	4320	5	1,363.59	913.61	(449.98)	-49.25 %
Gas	1	01	4330	5	242.85	145.79	(97.06)	-66.58 %
Other Utility Expense - Sewer	1	01	4390	5	123.48	49.42	(74.06)	-149.86 %
Total Utilities Expense					1,822.77	1,164.85	(657.92)	-56.48 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	2,933.42	9,655.75	6,722.33	69.62 %
Materials	1	01	4420	5	9,797.99	766.13	(9,031.86)	-1178.89 %
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	123.16	52.47	(70.69)	-134.72 %
Contract Costs-Other	1	01	4430.13	5	38,584.50	0.00	(38,584.50)	0.00 %
Contact Costs-Heating & Coolin	1	01	4430.17	5	375.00	0.00	(375.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

02/28/2025 10:49 AM

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

					Start: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	01	4430.19	5	4,545.00	1,900.00	(2,645.00)	-139.21 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	2,950.00	2,950.00	100.00 %
Contact Costs-Electrical Contr	1	01	4430.21	5	0.00	2,500.00	2,500.00	100.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	7,300.00	1,770.00	(5,530.00)	-312.43 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	30.00	30.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	229.23	106.38	(122.85)	-115.48 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,268.54	3,625.49	2,356.95	65.01 %
Total Ordinary Maintenance and Operation					65,823.42	24,022.78	(41,800.64)	-174.00 %
Protective Services								
Protective Services - Contract	1	01	4480	5	11,104.32	3,662.07	(7,442.25)	-203.23 %
Total Protective Services					11,104.32	3,662.07	(7,442.25)	-203.23 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	0.00	6,584.17	6,584.17	100.00 %
Insurance - General Liability	1	01	4510.02	5	0.00	121.00	121.00	100.00 %
Insurance - Automobile	1	01	4510.03	5	0.00	447.58	447.58	100.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	191.93	191.93	100.00 %
Insurance - Windstorm	1	01	4510.15	5	0.00	23,217.99	23,217.99	100.00 %
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	0.00	4,208.00	4,208.00	100.00 %
Total General Expense					2,916.66	37,270.67	34,354.01	92.17 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	0.00	39,950.00	39,950.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(39,950.00)	(39,950.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(125,293.39)	(105,785.23)	(19,508.16)	18.44 %
Operating Income (Loss)					(42,411.18)	2,964.27	(45,375.45)	-183.03 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	01	4800	5	99.41	0.00	(99.41)	0.00 %
Total Depreciation Expense					99.41	0.00	(99.41)	0.00 %
Total Other Income (Expense)					(99.41)	0.00	(99.41)	0.00 %
Net Income (Loss)					(42,510.59)	2,964.27	(45,474.86)	-1530.75 %

Report Criteria PHA: 1 Project: '01'

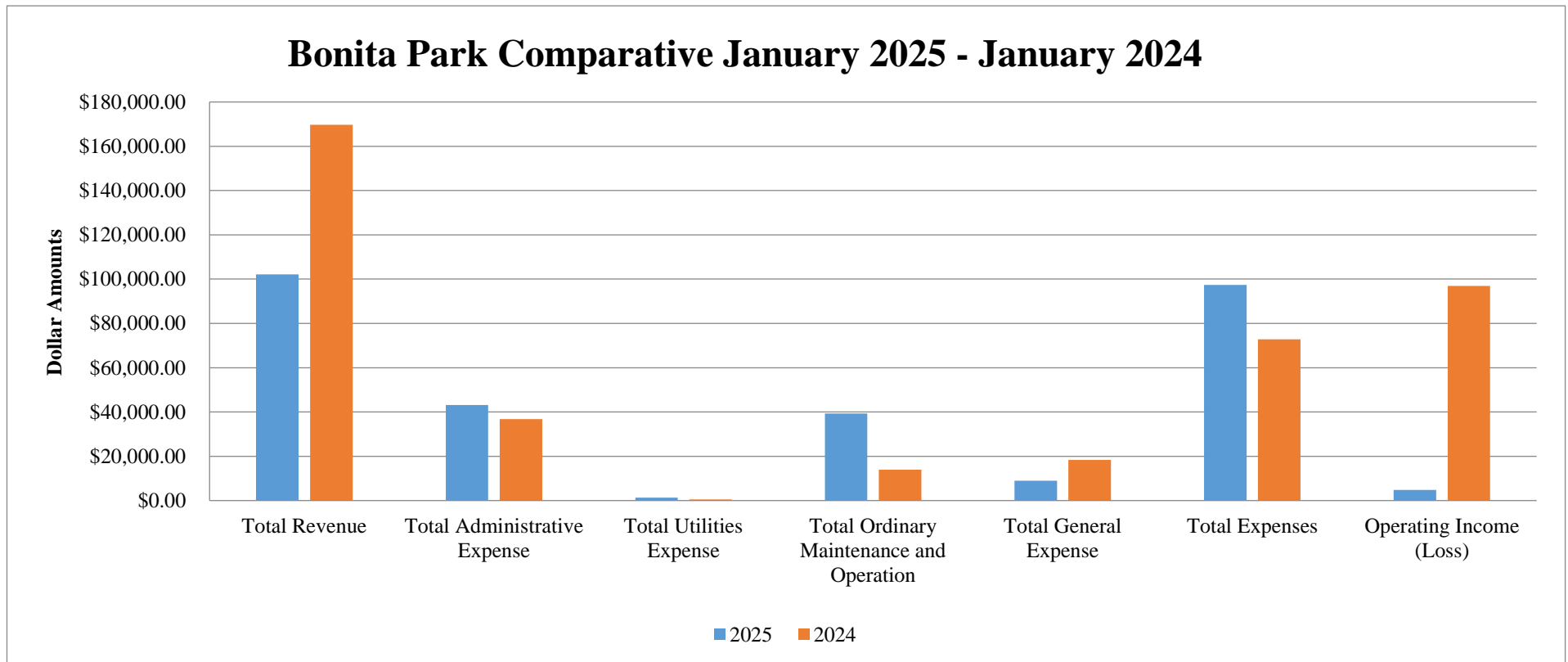
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$102,169.81	\$169,711.18
Total Administrative Expense	\$43,197.16	\$36,806.96
Total Utilities Expense	\$1,256.82	\$544.00
Total Ordinary Maintenance and Operation	\$39,283.28	\$13,962.61
Total General Expense	\$8,925.32	\$18,403.31
Total Expenses	\$97,412.00	\$72,822.32
Operating Income (Loss)	\$4,757.81	\$96,888.86



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

					Start: 01/01/2025 End: 01/31/2025	Start: 01/01/2024 End: 01/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	34,325.00	30,530.00	3,795.00	12.43 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
Total Rental Income					34,675.00	30,880.00	3,795.00	12.29 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,859.14	2,050.85	(191.71)	-9.35 %
Other Income - Tenants	1	02	3690	5	2,990.00	3,758.00	(768.00)	-20.44 %
Total Other Income					4,849.14	5,808.85	(959.71)	-16.52 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	62,645.67	133,022.33	(70,376.66)	-52.91 %
Total Other Receipts					62,645.67	133,022.33	(70,376.66)	-52.91 %
Total Revenue					102,169.81	169,711.18	(67,541.37)	-39.80 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	8,630.27	7,042.04	(1,588.23)	-22.55 %
Legal Expense	1	02	4130	5	760.50	0.00	(760.50)	0.00 %
Staff Training	1	02	4140	5	183.00	665.33	482.33	72.49 %
Travel	1	02	4150	5	213.85	203.40	(10.45)	-5.14 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	87.12	87.12	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	2,355.25	3,046.97	691.72	22.70 %
Postage/FedEx/UPS	1	02	4190.03	5	98.62	95.81	(2.81)	-2.93 %
Publications	1	02	4190.11	5	0.00	163.00	163.00	100.00 %
Membership Dues and Fees	1	02	4190.12	5	294.00	294.00	0.00	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	6,726.83	6,589.45	(137.38)	-2.08 %
Forms & Office Supplies	1	02	4190.17	5	6,347.07	902.05	(5,445.02)	-603.63 %
Other Sundry Expense	1	02	4190.18	5	101.78	112.40	10.62	9.45 %
Administrative Contact Costs	1	02	4190.19	5	6,170.43	6,357.01	186.58	2.94 %
Management Fee Expense - AMP	1	02	4190.21	5	8,474.56	8,414.88	(59.68)	-0.71 %
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	1,065.00	1,057.50	(7.50)	-0.71 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					43,197.16	36,806.96	(6,390.20)	-17.36 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	507.75	504.00	(3.75)	-0.74 %
Ten Services - Recreation, Pub	1	02	4220	5	749.07	40.00	(709.07)	-1772.68 %
Total Tenant Services					1,256.82	544.00	(712.82)	-131.03 %
Utilities Expense								
Water	1	02	4310	5	208.50	239.29	30.79	12.87 %
Electricity	1	02	4320	5	215.20	182.17	(33.03)	-18.13 %
Gas	1	02	4330	5	355.75	307.77	(47.98)	-15.59 %
Other Utility Expense - Sewer	1	02	4390	5	27.65	85.91	58.26	67.82 %
Total Utilities Expense					807.10	815.14	8.04	0.99 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	6,531.78	138.43	(6,393.35)	-4618.47 %
Materials	1	02	4420	5	1,804.44	2,542.25	737.81	29.02 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	1,125.00	750.00	(375.00)	-50.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	1,395.00	150.00	(1,245.00)	-830.00 %
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	2,730.00	2,192.40	(537.60)	-24.52 %
Contract Costs-Other	1	02	4430.13	5	8,701.50	0.00	(8,701.50)	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	02	4430.19	5	4,175.00	2,600.00	(1,575.00)	-60.58 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	9,800.00	0.00	(9,800.00)	0.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	0.00	1,650.00	1,650.00	100.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	750.00	3,335.00	2,585.00	77.51 %
Connect/Disconnect Fees	1	02	4430.4	5	0.00	75.00	75.00	100.00 %
Garbage and Trash Collection	1	02	4431	5	93.58	450.33	356.75	79.22 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,107.93	10.17	(2,097.76)	-20626.94 %
Total Ordinary Maintenance and Operation					39,283.28	13,962.61	(25,320.67)	-181.35 %
Protective Services								
Protective Services - Contract	1	02	4480	5	3,942.32	2,290.30	(1,652.02)	-72.13 %
Total Protective Services					3,942.32	2,290.30	(1,652.02)	-72.13 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	0.00	6,584.17	6,584.17	100.00 %
Insurance - General Liability	1	02	4510.02	5	0.00	110.00	110.00	100.00 %
Insurance - Automobile	1	02	4510.03	5	0.00	447.58	447.58	100.00 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	180.64	180.64	100.00 %
Insurance - Windstorm	1	02	4510.15	5	0.00	8,580.92	8,580.92	100.00 %
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	6,425.32	0.00	(6,425.32)	0.00 %
Total General Expense					8,925.32	18,403.31	9,477.99	51.50 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	45,000.00	72,450.00	27,450.00	37.89 %
Operating Exp For Property - C	1	02	7590	5	(45,000.00)	(72,450.00)	(27,450.00)	37.89 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(97,412.00)	(72,822.32)	(24,589.68)	33.77 %
Net Income (Loss)					4,757.81	96,888.86	(92,131.05)	-66.76 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

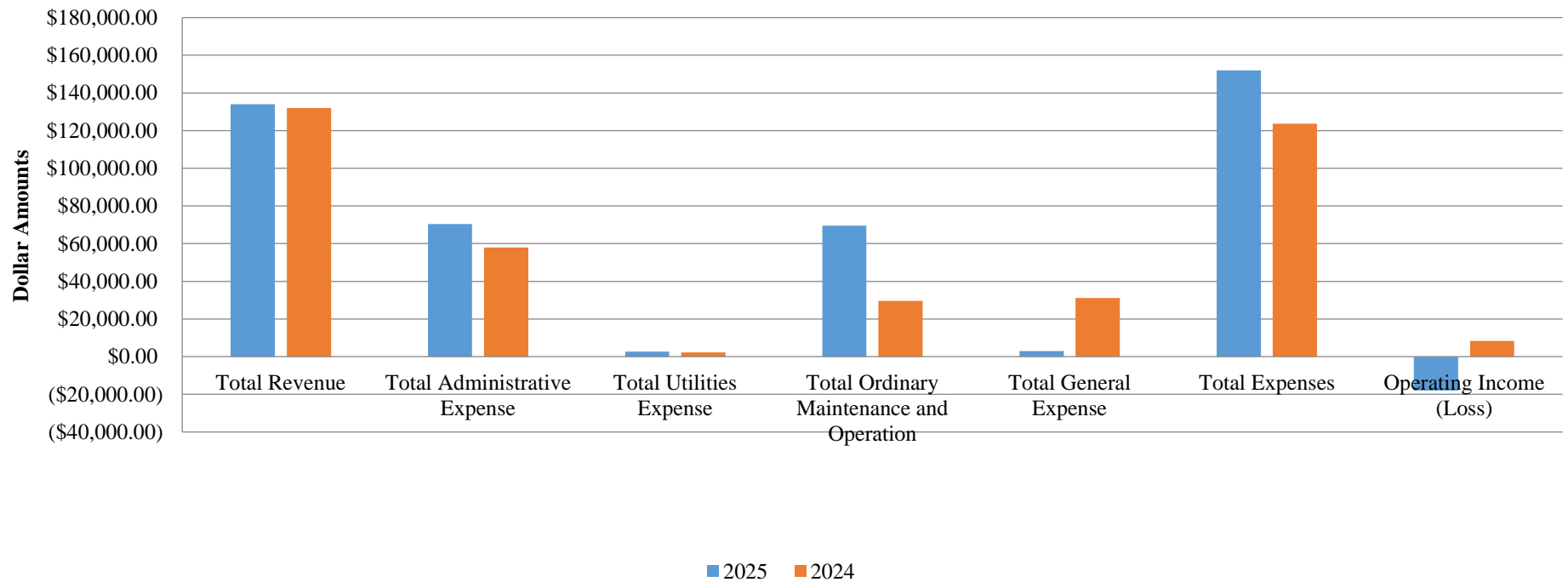
Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent
Le Moyne Gardens

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$133,965.96	\$132,014.25
Total Administrative Expense	\$70,365.83	\$57,875.92
Total Utilities Expense	\$2,622.44	\$2,215.71
Total Ordinary Maintenance and Operation	\$69,480.67	\$29,564.45
Total General Expense	\$2,916.66	\$31,113.50
Total Expenses	\$151,921.44	\$123,654.34
Operating Income (Loss)	(\$17,955.48)	\$8,359.91

Le Moyne Gardens Comparative January 2025 - January 2024



02/28/2025 10:51 AM

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

					Start: 01/01/2025 End: 01/31/2025	Start: 01/01/2024 End: 01/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	37,635.01	24,387.00	13,248.01	54.32 %
Total Rental Income					37,635.01	24,387.00	13,248.01	54.32 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,239.38	3,048.58	190.80	6.26 %
Other Income-Tenants	1	03	3690	5	5,119.00	4,914.00	205.00	4.17 %
Other Income - Misc Other Reve	1	03	3690.1	5	84.90	0.00	84.90	0.00 %
Total Other Income					8,443.28	7,962.58	480.70	6.04 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	87,887.67	99,664.67	(11,777.00)	-11.82 %
Total Other Receipts					87,887.67	99,664.67	(11,777.00)	-11.82 %
Total Revenue					133,965.96	132,014.25	1,951.71	1.48 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	21,655.61	16,531.22	(5,124.39)	-31.00 %
Legal Expense	1	03	4130	5	497.25	0.00	(497.25)	0.00 %
Staff Training	1	03	4140	5	1,830.00	665.33	(1,164.67)	-175.05 %
Travel	1	03	4150	5	2,002.93	203.40	(1,799.53)	-884.72 %
Employee Benefits Cont - Admin	1	03	4182	5	7,798.59	3,963.67	(3,834.92)	-96.75 %
Postage/FedEx/UPS	1	03	4190.03	5	98.62	95.81	(2.81)	-2.93 %
Publications	1	03	4190.11	5	0.00	163.00	163.00	100.00 %
Membership Dues and Fees	1	03	4190.12	5	392.00	392.00	0.00	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,712.04	9,014.12	(697.92)	-7.74 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	1,592.26	1,083.38	(508.88)	-46.97 %
Other Sundry Expense	1	03	4190.18	5	499.01	155.33	(343.68)	-221.26 %
Administrative Contact Costs	1	03	4190.19	5	7,856.24	9,244.56	1,388.32	15.02 %
Management Fee Expense - AMP	1	03	4190.21	5	11,697.28	11,637.60	(59.68)	-0.51 %
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	1,470.00	1,462.50	(7.50)	-0.51 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					70,365.83	57,875.92	(12,489.91)	-21.58 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	591.75	588.00	(3.75)	-0.64 %
Ten Services - Recreation, Pub	1	03	4220	5	773.96	0.00	(773.96)	0.00 %
Total Tenant Services					1,365.71	588.00	(777.71)	-132.26 %
Utilities Expense								
Water	1	03	4310	5	259.20	402.68	143.48	35.63 %
Electricity	1	03	4320	5	2,077.29	1,568.90	(508.39)	-32.40 %
Gas	1	03	4330	5	245.51	148.06	(97.45)	-65.82 %
Other Utility Expense - Sewer	1	03	4390	5	40.44	96.07	55.63	57.91 %
Total Utilities Expense					2,622.44	2,215.71	(406.73)	-18.36 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	7,236.44	8,995.54	1,759.10	19.56 %
Materials	1	03	4420	5	6,946.81	602.91	(6,343.90)	-1052.21 %
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	0.00	650.00	650.00	100.00 %
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	137.64	2,370.67	2,233.03	94.19 %
Contract Costs-Maintenance	1	03	4430.09	5	2,963.10	564.80	(2,398.30)	-424.63 %
Contract Costs-Other	1	03	4430.13	5	36,398.50	1,190.00	(35,208.50)	-2958.70 %

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: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	6,275.00	4,350.00	(1,925.00)	-44.25 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	5,985.00	5,985.00	0.00	0.00 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	700.00	650.00	(50.00)	-7.69 %
Connect/Disconnect Fees	1	03	4430.4	5	15.00	150.00	135.00	90.00 %
Garbage and Trash Collection	1	03	4431	5	161.81	294.67	132.86	45.09 %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,814.27	2,913.77	1,099.50	37.73 %
Total Ordinary Maintenance and Operation					69,480.67	29,564.45	(39,916.22)	-135.01 %
Protective Services								
Protective Services - Contract	1	03	4480	5	5,170.13	2,296.76	(2,873.37)	-125.11 %
Total Protective Services					5,170.13	2,296.76	(2,873.37)	-125.11 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	0.00	7,997.75	7,997.75	100.00 %
Insurance - General Liability	1	03	4510.02	5	0.00	165.00	165.00	100.00 %
Insurance - Automobile	1	03	4510.03	5	0.00	603.26	603.26	100.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	304.83	304.83	100.00 %
Insurance - Windstorm	1	03	4510.15	5	0.00	13,087.00	13,087.00	100.00 %
Payments in Lieu of Taxes	1	03	4520	5	2,916.66	2,916.66	0.00	0.00 %
Collection Losses	1	03	4570	5	0.00	6,039.00	6,039.00	100.00 %
Total General Expense					2,916.66	31,113.50	28,196.84	90.63 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	0.00	9,300.00	9,300.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(9,300.00)	(9,300.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(151,921.44)	(123,654.34)	(28,267.10)	22.86 %
Net Income (Loss)					(17,955.48)	8,359.91	(26,315.39)	-203.54 %

Report Criteria PHA: 1 Project: '03'

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

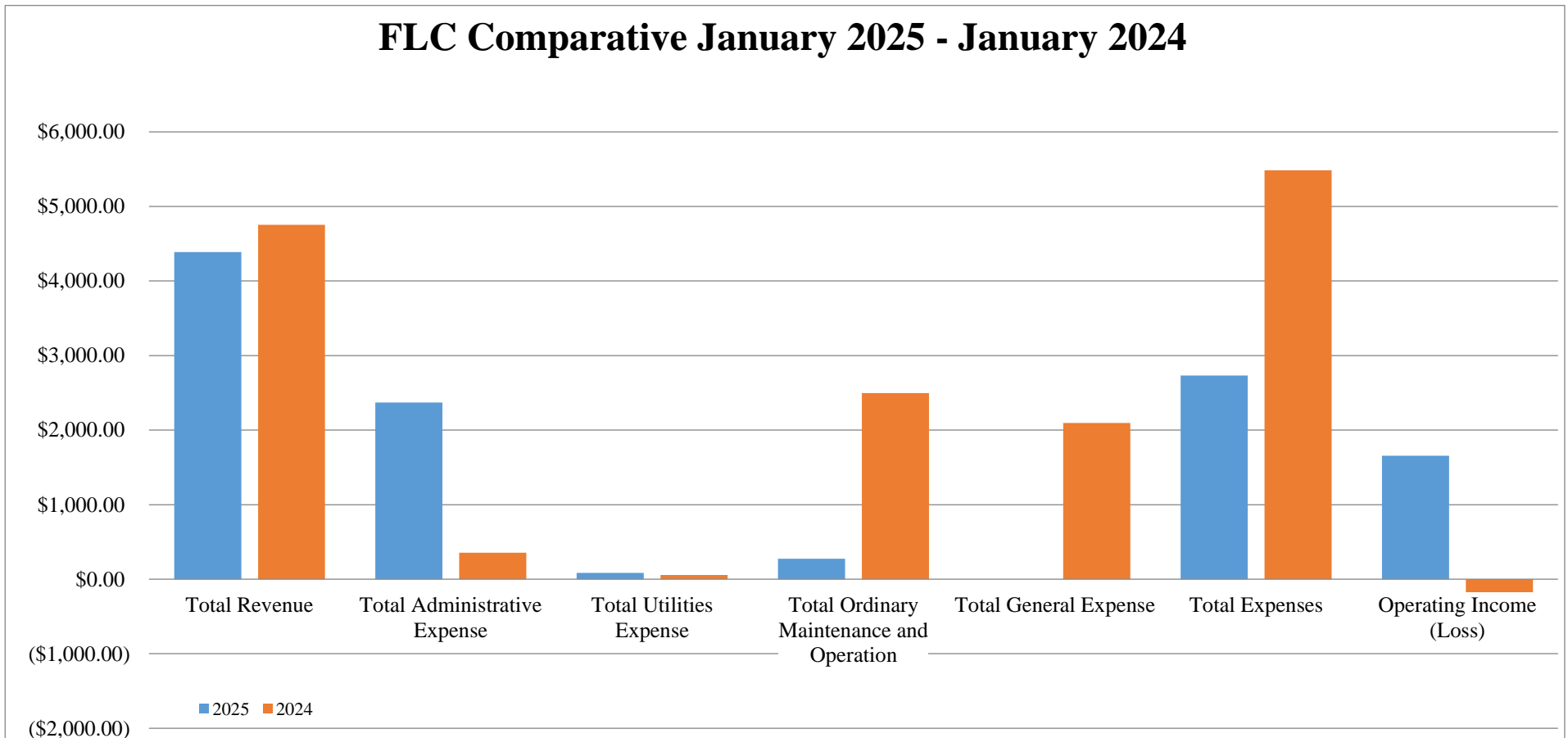
Custom 2: AMP3

Custom 3: PHA

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

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$4,388.18	\$4,754.41
Total Administrative Expense	\$2,371.40	\$356.46
Total Utilities Expense	\$84.45	\$55.69
Total Ordinary Maintenance and Operation	\$274.94	\$2,494.94
Total General Expense	\$0.00	\$2,094.82
Total Expenses	\$2,730.79	\$5,485.37
Operating Income (Loss)	\$1,657.39	(\$730.96)

FLC Comparative January 2025 - January 2024



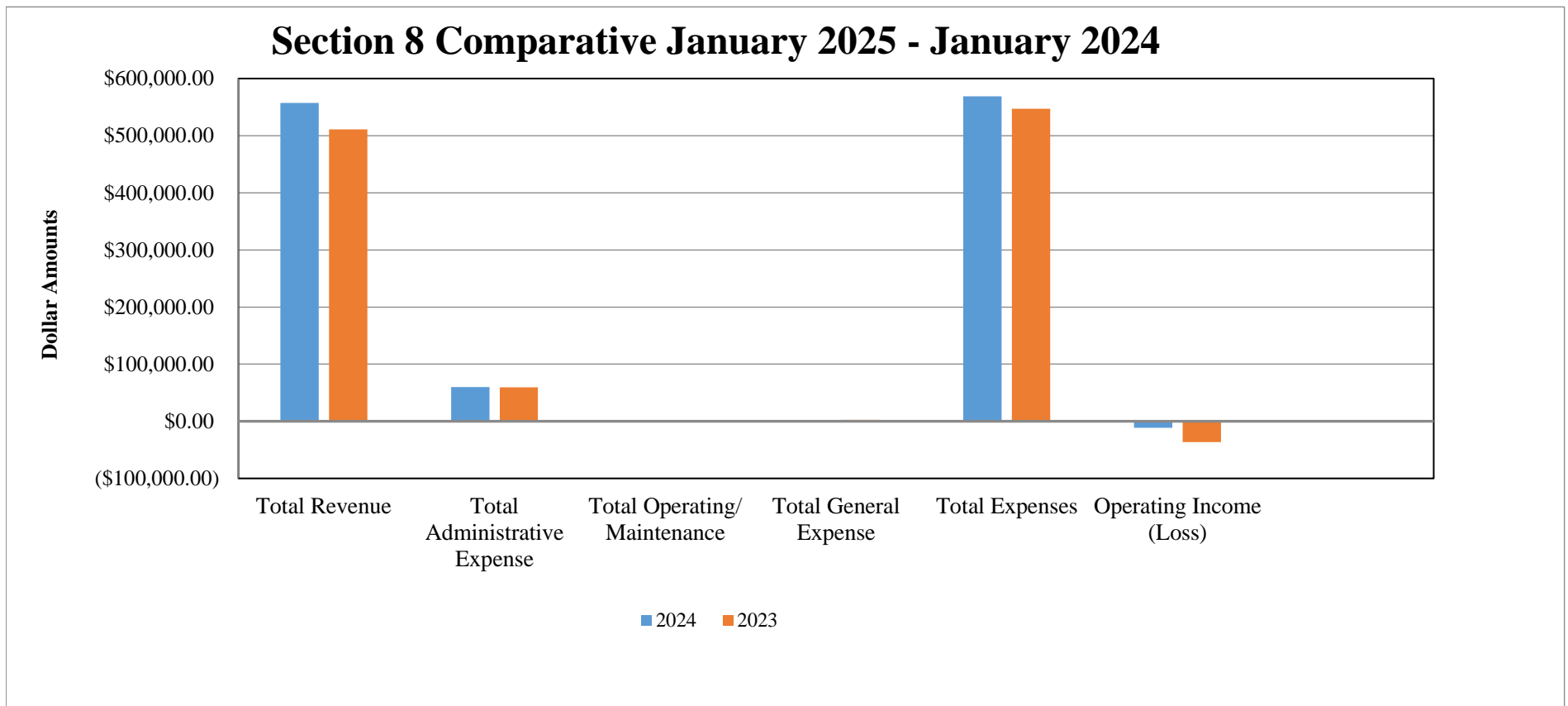
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 01/01/2025 End: 01/31/2025	Start: 01/01/2024 End: 01/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,000.00	4,400.00	(400.00)	-9.09 %
Total Rental Income					4,000.00	4,400.00	(400.00)	-9.09 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	238.18	229.41	8.77	3.82 %
Other Income-Tenants	3	01	3690	5	150.00	125.00	25.00	20.00 %
Total Other Income					388.18	354.41	33.77	9.53 %
Total Revenue					4,388.18	4,754.41	(366.23)	-7.70 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	197.36	215.80	18.44	8.54 %
Legal Expense	3	01	4130	5	419.25	0.00	(419.25)	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	14.21	15.58	1.37	8.79 %
Other Sundry Expense	3	01	4190.18	5	1,740.58	125.08	(1,615.50)	-1291.57 %
Total Administrative Expense					2,371.40	356.46	(2,014.94)	-565.26 %
Tenant Services								
Ten Services - Recreation, Pub	3	01	4220	5	0.00	483.46	483.46	100.00 %
Total Tenant Services					0.00	483.46	483.46	100.00 %
Utilities Expense								
Water	3	01	4310	5	31.64	21.36	(10.28)	-48.13 %
Other Utility Expense - Sewer	3	01	4390	5	52.81	34.33	(18.48)	-53.83 %
Total Utilities Expense					84.45	55.69	(28.76)	-51.64 %
Ordinary Maintenance and Operation								
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	2,300.00	2,300.00	100.00 %
Contract Costs-Other	3	01	4430.13	5	80.00	0.00	(80.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Total Ordinary Maintenance and Operation					274.94	2,494.94	2,220.00	88.98 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	0.00	1,172.15	1,172.15	100.00 %
Insurance - General Liability	3	01	4510.02	5	0.00	16.50	16.50	100.00 %
Insurance - Windstorm	3	01	4510.15	5	0.00	906.17	906.17	100.00 %
Total General Expense					0.00	2,094.82	2,094.82	100.00 %
Total Expenses					(2,730.79)	(5,485.37)	2,754.58	-50.22 %
Net Income (Loss)					1,657.39	(730.96)	2,388.35	-202.77 %

Report Criteria PHA: 3 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

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

	Start: 1/01/2025 End: 1/31/2025	Start: 1/01/2024 End: 1/31/2024
Total Revenue	\$557,554.25	\$510,985.23
Total Administrative Expense	\$59,819.24	\$59,399.86
Total Operating/ Maintenance	\$1,183.28	\$1,358.37
Total General Expense	\$2,220.48	\$2,274.70
Total Expenses	\$569,114.00	\$547,364.43
Operating Income (Loss)	(\$11,559.75)	(\$36,379.20)



02/28/2025 10:54 AM

Housing Authority of the City of Harlingen

Comparative Income Statement

Voucher

					Start: 01/01/2025	Start: 01/01/2024		
					End: 01/31/2025	End: 01/31/2024	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	39,755.00	54,976.00	(15,221.00)	-27.69 %
Interest Income HA Portion	7	01	3300	5	89.77	318.43	(228.66)	-71.81 %
Portable Admin Fees Earned	7	01	3300.P	5	925.13	218.80	706.33	322.82 %
Other Income	7	01	3690	5	57.35	0.00	57.35	0.00 %
HAP Earned Income	7	01	4902	5	516,727.00	455,472.00	61,255.00	13.45 %
Total Operating Income					557,554.25	510,985.23	46,569.02	9.11 %
Total Revenue					557,554.25	510,985.23	46,569.02	9.11 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	20,257.20	19,178.02	(1,079.18)	-5.63 %
STAFF TRAINING	7	01	4140	5	549.00	499.00	(50.00)	-10.02 %
Travel	7	01	4150	5	641.56	1,947.37	1,305.81	67.06 %
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	6,975.22	7,532.17	556.95	7.39 %
Postage/FedEx/UPS	7	01	4190.03	5	489.89	475.92	(13.97)	-2.94 %
Publications	7	01	4190.11	5	0.00	163.00	163.00	100.00 %
Membership Dues and Fees	7	01	4190.12	5	1,596.00	1,596.00	0.00	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,408.78	1,410.91	2.13	0.15 %
Forms & Office Supplies	7	01	4190.17	5	747.75	1,645.26	897.51	54.55 %
Other Sundry Expense	7	01	4190.18	5	87.37	57.61	(29.76)	-51.66 %
Administrative Contact Costs	7	01	4190.19	5	9,930.47	7,524.60	(2,405.87)	-31.97 %
Asset Management Fee - AMP	7	01	4190.22	5	8,988.00	9,156.00	168.00	1.83 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,617.50	5,722.50	105.00	1.83 %
Asset Management Fee - AMP	7	03	4190.22	5	900.00	876.00	(24.00)	-2.74 %
AMP Bookkeeping Fees	7	03	4190.23	5	562.50	547.50	(15.00)	-2.74 %
Total Administrative Expense					59,819.24	59,399.86	(419.38)	-0.71 %
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	0.00	175.09	175.09	100.00 %
Vehicle Maintenance	7	01	4430.1	5	52.47	52.47	0.00	0.00 %
Total Operating Expenses					1,183.28	1,358.37	175.09	12.89 %
General Expense								
Insurance -Property (Fire & EC	7	01	4510.01	5	0.00	6.11	6.11	100.00 %
Insurance - Automobile	7	01	4510.03	5	0.00	136.22	136.22	100.00 %
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	191.93	191.93	100.00 %
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	(5,400.00)	(2,323.59)	3,076.41	-132.40 %
Portability - Port In Expenses	7	01	4590.PIE	5	5,400.00	2,323.59	(3,076.41)	-132.40 %
Portable Admin Fees Paid	7	03	4590.P	5	2,169.62	1,892.48	(277.14)	-14.64 %
Portability - Port In Deposits	7	03	4590.PID	5	0.00	(1,790.74)	(1,790.74)	100.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	0.00	1,790.74	1,790.74	100.00 %
Total General Expense					2,220.48	2,274.70	54.22	2.38 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	455,084.00	435,207.50	(19,876.50)	-4.57 %
HAP Payments - Utilities	7	01	4715.4	5	12,376.00	11,895.00	(481.00)	-4.04 %
HAP Portability	7	01	4715.P	5	(3,851.00)	(2,316.00)	1,535.00	-66.28 %
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	17,970.00	17,889.00	(81.00)	-0.45 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	164.00	133.00	(31.00)	-23.31 %
HAP Payments - Port Out	7	03	4715.PO	5	16,782.00	14,141.00	(2,641.00)	-18.68 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	451.00	543.00	92.00	16.94 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	2,233.00	1,310.00	(923.00)	-70.46 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	82.00	82.00	100.00 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen

Comparative Income Statement

Voucher

	Start: 01/01/2025 End: 01/31/2025	Start: 01/01/2024 End: 01/31/2024	Variance	Variance %
Total Housing Assistance Payments	505,891.00	484,331.50	(21,559.50)	-4.45 %
Total Expenses	(569,114.00)	(547,364.43)	(21,749.57)	3.97 %
Net Income (Loss)	(11,559.75)	(36,379.20)	24,819.45	-68.00 %

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

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

Custom 2: VOUCH

Custom 3:

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

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings / Corrections meetings
Maintenance meetings
Los Vecinos Construction meetings
Motivational staff meetings
Nelrod Conference prep meeting
Board meetings, Board meeting practices, and overview
Accounting Admin meeting & Admin calendar review
HCISD Counselor meeting
Two-Year tool meeting & HUD PMS Introduction 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, deposits, and positive pay exceptions
- Worked with fee accountant on the end of the month financials
- Checked all evaluations (2) 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 February 14th and half day from home on February 21st due to disinfection of offices
- Reviewed the NAHRO Merit Award summaries and submitted suggestions
- Gathered and submitted requested information to the City Internal Auditor
- Worked on and submitted meeting summaries for all meetings attended
- Worked on the phone system – auto attendant voice mail boxes

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator Board Report

March 19, 2025

February 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
- Attended Nelrod discussion meeting and Nelrod Conference
- 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 2-14-25 due to disinfecting of the COCC
- Worked from home in the afternoon on 2-21-25 due to disinfecting of the COCC
- CNG/Internet updates:
 - CNG is assisting with the transition of Fiber, working with Spectrum on minor details. Connections for Los Vecinos and Le Moyne Gardens are completed. COCC and Bonita Park on running on Fiber. John started the transition on Thursday 2-6-25, still in process.
 - CNG is working with MRI to address the cloud server connection issues that some staff are experiencing. Working with John (CNG) and Jennifer (MRI) to resolve. Pending quote from MRI.
 - Working with AEP and GEXA for approval to relocate pole at Los Vecinos. AEP will be going out to the site to check what needs to be done. AEP attended the LV construction meeting on 2-27-25 to coordinate the pole relocation with the city and contractor.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

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

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Maintenance meeting on the 2nd and 4th Thursday of the month
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices
 - Board meeting 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 January
- Reviewed time sheets and processed payrolls for February
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the GL report for January
- Reviewed all vehicle inspections completed and saved for January
- Processed and submitted the HART Retirement for January
- Printed out the bank ACH verification for online rent payments
- Sent out employee evaluations
- Worked from Los Vecinos for half a day (02/14) and from home (02/21) due to the disinfecting of the main office
- Took notes and saved them on the S drive for all meetings attended
- Orientation for new employees
- Updated the employee emergency listing
- Morning duties coverage – Sent updates on the Valley Morning Star, City of Harlingen, and HHA website, checked the mailboxes and distributed accordingly
- QC the vehicle inspections
- Submitted my recommendation for Employee of the Quarter
- Added the new hires into all systems
- Downloaded the bank statements for all accounts
- Reviewed updated draft policies for the Accounting Department
- Met with Cintas Account Representative on AED equipment
- Gathered information for the internal auditor
- Reviewed the inventory adjustments

Sincerely,

Melissa Guajardo
 HR/Accounting Coordinator

Date: March 01, 2025

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – February 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.

January 2025 Score is 100%

Monthly HUD Reports:

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

Quality Control:

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

Files audited HCV/S8:

- #12093
- #27841
- #27592
- #18497

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:

- Conducted security meetings every Monday with managers, administrative team, and the security team via Microsoft TEAMS
- 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
- Conducted operation update meetings with staff on Monday via Microsoft TEAMS
- Conducted the corrections meetings with staff on Wednesday via Microsoft TEAMS
- Completed the NAHRO Merit Award Summaries.
 - Topics are HHA What Christmas Means to Me Christmas Card Art Contest and Los Vecinos Health and Fitness initiative, community exercise equipment
- Attended the weekly construction meetings at Los Vecinos and Le Moyne Gardens
- Attended board meeting practices and board meeting at Bonita Park
- Worked from home from 1:00 p.m. to 5:00 p.m. on February 21, 2025, due to office disinfecting
- Attended Admin meeting with Ms. Benavides

HARLINGEN



Housing Authority

March 19, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of February 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	241;244	121	0	3
Bonita Park	0	0	24;27;57	0	3
Le Moyne Gardens	0	41;56	191	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	4	5	0	9

Work orders completed for the Month of February 2025

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2025 to 02/28/2025	67	53	164	30	314

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
02/01/2024 to 02/29/2024	91	68	208	42	409

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

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

Topic: Upcoming Easter Party and Fundraising activities

- Los Vecinos: Los Vecinos Community Center at 2:00 p.m.
 - February 11, 2025 - 3 attended
 - February 25, 2025, rescheduled to March 4, 2025, at 2:00 p.m. due to attending Nelrod Conference
- Bonita Park: Bonita Park Community Center at 2:00 p.m.
 - February 12, 2025 – rescheduled to February 13, 2025, at 2:00 p.m.- 2 attended
 - February 26, 2025, rescheduled to March 5, 2025, at 2:00 p.m. due to attending Nelrod Conference
- Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.
 - February 12, 2025 – 5 attended
 - February 26, 2025, rescheduled to March 5, 2025, at 11:00 a.m. due to attending Nelrod Conference
- Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.
 - February 13, 2025 – 8 attended
 - February 27, 2025, rescheduled to March 6, 2025, at 2:00 p.m. due to attending Nelrod Conference

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday and Wednesday at 4:30 p.m. We planted chili peppers, tomatoes and carrots – Closed for the Winter season, will re-open March 4, 2025
- Los Vecinos: Every Thursday at 4:30 p.m. We planted chili peppers, bell peppers, tomatoes and carrots – Closed for the Winter season, will re-open March 4, 2025

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The next Quarterly Crime Prevention meeting will be on April 29, 2025, at the Bonita Park Community Center at 3:00 p.m.

Connect Home USA:

- The ConnectHomeUSA meeting date is pending

Little Free Libraries:

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

Book Rich Environment (BRE) Initiative/ BRE Story time on Facebook: Story time presented by the Bonita Park Apartments

- Brianna Caldwell, Assistant Property Manager for the HHA read, “Lovely Things” by Dr. Seuss

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

- February 04, 2025, Topic: Decoding NAEP (National Association of Educational Procurement): Behind and Beyond the Headlines
- February 11, 2025, Topic: Decoding NAEP: Who’s “Below Basic” and Why’s
- February 18, 2025, Topic: Decoding NAEP: Attendance Matters
- February 25, 2025, Topic: Decoding NAEP: Different Contexts, Different Results?

Events:

- February 1, 2025: BLESSED MINISTRY hosted a toy giveaway at Sunset Terrace from 1:00 p.m. - 3:00 p.m. – 20 attended

- February 1, 2025: BLESSED MINISTRY hosted a toy giveaway at Bonita Park from 4:00 p.m. - 6:00 p.m. – 50 attended

NAHRO Merit Awards:

Merit Award applications are due March 14, 2025.

- The 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.

- The Spring newsletter is due March 14, 2025, by noon

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 monitor the student mentors at the Family Learning Centers

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	4	3
Le Moyne Gardens Master Teacher: Mr. Leal	3	15	11

2025 Scholarship Due Date				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/24/2025	4	2	0
TX NAHRO	1/10/2025	7	6	5
HAVE-STR	4/17/2025	0	0	0
HAHC	4/11/2025	0	0	0
TENANT ASSOCIATIONS (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/11/2025	0	0	0
NELROD	5/2025	0	0	0

2025 Scholarship updates:

2025 PHADA				
Tenant #	Program	Student Name	Amount Awarded	Date Received
28096	PH	Brandon Garcia	PENDING	
28588	PH	Ernesto Ramirez	PENDING	
2025 TX NAHRO				
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	

Notes on 2024 Awarded Scholarships:**HAHC:**

- Total submitted 12, \$250.00 each – 3 students pending to receive

Tenant #	AMP	APT#	STUDENT NAME	Amount Received	Date Received
26794	S8	N/A	Lexie M. Gonzalez		
30028	S8	N/A	Anahi Ramirez	\$250.00	n/a
12583	S8	N/A	Trevino Kassandra		
32329	010	241	Isai Roman Villasenor		
28972	010	143	Frida A. Jimenez	\$250.00	8/23/24
28033	020	20 BP	Marco A. Gonzalez	\$250.00	n/a
28081	020	79 BP	Ana E. Cerda Garcia	\$250.00	9/6/24
26624	020	83 BP	Ruby Salceda	\$250.00	n/a
24957	020	102 BP	Liliana A. Salazar	\$250.00	8/27/24
26373	050	02 ST	Regina Ruiz-Rosales	\$250.00	9/6/24
26642	050	18 ST	Ana L. Huerta	\$250.00	n/a
17253	030	102	Alondra G. Matamoros	\$250.00	8/16/24

Tenant Associations (TA):

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

Student	AMP	TA	HAHC	Total Awarded	Date Received
Isai Roman Villasenor	Los Vecinos	\$121.50	\$121.50	\$243.00	
Frida A. Jimenez	Los Vecinos	\$121.50	\$121.50	\$243.00	1/31/25
Liliana A. Salazar	Bonita Park	\$263.00	\$263.00	\$526.00	
Regina Ruiz-Rosales	Sunset Terrace	\$163.00	\$163.00	\$326.00	1/29/25

Alondra G. Matamoros	Le Moyne Gardens	\$263.00	\$263.00	\$526.00	11/01/24
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BRE Facebook Reading

Brianna Caldwell, Assistant Property Manager for the HHA read
 “Lovely Things” by Dr. Seuss



Jordan Rodriguez from Bonita Park receiving
Student of the Month Award



Sunset Terrace Tenant Association Meeting



Date: March 1, 2025

To: Harlingen Housing Authority Board of Commissioners

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

Subject: February 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 is remodeling apartment #23. This job is 80% complete.

De La Cruz Drywall is remodeling apartment #138. This job is 80% complete.

De La Cruz Drywall repaired the soffit/facia to apartments #249-264 and #301-310. This job is 100% complete.

Southern Construction repaired the soffit/facia to apartments #205-218 and #225-248. 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.

De La Cruz Drywall is remodeling apartment #88. This job is 80% complete.

De La Cruz Drywall installed screen doors at apartments #1-41. This job is 100% complete.

Southern Construction installed screen doors at apartments #42-120. This job is 100% complete.

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

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

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

Le Moyne Gardens AMP #030:

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

CRC remodeled apartments #25 and 26. This job is 100% complete.

GS Electric & Remodeling is remodeling apartment #148. This job is 80% complete.

De La Cruz Remodel is remodeling apartment #9. This job is 50% 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 Avenue, 219 East Jackson Avenue (COCC)**

Triple AAA replaced the A/C system at 209 East Jackson Avenue. This job is 100% complete.

Housing Authority of the City of Harlingen, Texas

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February 28, 2025

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	145	113	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	0	0
2 bed	2	0	0	0	0	3	5
3 bed	3	3	0	0	0	2	8
4 bed	0	1	0	0	0	0	1
Regular Vacancies →	5	4	0	0	0	5	14
Total Vacancies →	5	4	0	0	0	5	14

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 2.28.2025

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 96.67% 96.67% 100.00% 100.00% 100.00% 97.50% **97.19%**

* **VACANCY RATE:** 3.33% 3.33% 0.00% 0.00% 0.00% 2.50% **2.81%**

* does not include CFP units

Total Points per AMP

12 12 16 16 16 12

GRAND TOTAL POINTS 12

Per unit Fee count 145 116 20 4 4 195 484

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

Activities for the month February

WAITING LIST AS OF 2/28/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	91
2 Bedroom	12
3 Bedroom	5
4 Bedroom	2
<u>Total:</u>	<u>110</u>

Unit offers mailed: 40

Security Deposits received: 4

Applications ready for review: 18

Applications pending: 70

LOW RENT PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through February 2025	160	146	44	79	6	87	13	7	8%
January through February 2024	124	119	35	132	13	43	10	14	33%
Increase	36	27	9	0	0	44	3	0	0
Decrease	0	0	0	53	7	0	0	7	25%

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%
Feb-25	86	77	18	12	6	40	5	4	10%
YTD Total:	160	146	44	79	6	87	13	7	8%

LOW RENT PROGRAM

Monthly Summary Report

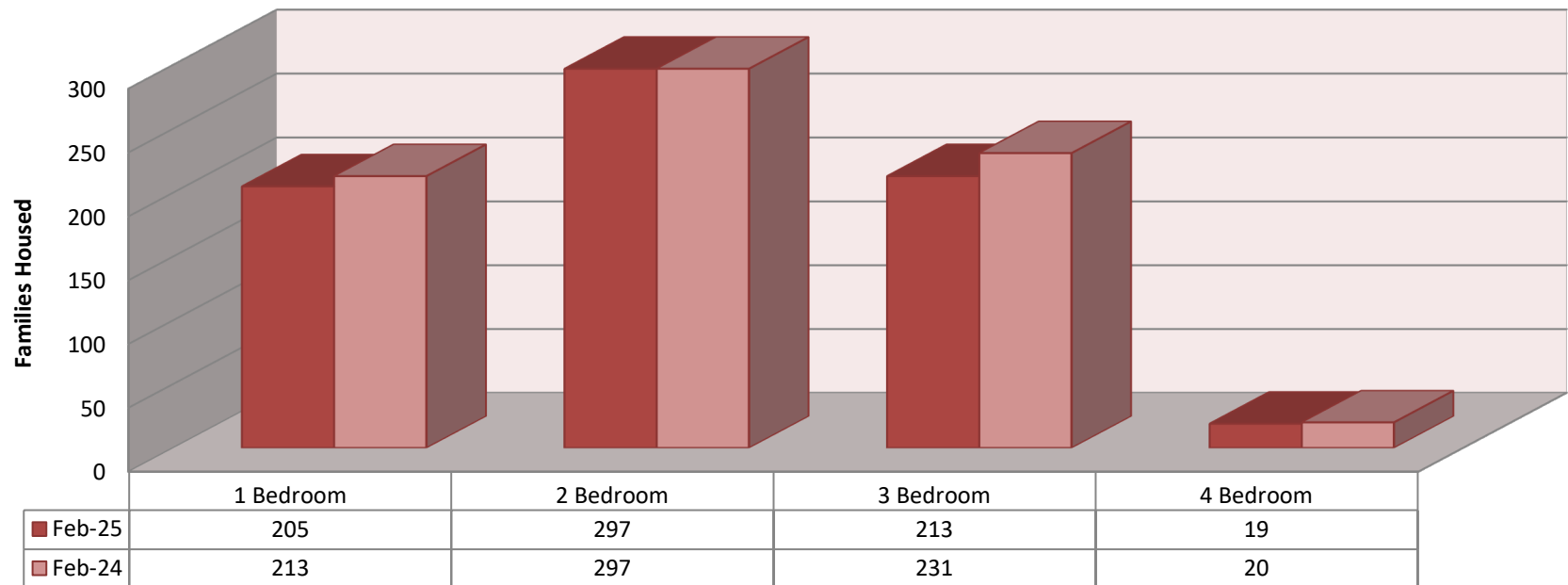
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
Feb-24	65	60	16	34	10	30	3	5	17%
YTD Total: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

Report By: Nancy Garza -Admissions Coordinator

**Board Meeting Report
March 19, 2025**

**Total Alloted Vouchers: 743
Vouchers Leased: 734
Pending Vouchers: 0
Vouchers Searching: 0**

**HCV/Section 8 Program
Comparison of Leased Vouchers
February 2025/2024**

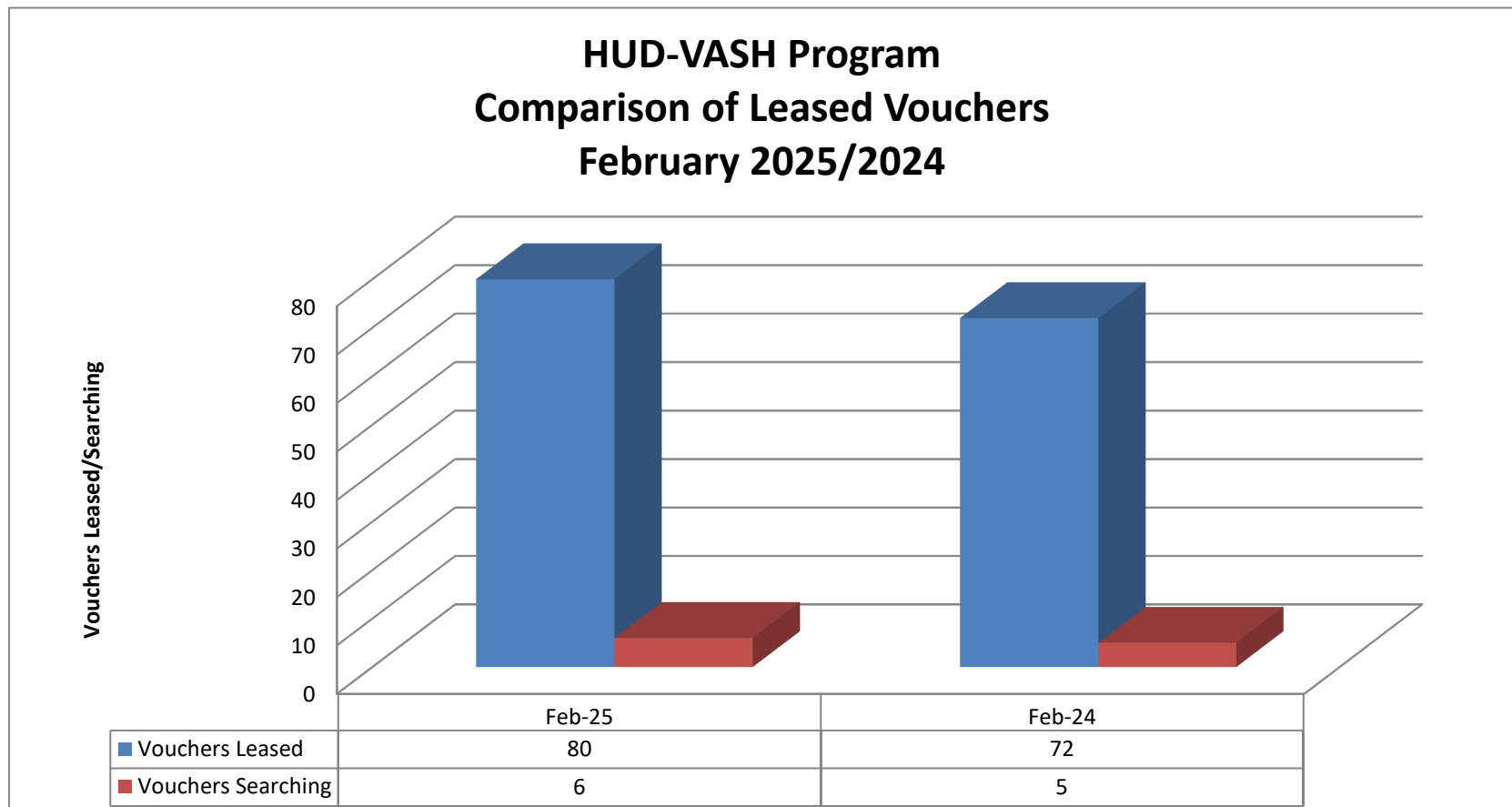


Total Families on Waiting List

610

**Board Meeting Report
March 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 March 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
January 2025 Score is
98.49%

Quality Control

QC files audits were held on February 28, 2025, at Los Vecinos. 4 files for Low Rent were audited

#27171
#30933
#30388
#20403

Activities for the month of February 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on February 13th (20 were received)
- Issued HAP Checks for March 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 through February 2025	72	55	47	0	121	121	6	8	3	17
January through February 2024	74	57	60	17	100	100	33	1	33	14
Increase	0	0	0	0	21	21	0	7	0	3
Decrease	2	2	13	17	0	0	27	0	30	0

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
Feb-25	37	33	22	0	70	70	6	1	2	14
YTD	72	55	47	0	121	121	6	8	3	17

HCV/SECTION 8 PROGRAM Monthly Summary Report										
MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
Feb-24	40	28	34	8	59	59	12	1	19	8
YTD	74	57	60	17	100	100	33	1	33	14

DATE: March 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for March 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:

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
- 03-07: City Internal Auditor Continued Audit; staff provided information requested
- 04: LMG Construction Mtg at 2:00 p.m. (Notice to Proceed)
- 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: Temp Staff interviews at 8:15-9:00 a.m. (2)
- 07: Final Review of Board Packet for corrections 9:30 a.m.
- 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 (1 Commissioners attending/No staff)
- 10-14: HCISD Spring Break
- 11: Pest Control at Los Vecinos
- 11: Practice Board Mtg at LMG at 9:00 a.m.
- 11: LMG Site visit of units 148 & 9 after board practice
- 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: BP site visit of units 88 & 27 after board practice

- 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: Review of Evaluation of staff with Mary Prieto at 2:00 p.m.
- 13: HUD San Antonio Field Office Monthly Teams Mtg at 10:00 a.m. (Cancelled)
- 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: Los Vecinos site visit of units 23 & 138 after board practice
- 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: Temp interviews for Maintenance at 1:30 p.m. (2)
- 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: ST site visit of unit 13 after board practice
- 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
- 18: LMG Ribbon Cutting Ceremony by Chamber for Remodeled Units at 2:00 p.m.
- 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: LMG & BP Construction Mtg at 9:00 a.m. at LMG
- 20: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 20: HAVE-STR Mtg at 11:00 a.m. Weslaco, Texas (Arturo's)
- 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
- 24: Review of HPD Police Report November, December 2024, January 2025 at 2pm
- 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.
- 25: 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.
- 25: 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 is 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: HUD Field Office Mtg with Admin Team at 10:00 a.m. via Teams
- 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. (Cancelled)
- 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.
- 22: Agenda for Mtg due by Ariana Friday 04/11/25
- 22: Admin Mtg with the Accounting Team at 10:30 a.m.
- 22: 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.
- 23: Agenda for Mtg due by Monday 04/14/25
- 23: Admin Mtg with Low Rent Team at 2:00 p.m.
- 23: 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: Downtown Market Days! 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 9-11 am (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**
- 29: State of the City Address by Mayor Sepulveda at Convention Center 5:30 – 9:00 p.m.
- 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.
Agenda for Mtg due by Ariana Friday 10/10/25 at 12 p.m.
 - 21: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday, 10/10/25 at 12 p.m.
 - 22: Review Monday Reports for corrections at 8:30 a.m.
 - 22: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by Monday, 10/13/25 by 12 p.m.
 - 22: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent Monday, 10/13/25 at 12 p.m.
 - 23: Mtg with Ariana to review the Calendar at 10/11 a.m.
 - 23: Thursday Maintenance Mtg at 11:00 a.m. at LV Hearing Safety (Merienda)
 - 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: I attended the Texas NAHRO Annual Conference February 10-13, 2025, in Austin, Texas. Five (5) out of the six (6) students that applied for scholarships were awarded. On Thursday, February 13, we visited the State Capitol and met with some of the representatives. Overall, the conference was very informative. Seven (7) staff members and I attended the Nelrod Conference on February 26-28, 2025, in Las Vegas Nevada. Staff and I were informed of the many changes we must implement for our two (2) key programs, Public Housing

and HCV/S8. 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. City Internal Auditor San Juana Garcia visited our office on the week of February 24, through 28, 2025. The information requested was on payroll, overtime, contract work, bidding processes, check register & supporting documentation and other information requested from staff members. Ms. Garcia interviewed several staff members on duties and responsibilities.

Other Activities: On Friday, February 21, 2025 we met Brian Surratt, our new HUD San Antonio Field Office Portfolio Management Specialist, through Teams, where we discussed and reviewed our Public Housing and HCV/S8 Programs and the changes coming our way. 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 25% complete. The Administrative Staff reviewed the minutes for the February 19, 2025, HHA Board Meeting. We also reviewed the Agenda for the March 19, 2025, HHA Board meeting that is scheduled at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas.

2025 Board Meeting Schedule: The 2025 Schedule of Board Meetings is attached, and some board meetings will be held at the main office and at the AMPs/sites. The next scheduled Board Meetings are on Wednesday, April 16, 2025, starting at 12:00 p.m. HHA & HAHC at 12:30 p.m. at the Administrative Building, 219 E. Jackson Avenue, 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.