



REGULAR BOARD MEETING
 Wednesday, May 21, 2025 @ 12:00 p.m.
 At the Sunset Terrace Community Building
 1401 North Sunset Drive, 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, May 21, 2025 @ 12:00 p.m. at the Sunset Terrace Community Building, 1401 North Sunset Drive, 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: 254 063 109 901 0, Passcode: uo7UA3tB; or join the video conference by phone at 469-480-6297, Password: 488 958 830.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Diana Perez
5. Pledge of Allegiance – Diana Perez
6. Introduction of Staff, 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 April 16, 2025. (pg.3-6)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for the Fiscal Year ending March 31, 2025 and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2025, as presented.
 Presenter: Cynthia Lucio and Beka Harrison, Assurance Services/Audit (pg.7-24)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of April 2025 as presented.
 Presenter: Cynthia De La Fuente (pg.25-28)
3. Consider and take action to pass Resolution 1520 approving the Harlingen Housing Authority Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year ending March 31, 2025, as presented.
 Presenter: Diana Perez (pg.29-33)

III. OLD BUSINESS- NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.34-54)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.55)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.56)
 - d) Senior Property Manager Report by Mary Prieto; (pg.57)
 - e) Maintenance Report by Mary Prieto; (pg.58)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.59-68)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.69-70)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.71-74)
(Comparative summary report for January-April 2025-2024)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.75-79)
(Comparative summary report for January-April 2025-2024)
 - j) 2025 Tenant Association Participation Survey Report by Mary Prieto; (pg.80)
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.81-101)

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, May 16, 2025, at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of May 2025



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, April 16, 2025, at 12:00 p.m.
At the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting, Wednesday, April 16, 2025, at 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present. Those in attendance were: Carlos “Charlie” Perez, Irma Sánchez Peña, Bettina Elliott, Carlos Muñoz and Maria I. Borjas.

INVOCATION

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

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

Administrative Assistant, Ariana 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, Albert Torres, and Pedro Peña, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF MARCH 19, 2025.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of March 19, 2025. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of March 19, 2025. Motion was seconded by Commissioner Elliott and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF FEBRUARY 2025, 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 February 2025 was included in the Board packet. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended February 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	\$416,012.27	\$73,486.63	\$101,673.13	\$103,652.86	\$133,437.35	\$3,762.30	\$586,597.72
Total Expenditures	\$262,711.22	\$56,282.22	\$60,809.78	\$59,482.00	\$84,074.23	\$2,062.99	\$544,487.93
Revenues Over (Under) Expenditures	\$153,301.05	\$17,204.41	\$40,863.35	\$44,170.86	\$49,363.12	\$1,699.31	\$42,109.79
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of February 2025 and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of February 2025 as presented by Administration. Motion was seconded by Commissioner Muñiz and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF MARCH 2025.

Procurement Specialist/Property Manager De La Fuente informed the board that the agenda packet contained a list of unpaid balances due for vacated unit accounts for the month of March 2025 in the total amount of \$4,498.00 the total amount consists of:

For the month of March 2025						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ 357.00	\$ -	\$ -	\$ 4,141.00

Grand Total \$ 4,498.00

Commissioner Elliott asked How many months are owed for Le Moyne Gardens? Procurement Specialist/Property Manager De La Fuente stated 3 months of rent, retroactive rent, and other fees. Chair Perez asked if any residents were displaced due to the past storm? Procurement Specialist/ Property Manager De La Fuente stated no. Chair Perez asked how many months are given to residents before the eviction process begins? Procurement Specialist/Property Manager De La Fuente stated 3 months. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of March 2025 in the total amount of \$4,498.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of March 2025 in the total amount of \$4,498.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE SECTION 551.074, PERSONNEL DELIBERATION REGARDING THE EVALUATION OF THE JOB PERFORMANCE OF THE CHIEF EXECUTIVE OFFICER.

Chair Perez entertained a motion to enter into Executive Session under Texas Government code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Vice Chair Sánchez Peña made the motion to enter into Executive Session under Texas Government Code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Motion was seconded by Commissioner Elliott.

At 12:07 p.m. the Board enters the Executive Session.

At 1:23 p.m. the Board ended the Executive Session.

No board action was taken in the Executive Session.

4. CONSIDER AND TAKE ACTION ON THE JOB PERFORMANCE AND COMPENSATION OF THE CHIEF EXECUTIVE OFFICER AND TO EXTEND CONTRACT UNTIL MAY 1, 2027.

Chair Perez entertained a motion on the job performance and compensation of the Chief Executive Officer. Commissioner Elliott made the motion to extend the Chief Executive Officer Hilda Benavides' employment contract by two years and to include a 3% merit increase. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS NON-ACTION ITEMS

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

- a) Financial Report by Cynthia Lucio
- b) Accounting Assistant/MIS Coordinator Report by Patty Vega
- c) HR/Accounting Coordinator Report by Melissa Guajardo
- d) Senior Property Manager Report by Mary Prieto
- e) Maintenance Report by Mary Prieto
- f) Resident Events Coordinator/Property Manager Report by Norma Serino
- g) Procurement Specialist /Property Manager Report by Cynthia De La Fuente
- h) Low Rent Occupancy Report by Nancy Garza
(Comparative summary report for January-March 2025-2024)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-March 2025-2024)
- j) Flooding Assessment Report by Mary Prieto & Cynthia De La Fuente

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packet, 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 along with the memo of changes due to the personnel complaint. She informed the Board that the next Regular Board meeting will be on May 21, 2025, at 12:00 p.m. at the Sunset Terrace Community Building. After some discussion no other questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. Meeting was adjourned at 1:26 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

City of Harlingen Housing Authority

Unaudited Financial Statement

March 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 March 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>\$371,799.89</u>	<u>\$114,843.60</u>	<u>\$67,188.81</u>	<u>\$82,042.12</u>	<u>\$102,776.27</u>	<u>\$4,949.09</u>	<u>\$722,019.14</u>
Total Expenditures	<u>\$595,494.46</u>	<u>\$95,551.16</u>	<u>\$178,199.83</u>	<u>\$108,855.58</u>	<u>\$203,001.29</u>	<u>\$9,886.60</u>	<u>\$563,169.67</u>
Revenues Over (Under) Expenditures	<u>(\$223,694.57)</u>	<u>\$19,292.44</u>	<u>(\$111,011.02)</u>	<u>(\$26,813.46)</u>	<u>(\$100,225.02)</u>	<u>(\$4,937.51)</u>	<u>\$158,849.47</u>
Cash reserves or funds transferred in	<u>\$235,672.69</u>	<u>\$0.00</u>	<u>\$111,011.02</u>	<u>\$26,813.46</u>	<u>\$100,225.02</u>	<u>\$4,937.51</u>	<u>\$0.00</u>

Note: AMPS & FLC: Property Management fees increased and EOY Liabilities

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended March 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>\$4,881,170.80</u>	<u>\$908,172.27</u>	<u>\$1,194,775.86</u>	<u>\$1,128,655.15</u>	<u>\$1,593,820.01</u>	<u>\$55,747.51</u>	<u>\$6,800,434.07</u>
Total Expenditures	<u>\$4,712,131.48</u>	<u>\$894,955.35</u>	<u>\$1,284,634.81</u>	<u>\$1,073,440.32</u>	<u>\$1,410,077.12</u>	<u>\$49,023.88</u>	<u>\$6,762,471.41</u>
Revenues Over (Under) Expenditures	<u>\$169,039.32</u>	<u>\$13,216.92</u>	<u>(\$89,858.95)</u>	<u>\$55,214.83</u>	<u>\$183,742.89</u>	<u>\$6,723.63</u>	<u>\$37,962.66</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$89,858.95</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Note: AMP 10 Management fees increased and EOY liabilities

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 March 31, 2025	12 Month(s) Ended March 31, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22 5	0.00	0.00	12,000.00	(12,000.00)	-100.00 %
Other Income - CFP 22	1	06 3690.29 5	0.00	0.00	39,780.00	(39,780.00)	-100.00 %
Other Income - CFP23	1	06 3690.30 5	(54,112.20)	0.00	159,120.00	(159,120.00)	-100.00 %
Other Income - CFP24	1	06 3690.31 5	(97,265.00)	0.00	0.00	0.00	-100.00 %
Total Operating Income			(151,377.20)	0.00	210,900.00	(210,900.00)	-100.00 %
Rental Income							
NON-DWELLING RENT	1	06 3190 5	2,198.81	26,385.72	26,386.00	(0.28)	0.00 %
Total Rental Income			2,198.81	26,385.72	26,386.00	(0.28)	0.00 %
Other Income							
Investment Income - Unrestricted	1	06 3610 5	1,225.07	12,478.12	12,760.00	(281.88)	-2.21 %
OTHER INCOME	1	06 3690 5	5,945.05	8,282.70	3,000.00	5,282.70	176.09 %
Other Income - Management Fee - CC	1	06 3690.2 5	231,402.87	579,606.23	394,536.00	185,070.23	46.91 %
Other Income - Asset Management Fe	1	06 3690.3 5	14,748.00	163,050.00	178,320.00	(15,270.00)	-8.56 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4 5	9,705.00	106,417.50	117,720.00	(11,302.50)	-9.60 %
IT Fees	1	06 3690.5 5	996.00	11,952.00	11,952.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88 5	0.00	0.00	100.00	(100.00)	-100.00 %
Total Other Income			264,021.99	881,786.55	718,388.00	163,398.55	22.75 %
Total Revenue			114,843.60	908,172.27	955,674.00	(47,501.73)	-4.97 %

Expenses**Administrative Expense**

NONTECHNICAL SALARIES	1	06 4110 5	51,753.17	428,695.62	418,074.00	(10,621.62)	-2.54 %
Administrative Salaries-Comp Absence	1	06 4110.75 5	1,122.19	1,122.19	0.00	(1,122.19)	-100.00 %
LEGAL EXPENSE	1	06 4130 5	585.00	8,011.80	9,200.00	1,188.20	12.92 %
STAFF TRAINING	1	06 4140 5	0.00	9,198.87	17,000.00	7,801.13	45.89 %
TRAVEL	1	06 4150 5	0.00	22,956.95	25,000.00	2,043.05	8.17 %
Travel-Mileage Reimbursement	1	06 4150.2 5	22.40	2,137.23	2,000.00	(137.23)	-6.86 %
Audit Fees	1	06 4171 5	0.00	3,197.22	7,000.00	3,802.78	54.33 %
Employee Benefits Cont - Admin	1	06 4182 5	13,820.58	180,565.10	157,000.00	(23,565.10)	-15.01 %
SUNDRY	1	06 4190 5	38.00	3,036.43	3,000.00	(36.43)	-1.21 %
Postage/FedEx/UPS	1	06 4190.03 5	557.28	3,989.97	4,000.00	10.03	0.25 %
Advertising and Marketing	1	06 4190.08 5	627.50	627.50	2,000.00	1,372.50	68.62 %
PUBLICATIONS	1	06 4190.11 5	546.70	2,761.80	4,000.00	1,238.20	30.96 %
MEMBERSHIP DUES AND FEES	1	06 4190.12 5	0.00	380.00	1,000.00	620.00	62.00 %
Telephone/Cell Phone/Internet	1	06 4190.13 5	4,991.61	38,596.95	38,000.00	(596.95)	-1.57 %
FORMS & OFFICE SUPPLIES	1	06 4190.17 5	801.69	13,556.37	16,000.00	2,443.63	15.27 %
Other Sundry Expense	1	06 4190.18 5	1,188.89	12,795.43	7,000.00	(5,795.43)	-82.79 %
Administrative Contact Costs	1	06 4190.19 5	237.23	57,249.36	118,000.00	60,750.64	51.48 %
BOARD MEETING EXPENSE	1	06 4190.9 5	665.48	8,563.01	25,000.00	16,436.99	65.75 %
Total Administrative Expense			76,957.72	797,441.80	853,274.00	55,832.20	6.54 %

Utilities Expense

WATER	1	06 4310 5	19.02	516.62	400.00	(116.62)	-29.16 %
ELECTRICITY	1	06 4320 5	3,553.58	15,097.71	15,000.00	(97.71)	-0.65 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390 5	24.79	918.83	1,000.00	81.17	8.12 %
Total Utilities Expense			3,597.39	16,533.16	16,400.00	(133.16)	-0.81 %

Ordinary Maintenance and Operation

LABOR - WAGES/SALARIES	1	06 4410 5	530.89	8,096.31	15,000.00	6,903.69	46.02 %
MATERIALS	1	06 4420 5	4,640.51	7,577.30	6,000.00	(1,577.30)	-26.29 %
Contract Cots-Extermination/Pest Con	1	06 4430.01 5	400.00	2,400.00	1,500.00	(900.00)	-60.00 %
Contract Costs-Other Repairs	1	06 4430.03 5	0.00	9,740.00	7,000.00	(2,740.00)	-39.14 %
Contract Costs-Auto/Truck Maint/Rep	1	06 4430.08 5	99.16	782.60	5,000.00	4,217.40	84.35 %
Contract Costs-Other	1	06 4430.13 5	1,950.00	3,769.50	0.00	(3,769.50)	-100.00 %
Contract Costs-Heating & Cooling Cont	1	06 4430.17 5	0.00	5,808.62	8,000.00	2,191.38	27.39 %
Contract Costs-Electrical Contracts	1	06 4430.21 5	0.00	1,550.00	5,000.00	3,450.00	69.00 %
Garbage and Trash Removal	1	06 4431 5	46.79	467.90	1,200.00	732.10	61.01 %
Emp Benefit Cont - Maintenance	1	06 4433 5	114.36	682.29	0.00	(682.29)	-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 March 31, 2025	12 Month(s) Ended March 31, 2025	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation						7,781.71	40,874.52	48,700.00	7,825.48	16.07 %
Protective Services										
Protective Services - Contract Costs	1	06	4480	5	423.78	3,500.28	10,000.00	6,499.72	65.00 %	
Total Protective Services						423.78	3,500.28	10,000.00	6,499.72	65.00 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	4,083.63	3,000.00	(1,083.63)	-36.12 %	
Insurance - General Liability	1	06	4510.02	5	0.00	550.00	1,000.00	450.00	45.00 %	
Insurance - Automobile	1	06	4510.03	5	0.00	1,957.68	1,800.00	(157.68)	-8.76 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	3,144.50	5,000.00	1,855.50	37.11 %	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	1,041.56	1,000.00	(41.56)	-4.16 %	
Insurance - Windstorm	1	06	4510.15	5	6,637.56	25,360.41	15,000.00	(10,360.41)	-69.07 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	314.81	500.00	185.19	37.04 %	
Interest Expense	1	06	4850	5	153.00	153.00	0.00	(153.00)	-100.00 %	
Total General Expense						6,790.56	36,605.59	27,300.00	(9,305.59)	-34.09 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	0.00	75,000.00	75,000.00	100.00 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	0.00	(75,000.00)	(75,000.00)	-100.00 %	
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(95,551.16)	(894,955.35)	(955,674.00)	60,718.65	6.35 %
Total Operating Income (Loss)						19,292.44	13,216.92	0.00	13,216.92	100.00 %
Other Income (Expense)										
Depreciation Expense										
Depreciation Expense	1	06	4800	5	19,554.18	19,554.18	0.00	(19,554.18)	-100.00 %	
Total Depreciation Expense						19,554.18	19,554.18	0.00	(19,554.18)	-100.00 %
Total Other Income (Expense)						(19,554.18)	(19,554.18)	0.00	(19,554.18)	100.00 %
Total Net Income (Loss)						(261.74)	(6,337.26)	0.00	(6,337.26)	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
Los Vecinos
U/M Month: 150 - U/M YTD: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	01	3110	5	28,635.00	190.90	334,095.00	185.61	312,754.00	21,341.00	6.82 %	
Total Rental Income					28,635.00	190.90	334,095.00	185.61	312,754.00	21,341.00	6.82 %	
Other Income												
Interest Earned on Gen Fund Investments	1	01	3610	5	(940.62)	(6.27)	0.00	0.00	15,000.00	(15,000.00)	-100.00 %	
Interest Income - Bank Statement	1	01	3610.01	5	(31,685.06)	(211.23)	500.00	0.28	0.00	500.00	100.00 %	
Other Income-Tenants	1	01	3690	5	3,165.36	21.10	43,929.36	24.41	33,840.00	10,089.36	29.81 %	
Other Income - Misc Other Revenue	1	01	3690.1	5	3,318.79	22.13	4,331.59	2.41	250.00	4,081.59	1632.64 %	
Other Income - Gain/Loss on Sale of Equi	1	01	3690.88	5	0.00	0.00	(16,502.67)	(9.17)	600.00	(17,102.67)	-2850.44 %	
Other Income - OP Trans In From CFP	1	01	3690.99	5	0.00	0.00	100,044.90	55.58	97,400.00	2,644.90	2.72 %	
Total Other Income					(26,141.53)	(174.28)	132,303.18	73.50	147,090.00	(14,786.82)	-10.05 %	
Other Receipts												
Operating Subsidy - Current Year	1	01	8020	0	64,695.34	431.30	728,377.68	404.65	752,574.00	(24,196.32)	-3.22 %	
Total Other Receipts					64,695.34	431.30	728,377.68	404.65	752,574.00	(24,196.32)	-3.22 %	
Total Revenue					67,188.81	447.93	1,194,775.86	663.76	1,212,418.00	(17,642.14)	-1.46 %	
Administrative Expense												
Nontechnical Salaries	1	01	4110	5	15,132.63	100.88	98,448.07	54.69	111,000.00	12,551.93	11.31 %	
Administrative Salaries-Comp Absences	1	01	4110.75	5	4,572.06	30.48	4,572.06	2.54	0.00	(4,572.06)	-100.00 %	
Legal Expense	1	01	4130	5	617.50	4.12	1,706.25	0.95	3,000.00	1,293.75	43.12 %	
Staff Training	1	01	4140	5	0.00	0.00	811.83	0.45	3,500.00	2,688.17	76.80 %	
Travel	1	01	4150	5	0.00	0.00	1,664.08	0.92	3,500.00	1,835.92	52.45 %	
Travel-Mileage Reimbursement	1	01	4150.2	5	0.00	0.00	126.78	0.07	500.00	373.22	74.64 %	
Audit Fees	1	01	4171	5	0.00	0.00	6,052.56	3.36	7,550.00	1,497.44	19.83 %	
Employee Benefits Cont - Admin	1	01	4182	5	4,492.30	29.95	38,537.51	21.41	40,000.00	1,462.49	3.66 %	
Sundry	1	01	4190	5	0.00	0.00	112.83	0.06	1,000.00	887.17	88.72 %	
Postage/FedEx/UPS	1	01	4190.03	5	192.02	1.28	1,350.09	0.75	2,000.00	649.91	32.50 %	
Advertising and Marketing	1	01	4190.08	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %	
Publications	1	01	4190.11	5	855.83	5.71	3,028.33	1.68	4,000.00	971.67	24.29 %	
Membership Dues and Fees	1	01	4190.12	5	103.34	0.69	2,139.17	1.19	2,000.00	(139.17)	-6.96 %	
Telephone/Cell Phones/Internet	1	01	4190.13	5	14,135.47	94.24	85,866.63	47.70	90,000.00	4,133.37	4.59 %	
Rental of Warehouse Space	1	01	4190.14	5	864.00	5.76	10,368.00	5.76	10,368.00	0.00	0.00 %	
Forms & Office Supplies	1	01	4190.17	5	1,012.85	6.75	21,022.90	11.68	10,000.00	(11,022.90)	-110.23 %	
Other Sundry Expense	1	01	4190.18	5	51.06	0.34	2,222.96	1.24	3,000.00	777.04	25.90 %	
Administrative Contact Costs	1	01	4190.19	5	6,616.51	44.11	69,599.37	38.67	75,000.00	5,400.63	7.20 %	

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: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 01	4190.21 5	20,022.12	133.48	116,465.00	64.70	108,000.00	(8,465.00)	-7.84 %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,087.50	7.25	13,207.50	7.34	14,000.00	792.50	5.66 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %
Total Administrative Expense			71,555.19	477.03	498,901.92	277.17	510,518.00	11,616.08	2.28 %
Tenant Services									
Tenant Services - Salaries	1 01	4210 5	784.00	5.23	9,229.30	5.13	13,000.00	3,770.70	29.01 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	221.92	1.48	5,160.45	2.87	8,000.00	2,839.55	35.49 %
Total Tenant Services			1,005.92	6.71	14,389.75	7.99	21,000.00	6,610.25	31.48 %
Utilities Expense									
Water	1 01	4310 5	49.67	0.33	1,118.82	0.62	1,500.00	381.18	25.41 %
Electricity	1 01	4320 5	3,325.35	22.17	14,660.77	8.14	15,000.00	339.23	2.26 %
Gas	1 01	4330 5	537.47	3.58	2,829.38	1.57	2,000.00	(829.38)	-41.47 %
Other Utility Expense - Sewer	1 01	4390 5	42.28	0.28	1,130.16	0.63	1,500.00	369.84	24.66 %
Total Utilities Expense			3,954.77	26.37	19,739.13	10.97	20,000.00	260.87	1.30 %
Ordinary Maintenance and Operation									
Labor	1 01	4410 5	5,639.93	37.60	40,288.06	22.38	82,000.00	41,711.94	50.87 %
Labor-Comp Absences	1 01	4410.75 5	(1,172.06)	(7.81)	(1,172.06)	(0.65)	0.00	1,172.06	100.00 %
Materials	1 01	4420 5	2,563.84	17.09	45,408.21	25.23	50,000.00	4,591.79	9.18 %
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,600.00	10.67	9,025.00	5.01	11,000.00	1,975.00	17.95 %
Contract Costs-Other Repairs	1 01	4430.03 5	450.00	3.00	15,896.25	8.83	30,000.00	14,103.75	47.01 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.58	0.11	199.24	0.11	300.00	100.76	33.59 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	58.77	0.39	2,274.34	1.26	4,000.00	1,725.66	43.14 %
Contract Costs-Maintenance	1 01	4430.09 5	1,099.36	7.33	2,314.86	1.29	25,000.00	22,685.14	90.74 %
Contract Costs-Other	1 01	4430.13 5	6,142.50	40.95	100,564.63	55.87	10,000.00	(90,564.63)	-905.65 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	3,275.00	1.82	7,000.00	3,725.00	53.21 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,550.00	17.00	37,465.00	20.81	35,000.00	(2,465.00)	-7.04 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	5,985.00	39.90	42,385.00	23.55	20,000.00	(22,385.00)	-111.92 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	1,950.00	13.00	9,185.00	5.10	10,000.00	815.00	8.15 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	9,450.00	63.00	33,155.00	18.42	25,000.00	(8,155.00)	-32.62 %
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	285.00	0.16	2,000.00	1,715.00	85.75 %
Garbage and Trash Collection	1 01	4431 5	348.73	2.32	2,642.89	1.47	8,000.00	5,357.11	66.96 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,868.12	12.45	21,225.33	11.79	35,000.00	13,774.67	39.36 %
Total Ordinary Maintenance and Operation			38,550.77	257.01	364,416.75	202.45	359,300.00	(5,116.75)	-1.42 %
Protective Services									
Protective Services - Contract Costs	1 01	4480 5	9,283.36	61.89	60,309.10	33.51	80,000.00	19,690.90	24.61 %

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: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Total Protective Services					9,283.36	61.89	60,309.10	33.51	80,000.00	19,690.90	24.61 %
General Expense											
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	28,429.67	15.79	22,000.00	(6,429.67)	-29.23 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	484.00	0.27	600.00	116.00	19.33 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	2,814.16	1.56	3,000.00	185.84	6.19 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	2,324.20	1.29	4,000.00	1,675.80	41.90 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	769.84	0.43	1,100.00	330.16	30.01 %
Insurance - Windstorm	1	01	4510.15	5	59,693.19	397.95	251,721.81	139.85	150,800.00	(100,921.81)	-66.92 %
Payments in Lieu of Taxes	1	01	4520	5	(1,020.37)	(6.80)	31,062.89	17.26	35,000.00	3,937.11	11.25 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	50.58	0.03	100.00	49.42	49.42 %
Collection Losses	1	01	4570	5	(4,823.00)	(32.15)	9,221.01	5.12	5,000.00	(4,221.01)	-84.42 %
Total General Expense					53,849.82	359.00	326,878.16	181.60	221,600.00	(105,278.16)	-47.51 %
Other Expenditures											
Property Better & Add-Contract Costs	1	01	7540.4	5	92,400.00	616.00	349,854.72	194.36	550,000.00	200,145.28	36.39 %
Operating Exp For Property - Contra	1	01	7590	5	(92,400.00)	(616.00)	(349,854.72)	(194.36)	(550,000.00)	(200,145.28)	-36.39 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(178,199.83)	(1,188.00)	(1,284,634.81)	(713.69)	(1,212,418.00)	(72,216.81)	-5.96 %
Operating Income (Loss)					(111,011.02)	(740.07)	(89,858.95)	(49.92)	0.00	(89,858.95)	100.00 %
Depreciation Expense											
Depreciation Expense	1	01	4800	5	167,323.82	1,115.49	167,423.23	93.01	0.00	(167,423.23)	-100.00 %
Total Depreciation Expense					167,323.82	1,115.49	167,423.23	93.01	0.00	(167,423.23)	-100.00 %
Total Other Income (Expense)					(167,323.82)	(1,115.49)	(167,423.23)	(93.01)	0.00	(167,423.23)	100.00 %
Net Income (Loss)					(278,334.84)	(1,855.56)	(257,282.18)	(142.93)	0.00	(257,282.18)	100.00 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 02 3110	5		36,293.00	307.57	395,164.00	279.07	352,389.00	42,775.00	12.14 %
Nondwelling Rental		1 02 3190	5		350.00	2.97	4,200.00	2.97	4,200.00	0.00	0.00 %
Total Rental Income					36,643.00	310.53	399,364.00	282.04	356,589.00	42,775.00	12.00 %
Other Income											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	22,480.00	(22,480.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		(21,463.78)	(181.90)	500.00	0.35	0.00	500.00	100.00 %
Other Income - Tenants		1 02 3690	5		2,913.00	24.69	43,964.00	31.05	35,705.00	8,259.00	23.13 %
Other Income - Misc Other Revenue		1 02 3690.1	5		1,304.24	11.05	1,410.71	1.00	0.00	1,410.71	100.00 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	314.00	(314.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	0.00	0.00	500.00	(500.00)	-100.00 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	100,044.90	70.65	97,402.00	2,642.90	2.71 %
Total Other Income					(17,246.54)	(146.16)	145,919.61	103.05	156,401.00	(10,481.39)	-6.70 %
Other Receipts											
Operating Subsidy - Current Year		1 02 8020	0		62,645.66	530.90	583,371.54	411.99	681,000.00	(97,628.46)	-14.34 %
Total Other Receipts					62,645.66	530.90	583,371.54	411.99	681,000.00	(97,628.46)	-14.34 %
Total Revenue					82,042.12	695.27	1,128,655.15	797.07	1,193,990.00	(65,334.85)	-5.47 %
Administrative Expense											
Nontechnical Salaries		1 02 4110	5		10,548.25	89.39	103,641.51	73.19	145,000.00	41,358.49	28.52 %
Administrative Salaries-Comp Absences		1 02 4110.75	5		(175.05)	(1.48)	(175.05)	(0.12)	0.00	175.05	100.00 %
Legal Expense		1 02 4130	5		754.00	6.39	2,264.00	1.60	3,200.00	936.00	29.25 %
Staff Training		1 02 4140	5		0.00	0.00	637.83	0.45	3,500.00	2,862.17	81.78 %
Travel		1 02 4150	5		0.00	0.00	2,416.85	1.71	3,500.00	1,083.15	30.95 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	523.74	0.37	1,000.00	476.26	47.63 %
Audit Fees		1 02 4171	5		0.00	0.00	6,665.20	4.71	6,548.00	(117.20)	-1.79 %
Employee Benefits Cont - Admin		1 02 4182	5		4,977.00	42.18	36,865.07	26.03	60,000.00	23,134.93	38.56 %
Sundry		1 02 4190	5		0.00	0.00	112.83	0.08	500.00	387.17	77.43 %
Postage/FedEx/UPS		1 02 4190.03	5		192.02	1.63	1,350.09	0.95	1,000.00	(350.09)	-35.01 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	3,332.00	3,332.00	100.00 %
Publications		1 02 4190.11	5		848.73	7.19	2,999.93	2.12	2,000.00	(999.93)	-50.00 %
Membership Dues and Fees		1 02 4190.12	5		103.34	0.88	2,138.50	1.51	2,000.00	(138.50)	-6.92 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		9,717.30	82.35	82,863.95	58.52	90,000.00	7,136.05	7.93 %
Forms & Office Supplies		1 02 4190.17	5		2,672.81	22.65	21,836.18	15.42	8,000.00	(13,836.18)	-172.95 %
Other Sundry Expense		1 02 4190.18	5		(373.89)	(3.17)	868.73	0.61	3,000.00	2,131.27	71.04 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1 02 4190.19 5		9,372.42	79.43	83,903.79	59.25	75,000.00	(8,903.79)	-11.87 %
Management Fee Expense - AMP	1 02 4190.21 5		19,563.08	165.79	113,678.44	80.28	106,000.00	(7,678.44)	-7.24 %
Asset Management Fee - AMP	1 02 4190.22 5		1,480.00	12.54	17,760.00	12.54	20,000.00	2,240.00	11.20 %
AMP Bookkeeping Fees	1 02 4190.23 5		1,065.00	9.03	12,892.50	9.10	13,500.00	607.50	4.50 %
IT Fees - COCC	1 02 4190.24 5		296.00	2.51	3,552.00	2.51	4,000.00	448.00	11.20 %
Board Meeting Expense	1 02 4190.9 5		0.00	0.00	371.09	0.26	0.00	(371.09)	-100.00 %
Total Administrative Expense			61,041.01	517.30	497,167.18	351.11	551,080.00	53,912.82	9.78 %
Tenant Services									
Tenant Services - Salaries	1 02 4210 5		672.00	5.69	7,906.28	5.58	14,000.00	6,093.72	43.53 %
Ten Services - Recreation, Pubs, Other	1 02 4220 5		221.92	1.88	4,838.87	3.42	7,000.00	2,161.13	30.87 %
Total Tenant Services			893.92	7.58	12,745.15	9.00	21,000.00	8,254.85	39.31 %
Utilities Expense									
Water	1 02 4310 5		311.38	2.64	2,291.68	1.62	3,500.00	1,208.32	34.52 %
Electricity	1 02 4320 5		4,226.30	35.82	16,109.83	11.38	15,000.00	(1,109.83)	-7.40 %
Gas	1 02 4330 5		711.50	6.03	4,011.10	2.83	3,300.00	(711.10)	-21.55 %
4150.2-MILEAGE REIMBURSEMENT	1 02 4330.2 5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Other Utility Expense - Sewer	1 02 4390 5		42.29	0.36	530.77	0.37	1,000.00	469.23	46.92 %
Total Utilities Expense			5,291.47	44.84	22,943.38	16.20	23,800.00	856.62	3.60 %
Ordinary Maintenance and Operation									
Labor	1 02 4410 5		8,199.98	69.49	75,502.20	53.32	75,000.00	(502.20)	-0.67 %
Labor-Comp Absences	1 02 4410.75 5		(832.61)	(7.06)	(832.61)	(0.59)	0.00	832.61	100.00 %
Materials	1 02 4420 5		(20,190.63)	(171.11)	21,387.60	15.10	80,000.00	58,612.40	73.27 %
Contract Costs	1 02 4430 5		0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Contract Costs-Extermination/Pest Control	1 02 4430.01 5		1,500.00	12.71	11,289.00	7.97	12,000.00	711.00	5.92 %
Contract Costs-Other Repairs	1 02 4430.03 5		1,850.00	15.68	30,628.00	21.63	30,000.00	(628.00)	-2.09 %
Contract Costs-Maint Cell Phone	1 02 4430.04 5		16.58	0.14	199.24	0.14	400.00	200.76	50.19 %
Contract Costs-Auto/Truck Maint/Repair	1 02 4430.08 5		106.64	0.90	741.29	0.52	6,000.00	5,258.71	87.65 %
Contract Costs-Maintenance	1 02 4430.09 5		564.40	4.78	12,467.43	8.80	51,000.00	38,532.57	75.55 %
Contract Costs-Other	1 02 4430.13 5		1,267.50	10.74	33,058.00	23.35	1,000.00	(32,058.00)	-3205.80 %
Contact Costs-Heating & Cooling Contract	1 02 4430.17 5		450.00	3.81	10,922.00	7.71	12,000.00	1,078.00	8.98 %
Contract Costs-Landscape & Ground	1 02 4430.19 5		6,275.00	53.18	42,025.00	29.68	50,000.00	7,975.00	15.95 %
Contract Costs-Unit Turnaround	1 02 4430.20 5		0.00	0.00	33,740.00	23.83	30,000.00	(3,740.00)	-12.47 %
Contact Costs-Electrical Contracts	1 02 4430.21 5		0.00	0.00	(85.00)	(0.06)	5,000.00	5,085.00	101.70 %
Contact Costs-Plumbing Contracts	1 02 4430.22 5		575.00	4.87	2,825.00	2.00	20,000.00	17,175.00	85.88 %
Connect/Disconnect Fees	1 02 4430.4 5		0.00	0.00	325.00	0.23	1,500.00	1,175.00	78.33 %
Garbage and Trash Collection	1 02 4431 5		140.37	1.19	2,923.45	2.06	3,500.00	576.55	16.47 %
Emp Benefit Cont - Maintenance	1 02 4433 5		3,779.85	32.03	30,656.66	21.65	39,000.00	8,343.34	21.39 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			3,702.08	31.37	307,772.26	217.35	418,400.00	110,627.74	26.44 %
Protective Services									
Protective Services - Contract Costs	1 02 4480 5		3,703.28	31.38	36,520.43	25.79	35,000.00	(1,520.43)	-4.34 %
Total Protective Services			3,703.28	31.38	36,520.43	25.79	35,000.00	(1,520.43)	-4.34 %
General Expense									
Insurance -Property (Fire & EC)	1 02 4510.01 5		0.00	0.00	28,429.67	20.08	22,000.00	(6,429.67)	-29.23 %
Insurance - General Liability	1 02 4510.02 5		0.00	0.00	440.00	0.31	500.00	60.00	12.00 %
Insurance - Automobile	1 02 4510.03 5		0.00	0.00	2,814.16	1.99	2,800.00	(14.16)	-0.51 %
Insurance - Workman's Comp	1 02 4510.04 5		0.00	0.00	2,187.48	1.54	3,300.00	1,112.52	33.71 %
Insurance - Fidelity Bond	1 02 4510.09 5		0.00	0.00	724.56	0.51	1,035.00	310.44	29.99 %
Insurance - Windstorm	1 02 4510.15 5		28,195.71	238.95	109,945.04	77.64	80,000.00	(29,945.04)	-37.43 %
Payments in Lieu of Taxes	1 02 4520 5		7,125.63	60.39	34,625.63	24.45	30,000.00	(4,625.63)	-15.42 %
PROPERTY TAXES	1 02 4520.1 5		0.00	0.00	50.58	0.04	75.00	24.42	32.56 %
Emp Benefit Cont-Unemployment	1 02 4540.8 5		(2,160.00)	(18.31)	0.00	0.00	0.00	0.00	-100.00 %
Collection Losses	1 02 4570 5		1,062.48	9.00	17,074.80	12.06	5,000.00	(12,074.80)	-241.50 %
Total General Expense			34,223.82	290.03	196,291.92	138.62	144,710.00	(51,581.92)	-35.65 %
Other Expenditures									
Property Better & Add-Contract Costs	1 02 7540.4 5		43,500.00	368.64	277,950.00	196.29	300,000.00	22,050.00	7.35 %
Operating Exp For Property - Contra	1 02 7590 5		(43,500.00)	(368.64)	(277,950.00)	(196.29)	(300,000.00)	(22,050.00)	-7.35 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(108,855.58)	(922.50)	(1,073,440.32)	(758.08)	(1,193,990.00)	120,549.68	10.10 %
Operating Income (Loss)			(26,813.46)	(227.21)	55,214.83	38.99	0.00	55,214.83	100.00 %
Depreciation Expense									
Depreciation Expense	1 02 4800 5		209,738.58	1,777.45	209,738.58	148.12	0.00	(209,738.58)	-100.00 %
Total Depreciation Expense			209,738.58	1,777.45	209,738.58	148.12	0.00	(209,738.58)	-100.00 %
Total Other Income (Expense)			(209,738.58)	(1,777.45)	(209,738.58)	(148.12)	0.00	(209,738.58)	100.00 %
Net Income (Loss)			(236,552.04)	(2,004.66)	(154,523.75)	(109.13)	0.00	(154,523.75)	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	37,997.00	189.99	426,433.01	177.68	305,000.00	121,433.01	39.81 %	
Total Rental Income					37,997.00	189.99	426,433.01	177.68	305,000.00	121,433.01	39.81 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	(33,553.29)	(167.77)	500.00	0.21	36,500.00	(36,000.00)	-98.63 %	
Other Income-Tenants	1	03	3690	5	4,238.00	21.19	56,798.00	23.67	50,000.00	6,798.00	13.60 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	6,206.90	31.03	6,315.48	2.63	5,135.00	1,180.48	22.99 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	0.00	0.00	550.00	(550.00)	-100.00 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	133,393.20	55.58	129,869.00	3,524.20	2.71 %	
Total Other Income					(23,108.39)	(115.54)	197,006.68	82.09	222,054.00	(25,047.32)	-11.28 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	87,887.66	439.44	970,380.32	404.33	983,580.00	(13,199.68)	-1.34 %	
Total Other Receipts					87,887.66	439.44	970,380.32	404.33	983,580.00	(13,199.68)	-1.34 %	
Total Revenue					102,776.27	513.88	1,593,820.01	664.09	1,510,634.00	83,186.01	5.51 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	19,718.32	98.59	197,633.01	82.35	189,100.00	(8,533.01)	-4.51 %	
Administrative Salaries-Comp Absences	1	03	4110.75	5	11,734.25	58.67	11,734.25	4.89	0.00	(11,734.25)	-100.00 %	
Legal Expense	1	03	4130	5	617.50	3.09	5,637.50	2.35	4,000.00	(1,637.50)	-40.94 %	
Staff Training	1	03	4140	5	387.00	1.94	2,897.34	1.21	2,000.00	(897.34)	-44.87 %	
Travel	1	03	4150	5	0.00	0.00	6,533.73	2.72	2,000.00	(4,533.73)	-226.69 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	115.15	0.58	450.57	0.19	1,000.00	549.43	54.94 %	
Audit Fees	1	03	4171	5	0.00	0.00	9,110.29	3.80	10,000.00	889.71	8.90 %	
Employee Benefits Cont - Admin	1	03	4182	5	7,631.64	38.16	68,189.00	28.41	79,000.00	10,811.00	13.68 %	
Sundry	1	03	4190	5	0.00	0.00	112.83	0.05	3,000.00	2,887.17	96.24 %	
Postage/FedEx/UPS	1	03	4190.03	5	192.02	0.96	1,350.09	0.56	3,000.00	1,649.91	55.00 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %	
Publications	1	03	4190.11	5	1,033.33	5.17	3,738.33	1.56	5,000.00	1,261.67	25.23 %	
Membership Dues and Fees	1	03	4190.12	5	103.34	0.52	2,254.00	0.94	2,500.00	246.00	9.84 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	19,553.50	97.77	124,395.57	51.83	125,000.00	604.43	0.48 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	10,368.00	4.32	10,368.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	5,367.87	26.84	30,798.53	12.83	15,000.00	(15,798.53)	-105.32 %	
Other Sundry Expense	1	03	4190.18	5	153.40	0.77	2,500.84	1.04	2,591.00	90.16	3.48 %	
Administrative Contact Costs	1	03	4190.19	5	8,662.44	43.31	85,168.72	35.49	95,000.00	9,831.28	10.35 %	
Management Fee Expense - AMP	1	03	4190.21	5	26,545.47	132.73	153,902.59	64.13	145,000.00	(8,902.59)	-6.14 %	

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	24,000.00	10.00	24,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,447.50	7.24	17,452.50	7.27	18,000.00	547.50	3.04 %
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	4,800.00	2.00	4,800.00	0.00	0.00 %
Total Administrative Expense					106,526.73	532.63	763,027.69	317.93	743,359.00	(19,668.69)	-2.65 %
Tenant Services											
Tenant Services - Salaries	1	03	4210	5	784.00	3.92	9,219.09	3.84	15,000.00	5,780.91	38.54 %
Ten Services - Recreation, Pubs, Other	1	03	4220	5	221.92	1.11	4,340.48	1.81	8,000.00	3,659.52	45.74 %
Total Tenant Services					1,005.92	5.03	13,559.57	5.65	23,000.00	9,440.43	41.05 %
Utilities Expense											
Water	1	03	4310	5	744.12	3.72	3,871.83	1.61	8,000.00	4,128.17	51.60 %
Electricity	1	03	4320	5	5,222.58	26.11	23,891.69	9.95	21,000.00	(2,891.69)	-13.77 %
Gas	1	03	4330	5	773.30	3.87	3,167.00	1.32	2,000.00	(1,167.00)	-58.35 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	85.16	0.43	431.47	0.18	2,000.00	1,568.53	78.43 %
Total Utilities Expense					6,825.16	34.13	31,361.99	13.07	33,500.00	2,138.01	6.38 %
Ordinary Maintenance and Operation											
Labor	1	03	4410	5	9,192.04	45.96	63,951.21	26.65	117,000.00	53,048.79	45.34 %
Labor-Comp Absences	1	03	4410.75	5	725.49	3.63	725.49	0.30	0.00	(725.49)	-100.00 %
Materials	1	03	4420	5	(7,853.30)	(39.27)	13,701.15	5.71	70,000.00	56,298.85	80.43 %
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	2,975.00	14.88	15,000.00	6.25	20,000.00	5,000.00	25.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	0.00	0.00	3,820.00	1.59	30,000.00	26,180.00	87.27 %
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.12	0.11	265.66	0.11	1,000.00	734.34	73.43 %
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	213.31	1.07	1,257.09	0.52	5,000.00	3,742.91	74.86 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	0.00	31,951.37	13.31	15,000.00	(16,951.37)	-113.01 %
Contract Costs-Other	1	03	4430.13	5	3,685.00	18.43	47,721.50	19.88	25,000.00	(22,721.50)	-90.89 %
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	10,681.55	4.45	20,000.00	9,318.45	46.59 %
Contract Costs-Landscape & Ground	1	03	4430.19	5	6,500.00	32.50	53,483.00	22.28	45,472.00	(8,011.00)	-17.62 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	11,970.00	59.85	43,845.00	18.27	25,000.00	(18,845.00)	-75.38 %
Contact Costs-Electrical Contracts	1	03	4430.21	5	2,525.00	12.63	(26,685.00)	(11.12)	20,000.00	46,685.00	233.42 %
Contact Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	15,250.00	6.35	10,000.00	(5,250.00)	-52.50 %
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	45.00	0.23	330.00	0.14	2,000.00	1,670.00	83.50 %
Garbage and Trash Collection	1	03	4431	5	221.44	1.11	2,092.32	0.87	6,000.00	3,907.68	65.13 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,423.24	12.12	23,221.00	9.68	44,000.00	20,779.00	47.22 %
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	703.00	703.00	100.00 %
Total Ordinary Maintenance and Operation					32,644.34	163.22	300,611.34	125.25	458,675.00	158,063.66	34.46 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2025	ACCOUNT			1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	4,301.30	21.51	53,261.20	22.19	50,000.00	(3,261.20)	-6.52 %
Total Protective Services					4,301.30	21.51	53,261.20	22.19	50,000.00	(3,261.20)	-6.52 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	34,527.12	14.39	25,000.00	(9,527.12)	-38.11 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	660.00	0.28	1,900.00	1,240.00	65.26 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	3,793.01	1.58	4,000.00	206.99	5.17 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	3,691.37	1.54	7,400.00	3,708.63	50.12 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	1,222.71	0.51	1,500.00	277.29	18.49 %
Insurance - Windstorm	1	03	4510.15	5	38,538.75	192.69	155,093.93	64.62	120,000.00	(35,093.93)	-29.24 %
Payments in Lieu of Taxes	1	03	4520	5	5,505.36	27.53	37,588.62	15.66	35,000.00	(2,588.62)	-7.40 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	67.43	0.03	100.00	32.57	32.57 %
Collection Losses	1	03	4570	5	7,653.73	38.27	11,611.14	4.84	7,200.00	(4,411.14)	-61.27 %
Total General Expense					51,697.84	258.49	248,255.33	103.44	202,100.00	(46,155.33)	-22.84 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	86,047.25	430.24	220,347.25	91.81	500,000.00	279,652.75	55.93 %
Operating Exp For Property - Contra	1	03	7590	5	(86,047.25)	(430.24)	(220,347.25)	(91.81)	(500,000.00)	(279,652.75)	-55.93 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(203,001.29)	(1,015.01)	(1,410,077.12)	(587.53)	(1,510,634.00)	100,556.88	6.66 %
Operating Income (Loss)					(100,225.02)	(501.19)	183,742.89	76.56	0.00	183,742.89	100.00 %
Depreciation Expense											
Depreciation Expense	1	03	4800	5	244,358.02	1,221.79	244,358.02	101.82	0.00	(244,358.02)	-100.00 %
Total Depreciation Expense					244,358.02	1,221.79	244,358.02	101.82	0.00	(244,358.02)	-100.00 %
Total Other Income (Expense)					(244,358.02)	(1,221.79)	(244,358.02)	(101.82)	0.00	(244,358.02)	100.00 %
Net Income (Loss)					(344,583.04)	(1,722.98)	(60,615.13)	(25.26)	0.00	(60,615.13)	100.00 %

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
Family Living Center
U/M Month: 11 - U/M YTD: 11 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	3	01	3110	5	4,786.00	4,786.00	51,279.00	51,279.00	48,000.00	3,279.00	6.83 %	
Total Rental Income					4,786.00	4,786.00	51,279.00	51,279.00	48,000.00	3,279.00	6.83 %	
Other Income												
Interest Earned on Gen Fund Investments	3	01	3610	5	243.09	243.09	2,811.91	2,811.91	2,500.00	311.91	12.48 %	
Other Income-Tenants	3	01	3690	5	(80.00)	(80.00)	1,590.00	1,590.00	500.00	1,090.00	218.00 %	
Other Income - Misc Other Revenue	3	01	3690.1	5	0.00	0.00	66.60	66.60	0.00	66.60	100.00 %	
Total Other Income					163.09	163.09	4,468.51	4,468.51	3,000.00	1,468.51	48.95 %	
Total Revenue					4,949.09	4,949.09	55,747.51	55,747.51	51,000.00	4,747.51	9.31 %	
Administrative Expense												
Nontechnical Salaries	3	01	4110	5	227.58	227.58	2,791.52	2,791.52	5,000.00	2,208.48	44.17 %	
Legal Expense	3	01	4130	5	0.00	0.00	5,537.75	5,537.75	394.00	(5,143.75)	-1305.52 %	
Audit Fees	3	01	4171	5	0.00	0.00	1,088.53	1,088.53	3,000.00	1,911.47	63.72 %	
Employee Benefits Cont - Admin	3	01	4182	5	51.18	51.18	237.14	237.14	0.00	(237.14)	-100.00 %	
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	4,000.00	4,000.00	100.00 %	
Advertising and Marketing	3	01	4190.08	5	627.50	627.50	627.50	627.50	250.00	(377.50)	-151.00 %	
Publications	3	01	4190.11	5	42.60	42.60	170.40	170.40	200.00	29.60	14.80 %	
Forms & Office Supplies	3	01	4190.17	5	0.00	0.00	705.00	705.00	0.00	(705.00)	-100.00 %	
Other Sundry Expense	3	01	4190.18	5	246.85	246.85	10,037.65	10,037.65	8,500.00	(1,537.65)	-18.09 %	
Total Administrative Expense					1,195.71	1,195.71	21,195.49	21,195.49	21,344.00	148.51	0.70 %	
Tenant Services												
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	185.68	185.68	0.00	(185.68)	-100.00 %	
Total Tenant Services					0.00	0.00	185.68	185.68	0.00	(185.68)	-100.00 %	
Utilities Expense												
Water	3	01	4310	5	33.11	33.11	328.81	328.81	426.00	97.19	22.81 %	
Other Utility Expense - Sewer	3	01	4390	5	56.05	56.05	546.80	546.80	780.00	233.20	29.90 %	
Total Utilities Expense					89.16	89.16	875.61	875.61	1,206.00	330.39	27.40 %	
Ordinary Maintenance and Operation												
Labor	3	01	4410	5	14.20	14.20	52.30	52.30	3,500.00	3,447.70	98.51 %	
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %	
Contract Cots-Extermination	3	01	4430.01	5	198.00	198.00	1,188.00	1,188.00	800.00	(388.00)	-48.50 %	
Contract Costs-Other Repairs	3	01	4430.03	5	3,245.00	3,245.00	3,245.00	3,245.00	6,500.00	3,255.00	50.08 %	
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	345.00	345.00	4,000.00	3,655.00	91.38 %	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	4,000.00	4,000.00	100.00 %	
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	30.00	30.00	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: 11 - U/M Year: 132

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	PUM	12 Month(s) Ended March 31, 2025	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3 01 4431	5	95.94	95.94	1,055.34	1,055.34	1,300.00	244.66	18.82 %
Emp Benefit Cont - Maintenance	3 01 4433	5	1.09	1.09	4.00	4.00	0.00	(4.00)	-100.00 %
Total Ordinary Maintenance and Operation			3,554.23	3,554.23	5,889.64	5,889.64	22,130.00	16,240.36	73.39 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	0.00	0.00	5,069.54	5,069.54	3,200.00	(1,869.54)	-58.42 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	66.00	66.00	120.00	54.00	45.00 %
Insurance - Windstorm	3 01 4510.15	5	4,212.00	4,212.00	14,906.42	14,906.42	3,000.00	(11,906.42)	-396.88 %
Collection Losses	3 01 4570	5	835.50	835.50	835.50	835.50	0.00	(835.50)	-100.00 %
Total General Expense			5,047.50	5,047.50	20,877.46	20,877.46	6,320.00	(14,557.46)	-230.34 %
Other Expenditures									
Property Better & Add-Contract Costs	3 01 7540.4	5	27,500.00	27,500.00	27,500.00	27,500.00	45,000.00	17,500.00	38.89 %
Operating Exp For Property - Contra	3 01 7590	5	(27,500.00)	(27,500.00)	(27,500.00)	(27,500.00)	(45,000.00)	(17,500.00)	-38.89 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(9,886.60)	(9,886.60)	(49,023.88)	(49,023.88)	(51,000.00)	1,976.12	3.87 %
Operating Income (Loss)			(4,937.51)	(4,937.51)	6,723.63	6,723.63	0.00	6,723.63	100.00 %
Depreciation Expense									
Depreciation Expense	3 01 4800	5	7,888.48	7,888.48	7,888.48	7,888.48	0.00	(7,888.48)	-100.00 %
Total Depreciation Expense			7,888.48	7,888.48	7,888.48	7,888.48	0.00	(7,888.48)	-100.00 %
Total Other Income (Expense)			(7,888.48)	(7,888.48)	(7,888.48)	(7,888.48)	0.00	(7,888.48)	100.00 %
Net Income (Loss)			(12,825.99)	(12,825.99)	(1,164.85)	(1,164.85)	0.00	(1,164.85)	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

Voucher

Fiscal Year End Date:	3/31/2025	ACCOUNT				1 Month(s) Ended March 31, 2025	12 Month(s) Ended March 31, 2025	Budget	Variance	Variance %
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	54,679.00	717,285.00	717,237.00	48.00	0.01 %	
Interest Income HA Portion	7	01	3300	5	(2,188.44)	500.00	4,800.00	(4,300.00)	-89.58 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	(210.00)	4,511.50	7,375.00	(2,863.50)	-38.83 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	500.00	(500.00)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	1,072.29	7,321.57	25,656.00	(18,334.43)	-71.46 %	
Other Income	7	01	3690	5	0.00	505.35	105.00	400.35	381.29 %	
HAP Earned Income	7	01	4902	5	668,666.29	6,070,310.65	5,384,448.00	685,862.65	12.74 %	
Total Operating Income					722,019.14	6,800,434.07	6,140,121.00	660,313.07	10.75 %	
Total Revenue					722,019.14	6,800,434.07	6,140,121.00	660,313.07	10.75 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	19,874.21	198,105.96	157,000.00	(41,105.96)	-26.18 %	
Administrative Salaries-Comp Absence	7	01	4110.75	5	4,177.02	4,177.02	0.00	(4,177.02)	-100.00 %	
Legal Expense	7	01	4130	5	0.00	0.00	5,000.00	5,000.00	100.00 %	
STAFF TRAINING	7	01	4140	5	0.00	2,741.86	15,000.00	12,258.14	81.72 %	
Travel	7	01	4150	5	0.00	6,982.65	15,000.00	8,017.35	53.45 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	187.13	3,000.00	2,812.87	93.76 %	
Audit Fees	7	01	4171	5	0.00	847.83	5,000.00	4,152.17	83.04 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	12,816.00	13,236.00	420.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	10,570.31	82,843.92	55,000.00	(27,843.92)	-50.63 %	
Sundry	7	01	4190	5	0.00	112.83	10,000.00	9,887.17	98.87 %	
Postage/FedEx/UPS	7	01	4190.03	5	953.84	6,706.41	10,000.00	3,293.59	32.94 %	
Advertising and Marketing	7	01	4190.08	5	0.00	0.00	15,000.00	15,000.00	100.00 %	
Publications	7	01	4190.11	5	1,185.70	4,742.80	10,000.00	5,257.20	52.57 %	
Membership Dues and Fees	7	01	4190.12	5	103.34	2,117.49	5,000.00	2,882.51	57.65 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,530.80	18,813.65	30,000.00	11,186.35	37.29 %	
Forms & Office Supplies	7	01	4190.17	5	968.60	12,993.81	25,217.00	12,223.19	48.47 %	
Other Sundry Expense	7	01	4190.18	5	106.00	2,419.84	10,000.00	7,580.16	75.80 %	
Administrative Contact Costs	7	01	4190.19	5	8,016.91	97,302.85	100,000.00	2,697.15	2.70 %	
Asset Management Fee - AMP	7	01	4190.22	5	8,808.00	110,052.00	106,992.00	(3,060.00)	-2.86 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,505.00	68,782.50	66,870.00	(1,912.50)	-2.86 %	
Asset Management Fee - AMP	7	03	4190.22	5	960.00	10,836.00	12,528.00	1,692.00	13.51 %	
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	6,772.50	7,830.00	1,057.50	13.51 %	
Total Administrative Expense					64,427.73	650,355.05	677,673.00	27,317.95	4.03 %	
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	13,113.08	25,000.00	11,886.92	47.55 %	
Materials	7	01	4420	5	50.27	1,731.38	0.00	(1,731.38)	-100.00 %	
Vehicle Maintenance	7	01	4430.1	5	58.77	618.47	0.00	(618.47)	-100.00 %	
Total Operating Expenses					1,239.85	15,462.93	25,000.00	9,537.07	38.15 %	
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	856.48	3,500.00	2,643.52	75.53 %	
Insurance - Workman's Comp	7	01	4510.04	5	0.00	2,324.20	15,000.00	12,675.80	84.51 %	
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	769.84	0.00	(769.84)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	2,000.00	2,000.00	100.00 %	
Emp Benefit Cont-Unemployment	7	01	4540.8	5	(3,249.90)	0.00	0.00	0.00	-100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	50.86	655.38	2,500.00	1,844.62	73.78 %	
Portability - Port In Deposits	7	01	4590.PID	5	(8,481.00)	(42,149.90)	0.00	42,149.90	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	8,481.00	42,149.90	0.00	(42,149.90)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	2,279.40	21,724.66	30,000.00	8,275.34	27.58 %	
Portability - Port In Deposits	7	03	4590.PID	5	(2,867.07)	(23,891.65)	0.00	23,891.65	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	2,867.07	23,891.65	0.00	(23,891.65)	-100.00 %	
Total General Expense					(919.64)	26,342.78	53,000.00	26,657.22	50.30 %	
Other Expenditures										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	50,000.00	50,000.00	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(50,000.00)	(50,000.00)	-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 March 31, 2025	12 Month(s) Ended March 31, 2025	Budget	Variance	Variance %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7 01	4715.1 5	447,232.00	5,470,680.39	4,831,890.00	(638,790.39)	-13.22 %
HAP Payments - Utilities	7 01	4715.4 5	11,706.00	152,021.00	125,427.00	(26,594.00)	-21.20 %
Fraud Recovery HUD	7 01	4715.8 5	0.00	(4,511.50)	4,000.00	8,511.50	212.79 %
HAP Portability	7 01	4715.P 5	(4,564.00)	(29,264.00)	28,000.00	57,264.00	204.51 %
HAP Payments - Port Out	7 01	4715.PO 5	1,101.00	13,676.00	11,000.00	(2,676.00)	-24.33 %
HAP Payments - Rents	7 02	4715.1 5	3,359.00	41,388.00	50,000.00	8,612.00	17.22 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(100.00)	(100.00)	-100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	17,338.73	222,734.58	155,691.00	(67,043.58)	-43.06 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	111.00	2,169.00	2,000.00	(169.00)	-8.45 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	1,000.00	1,000.00	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	20,202.00	172,455.00	160,000.00	(12,455.00)	-7.78 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	414.00	5,493.00	0.00	(5,493.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	40.00	40.00	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	1,522.00	22,913.18	15,000.00	(7,913.18)	-52.75 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	0.00	556.00	500.00	(56.00)	-11.20 %
Total Housing Assistance Payments			498,421.73	6,070,310.65	5,384,448.00	(685,862.65)	-12.74 %
Total Expenses			(563,169.67)	(6,762,471.41)	(6,140,121.00)	(622,350.41)	-10.14 %
Total Operating Income (Loss)			158,849.47	37,962.66	0.00	37,962.66	100.00 %
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	7 01	4800 5	11,833.04	11,833.04	0.00	(11,833.04)	-100.00 %
Total Depreciation Expense			11,833.04	11,833.04	0.00	(11,833.04)	-100.00 %
Total Other Income (Expense)			(11,833.04)	(11,833.04)	0.00	(11,833.04)	100.00 %
Total Net Income (Loss)			147,016.43	26,129.62	0.00	26,129.62	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:

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, MAY 21, 2025

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
64	26607	\$21.00
Bonita Park Total		\$21.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
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
175	12767	\$995.00
Le Moyne Gardens Total		\$995.00
Grand Total		\$1,016.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 05/01/25

FOR THE MONTH OF APRIL 2025

[illegible][illegible][illegible][illegible][illegible]

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 20 - Bonita Park, Sunset Terrace, Aragon, Arroyo Vista

CHARGE-OFF VACATED APARTMENTS

MANAGER: Evelyn Castillo

DATE: 05/01/25

FOR THE MONTH OF APRIL 2025

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
64	26607	\$100.00	\$0.00	\$102.00	\$0.00	\$19.00	\$0.00	\$21.00	Vacated Nonpayment of rent and sales & service fee

Rent due: January 2025 (pro rated move out) \$102.00 + Sales and Service Fee: Spectrum \$19.00 = Amount Due: \$121.00 - Security Deposit \$100.00 = \$21.00

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	TOTALS	\$100.00	\$0.00	\$102.00	\$0.00	\$19.00	\$0.00	\$21.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida Alonso

DATE: 05/01/25

FOR THE MONTH OF APRIL 2025

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
175	12767	\$200.00	\$0.00	\$1,029.00	\$75.00	\$91.00	\$0.00	\$995.00	Vacated Nonpayment rents, late fees, and sales & service fees

Rent due: January 2025 \$96.00 + February 2025 \$459.00 + March 2025 \$459.00 + April 2025 (Prorated) \$15.00 + Late fees January 2025 \$25.00 + February 2025 \$25.00 + March 2025 \$25.00 + Sales and service fees: Spectrum \$91.00 = Amount Due: \$1,195.00 - Security Deposit \$200.00 = \$995.00

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	TOTALS	\$200.00	\$0.00	\$1,029.00	\$75.00	\$91.00	\$0.00	\$995.00	
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Harlingen Housing Authority

Housing Choice Voucher/Section 8 Program

Section 8 Management Assessment Program (SEMAP)

Summary

SEMAP is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. It uses HUD's national database of tenant information and information from annual audits. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled.

1. Selection from Waiting List	15 points
2. Reasonable Rent	20 points
3. Determination of adjusted income	20 points
4. Utility Allowance Schedule	05 points
5. HQS Quality Control Inspections	05 points
6. HQS enforcement	10 points
7. Expanding Housing Opportunities	05 points
8. Payment Standards	05 points
9. Annual Re-examinations	10 points
10. Correct Tenant Rent Calculations	05 points
11. Pre-Contract HQS Inspection (Move-Ins)	05 points
12. Annual HQS Inspections	10 points
13. Lease up	20 points
14. Family Self-Sufficiency Enrollment	n/a
** Deconcentration Bonus Indicator	n/a
Total	135 points

Notes: HHA has been a high performer since 2015 earning all points (135 points) a percentage is calculated based on points earned.

- High performer 90% to 100%
- Standard performer 89% to 60%
- Troubled performer 60% and below

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Resolution 1520

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
----------	--------------------------------	------------------------------

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☐ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☐ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature _____

Chairperson, Board of Commissioners, signature _____

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☐ No ☐
- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐
- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

City of Harlingen Housing Authority

March 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report



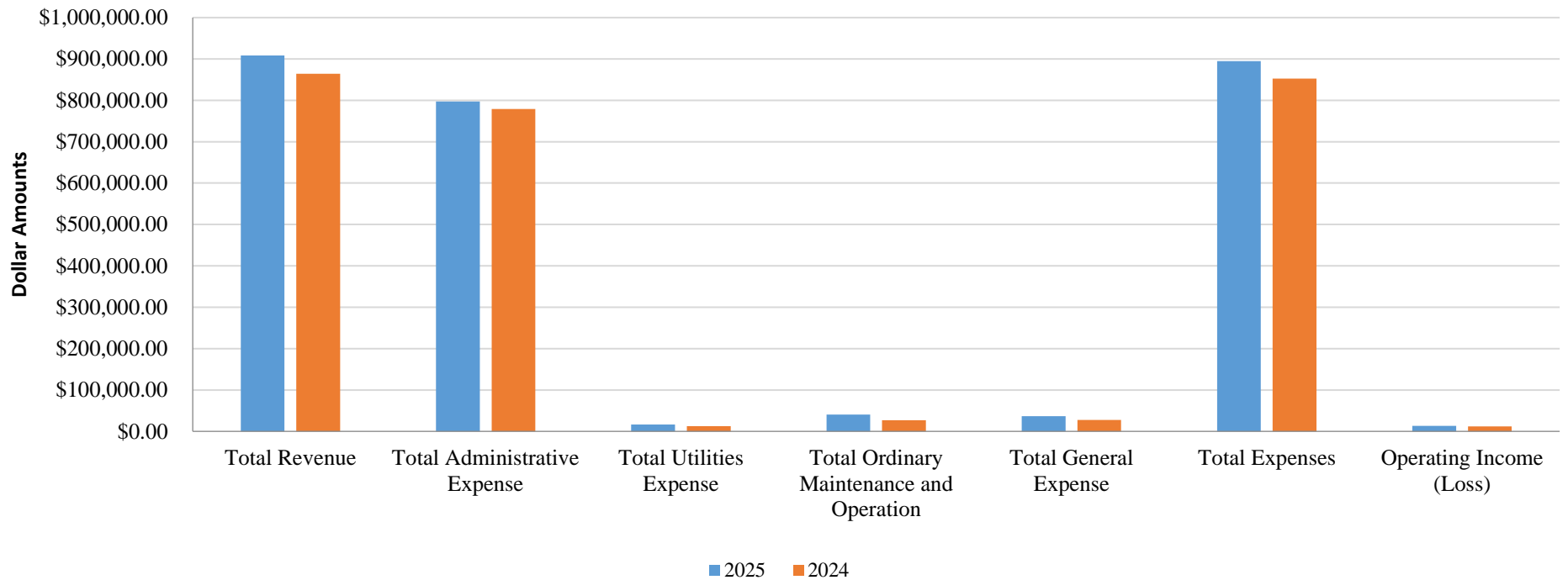
Bank Balances- Reserves as of 3/31/2025

	March 2025 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$60,181.37 COCC Investment Account		
\$632,061.98 COCC General Fund	\$95,551.16	7.24
Low Rent Reserves:		
\$1,554,870.92 Los Vecinos	\$178,199.83	8.73
\$1,066,880.09 Bonita Park	\$108,855.58	9.80
\$1,896,323.80 Le Moyne Gardens	\$203,001.29	9.34
Family Living Center Reserves:		
\$113,080.97 FLC bank cash account	\$9,886.60	11.44
HCV/Section 8 Reserves:		
\$27,244.20 Admin	\$64,747.94	0.42
-\$5,930.85 HAP	\$498,421.73	-0.01

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

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2023 End: 3/31/2024
Total Revenue	\$908,172.27	\$864,446.78
Total Administrative Expense	\$797,441.80	\$779,125.34
Total Utilities Expense	\$16,533.16	\$12,933.16
Total Ordinary Maintenance and Operation	\$40,874.52	\$27,229.68
Total General Expense	\$36,605.59	\$27,800.87
Total Expenses	\$894,955.35	\$852,231.55
Operating Income (Loss)	\$13,216.92	\$12,215.23

COCC Comparative EOY March 2025 - EOY March 2024



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
NON-DWELLING RENT	1	06	3190	5	26,385.72	25,254.91	1,130.81	4.48 %
Total Rental Income					26,385.72	25,254.91	1,130.81	4.48 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	12,478.12	12,848.49	(370.37)	-2.88 %
OTHER INCOME	1	06	3690	5	8,282.70	10,462.58	(2,179.88)	-20.84 %
Other Income - Management Fee	1	06	3690.2	5	579,606.23	537,507.80	42,098.43	7.83 %
Other Income - Asset Managemen	1	06	3690.3	5	163,050.00	148,456.50	14,593.50	9.83 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	106,417.50	117,964.50	(11,547.00)	-9.79 %
IT Fees	1	06	3690.5	5	11,952.00	11,952.00	0.00	0.00 %
Total Other Income					881,786.55	839,191.87	42,594.68	5.08 %
Total Revenue					908,172.27	864,446.78	43,725.49	5.06 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	428,695.62	420,923.38	(7,772.24)	-1.85 %
Administrative Salaries-Comp Ab	1	06	4110.75	5	1,122.19	9,545.83	8,423.64	88.24 %
LEGAL EXPENSE	1	06	4130	5	8,011.80	11,447.80	3,436.00	30.01 %
STAFF TRAINING	1	06	4140	5	9,198.87	7,729.50	(1,469.37)	-19.01 %
TRAVEL	1	06	4150	5	22,956.95	20,375.63	(2,581.32)	-12.67 %
Travel-Mileage Reimbursement	1	06	4150.2	5	2,137.23	1,676.26	(460.97)	-27.50 %
Audit Fees	1	06	4171	5	3,197.22	2,991.47	(205.75)	-6.88 %
Employee Benefits Cont - Admin	1	06	4182	5	180,565.10	163,453.19	(17,111.91)	-10.47 %
SUNDRY	1	06	4190	5	3,036.43	3,613.42	576.99	15.97 %
Postage/FedEx/UPS	1	06	4190.03	5	3,989.97	4,421.66	431.69	9.76 %
Advertising and Marketing	1	06	4190.08	5	627.50	533.00	(94.50)	-17.73 %
PUBLICATIONS	1	06	4190.11	5	2,761.80	2,694.80	(67.00)	-2.49 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	380.00	440.00	60.00	13.64 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	38,596.95	28,333.10	(10,263.85)	-36.23 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	13,556.37	20,069.16	6,512.79	32.45 %
Other Sundry Expense	1	06	4190.18	5	12,795.43	11,121.01	(1,674.42)	-15.06 %
Administrative Contact Costs	1	06	4190.19	5	57,249.36	56,474.99	(774.37)	-1.37 %
BOARD MEETING EXPENSE	1	06	4190.9	5	8,563.01	13,281.14	4,718.13	35.53 %
Total Administrative Expense					797,441.80	779,125.34	(18,316.46)	-2.35 %
Utilities Expense								
WATER	1	06	4310	5	516.62	211.14	(305.48)	-144.68 %
ELECTRICITY	1	06	4320	5	15,097.71	12,409.70	(2,688.01)	-21.66 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	918.83	312.32	(606.51)	-194.20 %
Total Utilities Expense					16,533.16	12,933.16	(3,600.00)	-27.84 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	8,096.31	9,783.87	1,687.56	17.25 %
MATERIALS	1	06	4420	5	7,577.30	5,538.39	(2,038.91)	-36.81 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	2,400.00	1,895.00	(505.00)	-26.65 %
Contract Costs-Other Repairs	1	06	4430.03	5	9,740.00	1,235.72	(8,504.28)	-88.20 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	782.60	967.12	184.52	19.08 %
Vehicle Maintenance	1	06	4430.1	5	0.00	49.90	49.90	100.00 %
Contract Costs-Other	1	06	4430.13	5	3,769.50	5,897.00	2,127.50	36.08 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	5,808.62	660.00	(5,148.62)	-780.09 %
Contact Costs-Electrical Contr	1	06	4430.21	5	1,550.00	0.00	(1,550.00)	0.00 %
Garbage and Trash Removal	1	06	4431	5	467.90	561.48	93.58	16.67 %
Emp Benefit Cont - Maintenance	1	06	4433	5	682.29	641.20	(41.09)	-6.41 %
Total Ordinary Maintenance and Operation					40,874.52	27,229.68	(13,644.84)	-50.11 %
Protective Services								

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Protective Services - Contract	1	06	4480	5	3,500.28	5,142.50	1,642.22	31.93 %
Total Protective Services					3,500.28	5,142.50	1,642.22	31.93 %
General Expense								
Insurance -Property (Fire & EC	1	06	4510.01	5	4,083.63	3,208.09	(875.54)	-27.29 %
Insurance - General Liability	1	06	4510.02	5	550.00	547.11	(2.89)	-0.53 %
Insurance - Automobile	1	06	4510.03	5	1,957.68	1,653.76	(303.92)	-18.38 %
Insurance - Workman's Comp	1	06	4510.04	5	3,144.50	3,476.33	331.83	9.55 %
Insurance - Fidelity Bond	1	06	4510.09	5	1,041.56	1,007.18	(34.38)	-3.41 %
Insurance - Windstorm	1	06	4510.15	5	25,360.41	17,256.99	(8,103.42)	-46.96 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	314.81	356.41	41.60	11.67 %
Interest Expense	1	06	4850	5	153.00	295.00	142.00	48.14 %
Total General Expense					36,605.59	27,800.87	(8,804.72)	-31.67 %
Total Expenses					(894,955.35)	(852,231.55)	(42,723.80)	5.01 %
Operating Income (Loss)					13,216.92	12,215.23	1,001.69	7.04 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	06	4800	5	19,554.18	20,280.48	726.30	3.58 %
Total Depreciation Expense					19,554.18	20,280.48	726.30	3.58 %
Total Other Income (Expense)					(19,554.18)	(20,280.48)	726.30	-3.58 %
Net Income (Loss)					(6,337.26)	(8,065.25)	1,727.99	-12.42 %

Report Criteria PHA: 1 Project: '06'

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

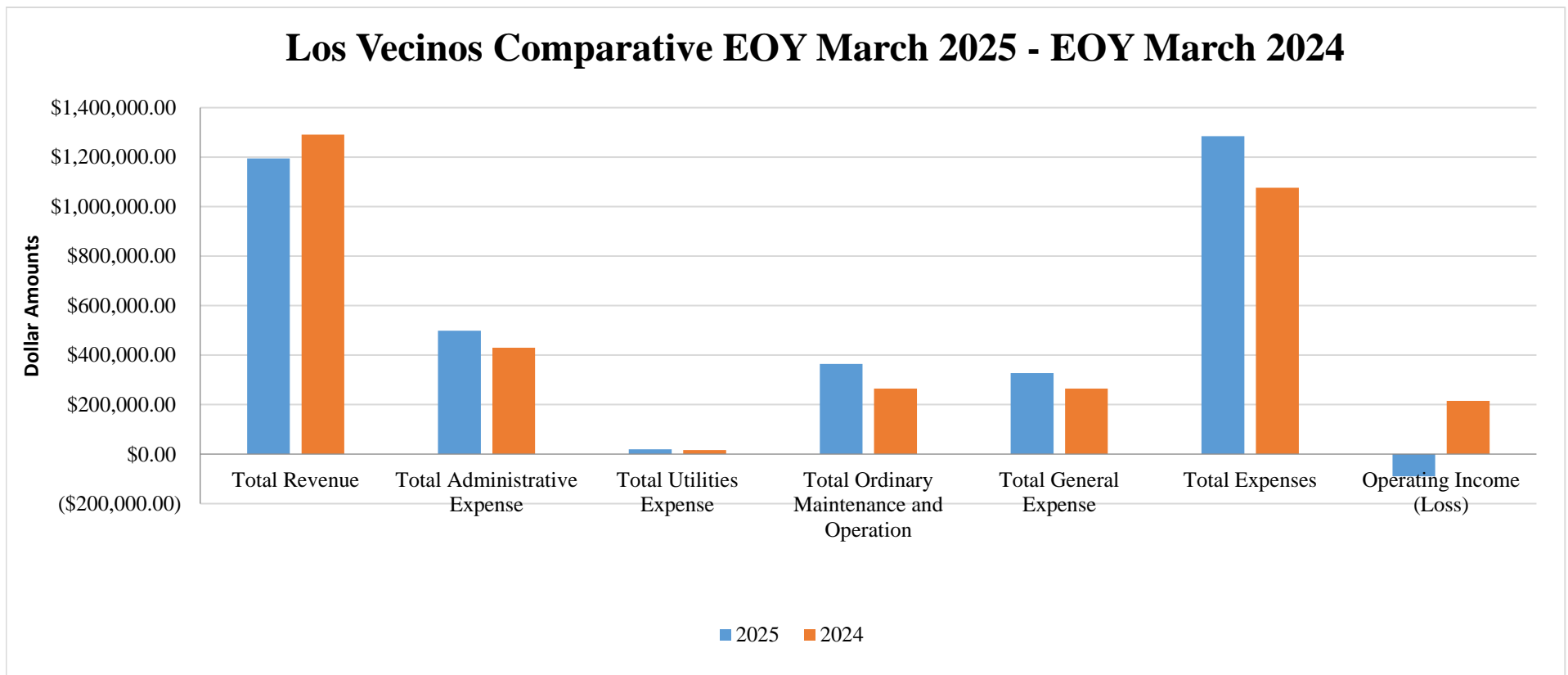
Custom 2: COCC

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2023 End: 3/31/2024
Total Revenue	\$1,194,775.86	\$1,291,070.32
Total Administrative Expense	\$498,901.92	\$430,048.28
Total Utilities Expense	\$19,739.13	\$16,144.15
Total Ordinary Maintenance and Operation	\$364,416.75	\$265,012.01
Total General Expense	\$326,878.16	\$264,485.25
Total Expenses	\$1,284,634.81	\$1,076,255.71
Operating Income (Loss)	(\$89,858.95)	\$214,814.61



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	334,095.00	319,255.00	14,840.00	4.65 %
Total Rental Income					334,095.00	319,255.00	14,840.00	4.65 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	0.00	168.41	(168.41)	-100.00 %
Interest Income - Bank Stateme	1	01	3610.01	5	500.00	36,884.87	(36,384.87)	-98.64 %
Other Income-Tenants	1	01	3690	5	43,929.36	34,312.00	9,617.36	28.03 %
Other Income - Misc Other Reve	1	01	3690.1	5	4,331.59	0.00	4,331.59	0.00 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	(16,502.67)	468.00	(16,970.67)	-3626.21 %
Other Income - OP Trans In Fro	1	01	3690.99	5	100,044.90	97,401.72	2,643.18	2.71 %
Total Other Income					132,303.18	169,235.00	(36,931.82)	-21.82 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	728,377.68	802,580.32	(74,202.64)	-9.25 %
Total Other Receipts					728,377.68	802,580.32	(74,202.64)	-9.25 %
Total Revenue					1,194,775.86	1,291,070.32	(96,294.46)	-7.46 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	98,448.07	85,453.58	(12,994.49)	-15.21 %
Administrative Salaries-Comp Ab	1	01	4110.75	5	4,572.06	3,728.11	(843.95)	-22.64 %
Legal Expense	1	01	4130	5	1,706.25	1,689.35	(16.90)	-1.00 %
Staff Training	1	01	4140	5	811.83	712.21	(99.62)	-13.99 %
Travel	1	01	4150	5	1,664.08	50.85	(1,613.23)	-3172.53 %
Travel-Mileage Reimbursement	1	01	4150.2	5	126.78	0.00	(126.78)	0.00 %
Audit Fees	1	01	4171	5	6,052.56	5,663.07	(389.49)	-6.88 %
Employee Benefits Cont - Admin	1	01	4182	5	38,537.51	39,840.07	1,302.56	3.27 %
Sundry	1	01	4190	5	112.83	80.13	(32.70)	-40.81 %
Postage/FedEx/UPS	1	01	4190.03	5	1,350.09	1,356.69	6.60	0.49 %
Publications	1	01	4190.11	5	3,028.33	3,172.00	143.67	4.53 %
Membership Dues and Fees	1	01	4190.12	5	2,139.17	1,683.83	(455.34)	-27.04 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	85,866.63	67,276.47	(18,590.16)	-27.63 %
Rental of Warehouse Space	1	01	4190.14	5	10,368.00	10,368.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	21,022.90	11,844.44	(9,178.46)	-77.49 %
Other Sundry Expense	1	01	4190.18	5	2,222.96	2,654.81	431.85	16.27 %
Administrative Contact Costs	1	01	4190.19	5	69,599.37	53,764.53	(15,834.84)	-29.45 %
Management Fee Expense - AMP	1	01	4190.21	5	116,465.00	105,812.64	(10,652.36)	-10.07 %
Asset Management Fee - AMP	1	01	4190.22	5	18,000.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	13,207.50	13,297.50	90.00	0.68 %
IT Fees-COCC	1	01	4190.24	5	3,600.00	3,600.00	0.00	0.00 %
Total Administrative Expense					498,901.92	430,048.28	(68,853.64)	-16.01 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	9,229.30	9,634.21	404.91	4.20 %
Ten Services - Recreation, Pub	1	01	4220	5	5,160.45	3,636.56	(1,523.89)	-41.90 %
Total Tenant Services					14,389.75	13,270.77	(1,118.98)	-8.43 %
Utilities Expense								
Water	1	01	4310	5	1,118.82	729.92	(388.90)	-53.28 %
Electricity	1	01	4320	5	14,660.77	12,996.98	(1,663.79)	-12.80 %
Gas	1	01	4330	5	2,829.38	1,806.59	(1,022.79)	-56.61 %
Other Utility Expense - Sewer	1	01	4390	5	1,130.16	610.66	(519.50)	-85.07 %
Total Utilities Expense					19,739.13	16,144.15	(3,594.98)	-22.27 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	40,288.06	72,461.85	32,173.79	44.40 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

05/09/2025 04:37 PM

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Labor-Comp Absences	1	01	4410.75	5	(1,172.06)	(4,168.91)	(2,996.85)	71.89 %
Materials	1	01	4420	5	45,408.21	39,375.36	(6,032.85)	-15.32 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	9,025.00	7,950.00	(1,075.00)	-13.52 %
Contract Costs-Other Repairs	1	01	4430.03	5	15,896.25	21,340.00	5,443.75	25.51 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	199.24	199.29	0.05	0.03 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	2,274.34	3,577.71	1,303.37	36.43 %
Contract Costs-Maintenance	1	01	4430.09	5	2,314.86	15,083.05	12,768.19	84.65 %
Contract Costs-Other	1	01	4430.13	5	100,564.63	8,185.56	(92,379.07)	-1128.56 %
Contact Costs-Heating & Coolin	1	01	4430.17	5	3,275.00	570.00	(2,705.00)	-474.56 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	37,465.00	28,750.00	(8,715.00)	-30.31 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	42,385.00	10,930.00	(31,455.00)	-287.79 %
Contact Costs-Electrical Contr	1	01	4430.21	5	9,185.00	6,675.00	(2,510.00)	-37.60 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	33,155.00	14,585.00	(18,570.00)	-127.32 %
Connect/Disconnect Fees	1	01	4430.4	5	285.00	570.00	285.00	50.00 %
Garbage and Trash Collection	1	01	4431	5	2,642.89	4,208.02	1,565.13	37.19 %
Emp Benefit Cont - Maintenance	1	01	4433	5	21,225.33	34,720.08	13,494.75	38.87 %
Total Ordinary Maintenance and Operation					364,416.75	265,012.01	(99,404.74)	-37.51 %
Protective Services								
Protective Services - Contract	1	01	4480	5	60,309.10	87,295.25	26,986.15	30.91 %
Total Protective Services					60,309.10	87,295.25	26,986.15	30.91 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	28,429.67	22,378.83	(6,050.84)	-27.04 %
Insurance - General Liability	1	01	4510.02	5	484.00	489.29	5.29	1.08 %
Insurance - Automobile	1	01	4510.03	5	2,814.16	2,377.28	(436.88)	-18.38 %
Insurance - Workman's Comp	1	01	4510.04	5	2,324.20	2,569.47	245.27	9.55 %
Insurance - Fidelity Bond	1	01	4510.09	5	769.84	744.44	(25.40)	-3.41 %
Insurance - Windstorm	1	01	4510.15	5	251,721.81	188,065.72	(63,656.09)	-33.85 %
Payments in Lieu of Taxes	1	01	4520	5	31,062.89	28,330.64	(2,732.25)	-9.64 %
PROPERTY TAXES	1	01	4520.1	5	50.58	50.58	0.00	0.00 %
Collection Losses	1	01	4570	5	9,221.01	19,479.00	10,257.99	52.66 %
Total General Expense					326,878.16	264,485.25	(62,392.91)	-23.59 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	349,854.72	108,950.00	(240,904.72)	-221.11 %
Operating Exp For Property - C	1	01	7590	5	(349,854.72)	(108,950.00)	240,904.72	-221.11 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(1,284,634.81)	(1,076,255.71)	(208,379.10)	19.36 %
Operating Income (Loss)					(89,858.95)	214,814.61	(304,673.56)	-253.98 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	01	4800	5	167,423.23	174,854.45	7,431.22	4.25 %
Total Depreciation Expense					167,423.23	174,854.45	7,431.22	4.25 %
Total Other Income (Expense)					(167,423.23)	(174,854.45)	7,431.22	-4.25 %
Net Income (Loss)					(257,282.18)	39,960.16	(297,242.34)	-762.44 %

Report Criteria PHA: 1 Project: '01'

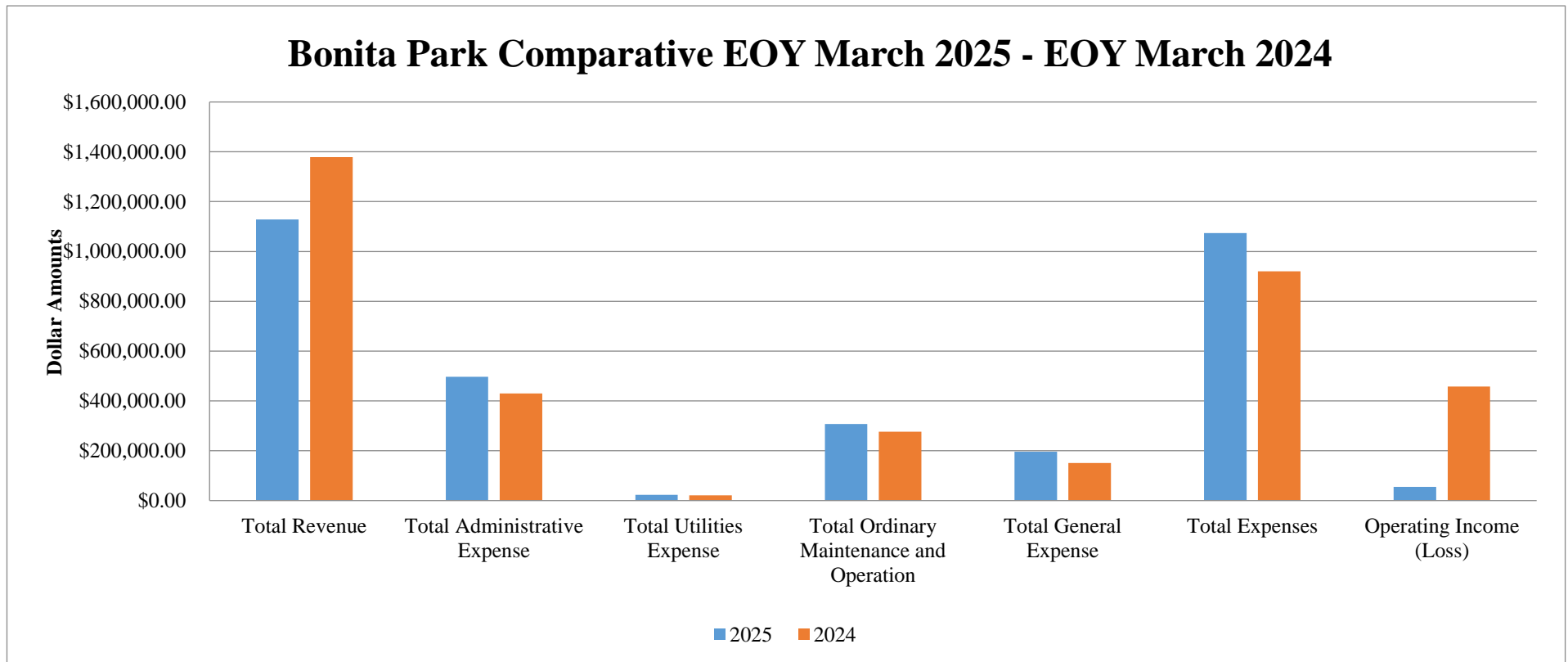
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2023 End: 3/31/2024
Total Revenue	\$1,128,655.15	\$1,378,743.58
Total Administrative Expense	\$497,167.18	\$429,528.11
Total Utilities Expense	\$22,943.38	\$21,271.85
Total Ordinary Maintenance and Operation	\$307,772.26	\$275,913.89
Total General Expense	\$196,291.92	\$150,342.31
Total Expenses	\$1,073,440.32	\$920,599.87
Operating Income (Loss)	\$55,214.83	\$458,143.71



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	395,164.00	359,404.00	35,760.00	9.95 %
Nondwelling Rental	1	02	3190	5	4,200.00	3,850.00	350.00	9.09 %
Total Rental Income					399,364.00	363,254.00	36,110.00	9.94 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	500.00	23,736.14	(23,236.14)	-97.89 %
Other Income - Tenants	1	02	3690	5	43,964.00	38,032.00	5,932.00	15.60 %
Other Income - Misc Other Reve	1	02	3690.1	5	1,410.71	49.51	1,361.20	2749.34 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	0.00	636.00	(636.00)	-100.00 %
Other Income - OP Tran In From	1	02	3690.99	5	100,044.90	97,401.72	2,643.18	2.71 %
Total Other Income					145,919.61	159,855.37	(13,935.76)	-8.72 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	583,371.54	855,634.21	(272,262.67)	-31.82 %
Total Other Receipts					583,371.54	855,634.21	(272,262.67)	-31.82 %
Total Revenue					1,128,655.15	1,378,743.58	(250,088.43)	-18.14 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	103,641.51	87,092.87	(16,548.64)	-19.00 %
Administrative Salaries-Comp Ab	1	02	4110.75	5	(175.05)	2,556.57	2,731.62	106.85 %
Legal Expense	1	02	4130	5	2,264.00	3,340.35	1,076.35	32.22 %
Staff Training	1	02	4140	5	637.83	1,211.21	573.38	47.34 %
Travel	1	02	4150	5	2,416.85	599.37	(1,817.48)	-303.23 %
Travel-Mileage Reimbursement	1	02	4150.2	5	523.74	255.96	(267.78)	-104.62 %
Audit Fees	1	02	4171	5	6,665.20	6,236.28	(428.92)	-6.88 %
Employee Benefits Cont - Admin	1	02	4182	5	36,865.07	36,192.12	(672.95)	-1.86 %
Sundry	1	02	4190	5	112.83	90.13	(22.70)	-25.19 %
Postage/FedEx/UPS	1	02	4190.03	5	1,350.09	1,356.69	6.60	0.49 %
Publications	1	02	4190.11	5	2,999.93	3,143.60	143.67	4.57 %
Membership Dues and Fees	1	02	4190.12	5	2,138.50	1,683.38	(455.12)	-27.04 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	82,863.95	68,018.14	(14,845.81)	-21.83 %
Forms & Office Supplies	1	02	4190.17	5	21,836.18	10,209.98	(11,626.20)	-113.87 %
Other Sundry Expense	1	02	4190.18	5	868.73	2,456.14	1,587.41	64.63 %
Administrative Contact Costs	1	02	4190.19	5	83,903.79	68,492.44	(15,411.35)	-22.50 %
Management Fee Expense - AMP	1	02	4190.21	5	113,678.44	102,410.88	(11,267.56)	-11.00 %
Asset Management Fee - AMP	1	02	4190.22	5	17,760.00	17,760.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	12,892.50	12,870.00	(22.50)	-0.17 %
IT Fees - COCC	1	02	4190.24	5	3,552.00	3,552.00	0.00	0.00 %
Board Meeting Expense	1	02	4190.9	5	371.09	0.00	(371.09)	0.00 %
Total Administrative Expense					497,167.18	429,528.11	(67,639.07)	-15.75 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	7,906.28	8,260.50	354.22	4.29 %
Ten Services - Recreation, Pub	1	02	4220	5	4,838.87	2,806.25	(2,032.62)	-72.43 %
Total Tenant Services					12,745.15	11,066.75	(1,678.40)	-15.17 %
Utilities Expense								
Water	1	02	4310	5	2,291.68	2,553.29	261.61	10.25 %
Electricity	1	02	4320	5	16,109.83	14,633.71	(1,476.12)	-10.09 %
Gas	1	02	4330	5	4,011.10	3,475.90	(535.20)	-15.40 %
Other Utility Expense - Sewer	1	02	4390	5	530.77	608.95	78.18	12.84 %
Total Utilities Expense					22,943.38	21,271.85	(1,671.53)	-7.86 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	75,502.20	32,767.47	(42,734.73)	-130.42 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Labor-Comp Absences	1	02	4410.75	5	(832.61)	3,294.36	4,126.97	125.27 %
Materials	1	02	4420	5	21,387.60	41,273.30	19,885.70	48.18 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	11,289.00	10,127.00	(1,162.00)	-11.47 %
Contract Costs-Other Repairs	1	02	4430.03	5	30,628.00	6,025.00	(24,603.00)	-408.35 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	199.24	199.29	0.05	0.03 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	741.29	3,581.40	2,840.11	79.30 %
Contract Costs-Maintenance	1	02	4430.09	5	12,467.43	24,169.01	11,701.58	48.42 %
Contract Costs-Other	1	02	4430.13	5	33,058.00	3,703.50	(29,354.50)	-792.62 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	10,922.00	7,984.66	(2,937.34)	-36.79 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	42,025.00	51,343.50	9,318.50	18.15 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	33,740.00	26,485.00	(7,255.00)	-27.39 %
Contact Costs-Electrical Contr	1	02	4430.21	5	(85.00)	19,240.00	19,325.00	100.44 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	2,825.00	27,020.00	24,195.00	89.54 %
Connect/Disconnect Fees	1	02	4430.4	5	325.00	948.20	623.20	65.72 %
Garbage and Trash Collection	1	02	4431	5	2,923.45	4,169.94	1,246.49	29.89 %
Emp Benefit Cont - Maintenance	1	02	4433	5	30,656.66	13,582.26	(17,074.40)	-125.71 %
Total Ordinary Maintenance and Operation					307,772.26	275,913.89	(31,858.37)	-11.55 %
Protective Services								
Protective Services - Contract	1	02	4480	5	36,520.43	32,476.96	(4,043.47)	-12.45 %
Total Protective Services					36,520.43	32,476.96	(4,043.47)	-12.45 %
General Expense								
Insurance -Property (Fire & EC	1	02	4510.01	5	28,429.67	22,378.83	(6,050.84)	-27.04 %
Insurance - General Liability	1	02	4510.02	5	440.00	446.63	6.63	1.48 %
Insurance - Automobile	1	02	4510.03	5	2,814.16	2,377.28	(436.88)	-18.38 %
Insurance - Workman's Comp	1	02	4510.04	5	2,187.48	2,418.32	230.84	9.55 %
Insurance - Fidelity Bond	1	02	4510.09	5	724.56	700.64	(23.92)	-3.41 %
Insurance - Windstorm	1	02	4510.15	5	109,945.04	69,818.45	(40,126.59)	-57.47 %
Payments in Lieu of Taxes	1	02	4520	5	34,625.63	31,380.06	(3,245.57)	-10.34 %
PROPERTY TAXES	1	02	4520.1	5	50.58	50.58	0.00	0.00 %
Collection Losses	1	02	4570	5	17,074.80	20,771.52	3,696.72	17.80 %
Total General Expense					196,291.92	150,342.31	(45,949.61)	-30.56 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	277,950.00	195,950.00	(82,000.00)	-41.85 %
Operating Exp For Property - C	1	02	7590	5	(277,950.00)	(195,950.00)	82,000.00	-41.85 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(1,073,440.32)	(920,599.87)	(152,840.45)	16.60 %
Operating Income (Loss)					55,214.83	458,143.71	(402,928.88)	-105.85 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	02	4800	5	209,738.58	213,007.27	3,268.69	1.53 %
Total Depreciation Expense					209,738.58	213,007.27	3,268.69	1.53 %
Total Other Income (Expense)					(209,738.58)	(213,007.27)	3,268.69	-1.53 %
Net Income (Loss)					(154,523.75)	245,136.44	(399,660.19)	-164.37 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

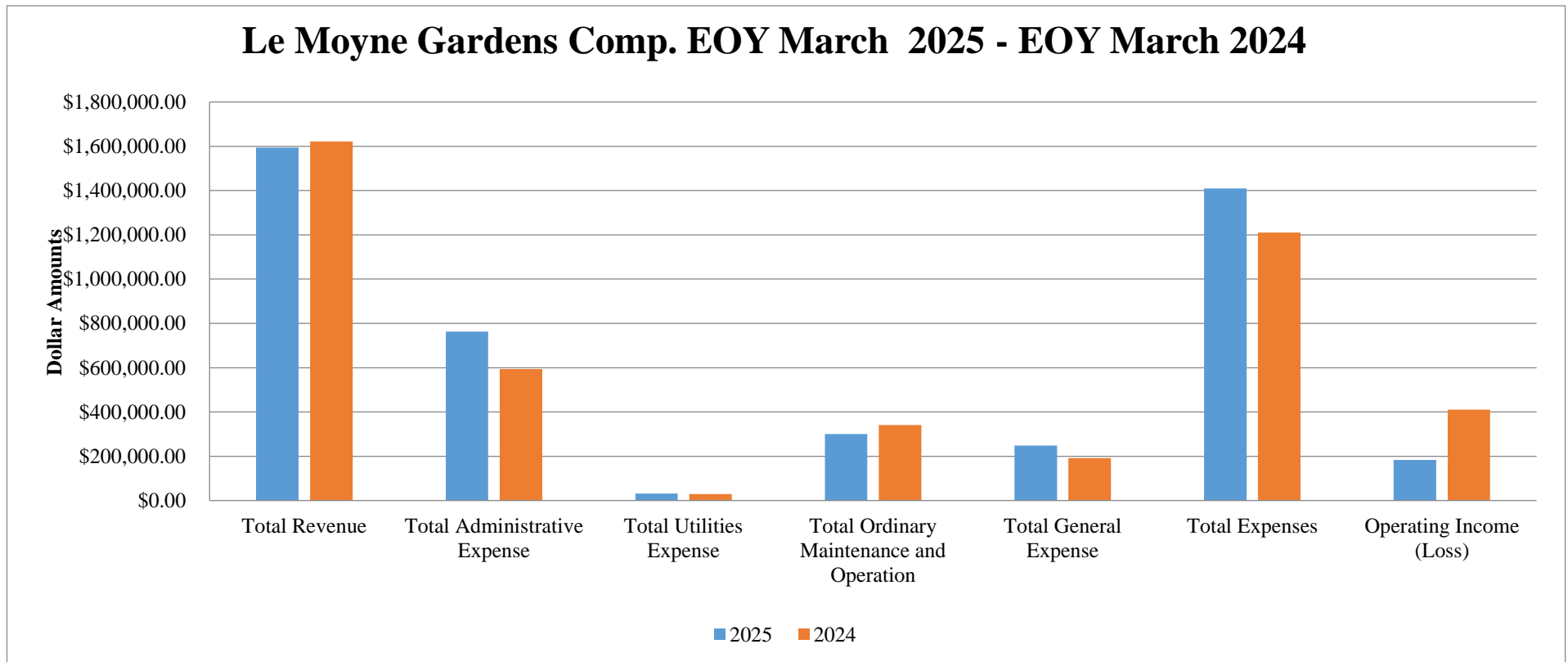
Custom 3: PHA

Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent
Le Moyne Gardens

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2023 End: 3/31/2024
Total Revenue	\$1,593,820.01	\$1,621,335.39
Total Administrative Expense	\$763,027.69	\$593,492.87
Total Utilities Expense	\$31,361.99	\$29,907.83
Total Ordinary Maintenance and Operation	\$300,611.34	\$341,572.13
Total General Expense	\$248,255.33	\$191,923.43
Total Expenses	\$1,410,077.12	\$1,210,416.41
Operating Income (Loss)	\$183,742.89	\$410,918.98



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	426,433.01	305,434.00	120,999.01	39.62 %
Nondwelling Rental	1	03	3190	5	0.00	2,800.00	(2,800.00)	-100.00 %
Total Rental Income					426,433.01	308,234.00	118,199.01	38.35 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	500.00	36,477.55	(35,977.55)	-98.63 %
Other Income-Tenants	1	03	3690	5	56,798.00	50,594.00	6,204.00	12.26 %
Other Income - Misc Other Reve	1	03	3690.1	5	6,315.48	3,851.45	2,464.03	63.98 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	0.00	799.50	(799.50)	-100.00 %
Other Income - OP Trans In Fro	1	03	3690.99	5	133,393.20	129,868.96	3,524.24	2.71 %
Total Other Income					197,006.68	221,591.46	(24,584.78)	-11.09 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	970,380.32	1,091,509.93	(121,129.61)	-11.10 %
Total Other Receipts					970,380.32	1,091,509.93	(121,129.61)	-11.10 %
Total Revenue					1,593,820.01	1,621,335.39	(27,515.38)	-1.70 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	197,633.01	131,005.72	(66,627.29)	-50.86 %
Administrative Salaries-Comp Ab	1	03	4110.75	5	11,734.25	2,834.23	(8,900.02)	-314.02 %
Legal Expense	1	03	4130	5	5,637.50	3,498.95	(2,138.55)	-61.12 %
Staff Training	1	03	4140	5	2,897.34	1,393.17	(1,504.17)	-107.97 %
Travel	1	03	4150	5	6,533.73	1,011.87	(5,521.86)	-545.71 %
Travel-Mileage Reimbursement	1	03	4150.2	5	450.57	231.54	(219.03)	-94.60 %
Audit Fees	1	03	4171	5	9,110.29	8,524.03	(586.26)	-6.88 %
Employee Benefits Cont - Admin	1	03	4182	5	68,189.00	34,528.48	(33,660.52)	-97.49 %
Sundry	1	03	4190	5	112.83	80.13	(32.70)	-40.81 %
Postage/FedEx/UPS	1	03	4190.03	5	1,350.09	1,356.59	6.50	0.48 %
Publications	1	03	4190.11	5	3,738.33	4,502.00	763.67	16.96 %
Membership Dues and Fees	1	03	4190.12	5	2,254.00	2,245.12	(8.88)	-0.40 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	124,395.57	95,234.78	(29,160.79)	-30.62 %
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	10,368.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	30,798.53	8,432.68	(22,365.85)	-265.23 %
Other Sundry Expense	1	03	4190.18	5	2,500.84	2,931.48	430.64	14.69 %
Administrative Contact Costs	1	03	4190.19	5	85,168.72	100,589.32	15,420.60	15.33 %
Management Fee Expense - AMP	1	03	4190.21	5	153,902.59	138,517.28	(15,385.31)	-11.11 %
Asset Management Fee - AMP	1	03	4190.22	5	24,000.00	24,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	17,452.50	17,407.50	(45.00)	-0.26 %
IT Fees - COCC	1	03	4190.24	5	4,800.00	4,800.00	0.00	0.00 %
Total Administrative Expense					763,027.69	593,492.87	(169,534.82)	-28.57 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	9,219.09	9,637.16	418.07	4.34 %
Ten Services - Recreation, Pub	1	03	4220	5	4,340.48	2,967.46	(1,373.02)	-46.27 %
Total Tenant Services					13,559.57	12,604.62	(954.95)	-7.58 %
Utilities Expense								
Water	1	03	4310	5	3,871.83	4,783.12	911.29	19.05 %
Electricity	1	03	4320	5	23,891.69	22,424.62	(1,467.07)	-6.54 %
Gas	1	03	4330	5	3,167.00	1,756.26	(1,410.74)	-80.33 %
Other Utility Expense - Sewer	1	03	4390	5	431.47	943.83	512.36	54.29 %
Total Utilities Expense					31,361.99	29,907.83	(1,454.16)	-4.86 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	63,951.21	62,707.87	(1,243.34)	-1.98 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

05/09/2025 04:49 PM

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

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Labor-Comp Absences	1	03	4410.75	5	725.49	343.07	(382.42)	-111.47 %
Materials	1	03	4420	5	13,701.15	38,327.59	24,626.44	64.25 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	15,000.00	13,345.00	(1,655.00)	-12.40 %
Contract Costs-Other Repairs	1	03	4430.03	5	3,820.00	5,740.00	1,920.00	33.45 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	265.66	265.81	0.15	0.06 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	1,257.09	5,101.47	3,844.38	75.36 %
Contract Costs-Maintenance	1	03	4430.09	5	31,951.37	23,320.85	(8,630.52)	-37.01 %
Contract Costs-Other	1	03	4430.13	5	47,721.50	12,991.00	(34,730.50)	-267.34 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	10,681.55	1,090.09	(9,591.46)	-879.88 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	53,483.00	53,360.50	(122.50)	-0.23 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	43,845.00	35,910.00	(7,935.00)	-22.10 %
Contact Costs-Electrical Contr	1	03	4430.21	5	(26,685.00)	37,395.00	64,080.00	171.36 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	15,250.00	7,950.00	(7,300.00)	-91.82 %
Connect/Disconnect Fees	1	03	4430.4	5	330.00	1,050.00	720.00	68.57 %
Garbage and Trash Collection	1	03	4431	5	2,092.32	3,079.87	987.55	32.06 %
Emp Benefit Cont - Maintenance	1	03	4433	5	23,221.00	39,594.01	16,373.01	41.35 %
Total Ordinary Maintenance and Operation					300,611.34	341,572.13	40,960.79	11.99 %
Protective Services								
Protective Services - Contract	1	03	4480	5	53,261.20	40,915.53	(12,345.67)	-30.17 %
Total Protective Services					53,261.20	40,915.53	(12,345.67)	-30.17 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	34,527.12	27,176.99	(7,350.13)	-27.05 %
Insurance - General Liability	1	03	4510.02	5	660.00	666.89	6.89	1.03 %
Insurance - Automobile	1	03	4510.03	5	3,793.01	3,204.17	(588.84)	-18.38 %
Insurance - Workman's Comp	1	03	4510.04	5	3,691.37	4,080.91	389.54	9.55 %
Insurance - Fidelity Bond	1	03	4510.09	5	1,222.71	1,182.34	(40.37)	-3.41 %
Insurance - Windstorm	1	03	4510.15	5	155,093.93	106,004.70	(49,089.23)	-46.31 %
Payments in Lieu of Taxes	1	03	4520	5	37,588.62	24,884.20	(12,704.42)	-51.05 %
PROPERTY TAXES	1	03	4520.1	5	67.43	67.43	0.00	0.00 %
Collection Losses	1	03	4570	5	11,611.14	24,655.80	13,044.66	52.91 %
Total General Expense					248,255.33	191,923.43	(56,331.90)	-29.35 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	220,347.25	257,373.20	37,025.95	14.39 %
Operating Exp For Property - C	1	03	7590	5	(220,347.25)	(257,373.20)	(37,025.95)	14.39 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(1,410,077.12)	(1,210,416.41)	(199,660.71)	16.50 %
Operating Income (Loss)					183,742.89	410,918.98	(227,176.09)	-46.27 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	03	4800	5	244,358.02	273,284.48	28,926.46	10.58 %
Total Depreciation Expense					244,358.02	273,284.48	28,926.46	10.58 %
Total Other Income (Expense)					(244,358.02)	(273,284.48)	28,926.46	-10.58 %
Net Income (Loss)					(60,615.13)	137,634.50	(198,249.63)	-165.06 %

Report Criteria PHA: 1 Project: '03'

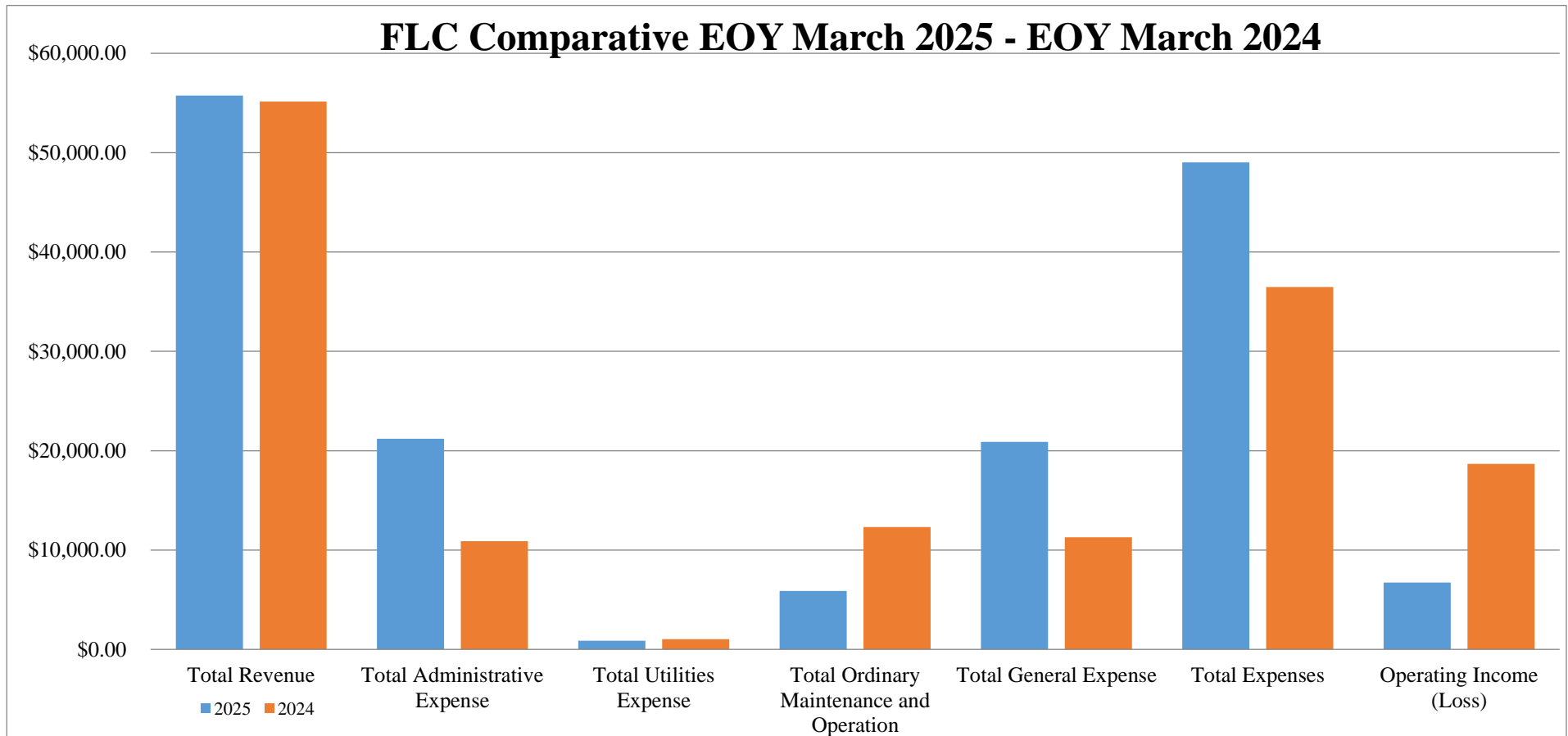
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2023 End: 3/31/2024
Total Revenue	\$55,747.51	\$55,133.66
Total Administrative Expense	\$21,195.49	\$10,885.72
Total Utilities Expense	\$875.61	\$1,019.32
Total Ordinary Maintenance and Operation	\$5,889.64	\$12,327.91
Total General Expense	\$20,877.46	\$11,293.39
Total Expenses	\$49,023.88	\$36,458.01
Operating Income (Loss)	\$6,723.63	\$18,675.65



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	51,279.00	50,320.00	959.00	1.91 %
Total Rental Income					51,279.00	50,320.00	959.00	1.91 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	2,811.91	2,918.66	(106.75)	-3.66 %
Other Income-Tenants	3	01	3690	5	1,590.00	1,895.00	(305.00)	-16.09 %
Other Income - Misc Other Reve	3	01	3690.1	5	66.60	0.00	66.60	0.00 %
Total Other Income					4,468.51	4,813.66	(345.15)	-7.17 %
Total Revenue					55,747.51	55,133.66	613.85	1.11 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	2,791.52	2,521.96	(269.56)	-10.69 %
Legal Expense	3	01	4130	5	5,537.75	0.00	(5,537.75)	0.00 %
Audit Fees	3	01	4171	5	1,088.53	1,018.47	(70.06)	-6.88 %
Employee Benefits Cont - Admin	3	01	4182	5	237.14	174.33	(62.81)	-36.03 %
Sundry	3	01	4190	5	0.00	412.00	412.00	100.00 %
Advertising and Marketing	3	01	4190.08	5	627.50	0.00	(627.50)	0.00 %
Publications	3	01	4190.11	5	170.40	254.40	84.00	33.02 %
Forms & Office Supplies	3	01	4190.17	5	705.00	6.77	(698.23)	-10313.59 %
Other Sundry Expense	3	01	4190.18	5	10,037.65	5,013.25	(5,024.40)	-100.22 %
BOARD MEETING EXPENSES	3	01	4190.9	5	0.00	1,484.54	1,484.54	100.00 %
Total Administrative Expense					21,195.49	10,885.72	(10,309.77)	-94.71 %
Tenant Services								
Ten Services - Recreation, Pub	3	01	4220	5	185.68	931.67	745.99	80.07 %
Total Tenant Services					185.68	931.67	745.99	80.07 %
Utilities Expense								
Water	3	01	4310	5	328.81	367.76	38.95	10.59 %
Other Utility Expense - Sewer	3	01	4390	5	546.80	651.56	104.76	16.08 %
Total Utilities Expense					875.61	1,019.32	143.71	14.10 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	52.30	151.79	99.49	65.54 %
Contract Cots-Extermination	3	01	4430.01	5	1,188.00	819.00	(369.00)	-45.05 %
Contract Costs-Other Repairs	3	01	4430.03	5	3,245.00	4,495.00	1,250.00	27.81 %
Contract Costs-Other	3	01	4430.13	5	345.00	4,314.00	3,969.00	92.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	1,330.06	1,330.06	100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	45.00	45.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	1,055.34	1,161.87	106.53	9.17 %
Emp Benefit Cont - Maintenance	3	01	4433	5	4.00	11.19	7.19	64.25 %
Total Ordinary Maintenance and Operation					5,889.64	12,327.91	6,438.27	52.23 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	5,069.54	3,992.62	(1,076.92)	-26.97 %
Insurance - General Liability	3	01	4510.02	5	66.00	63.92	(2.08)	-3.25 %
Insurance - Windstorm	3	01	4510.15	5	14,906.42	7,972.35	(6,934.07)	-86.98 %
Collection Losses	3	01	4570	5	835.50	(735.50)	(1,571.00)	213.60 %
Total General Expense					20,877.46	11,293.39	(9,584.07)	-84.86 %
Other Expenditures								
Property Better & Add-Contract	3	01	7540.4	5	27,500.00	26,500.00	(1,000.00)	-3.77 %
Operating Exp For Property - C	3	01	7590	5	(27,500.00)	(26,500.00)	1,000.00	-3.77 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %

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

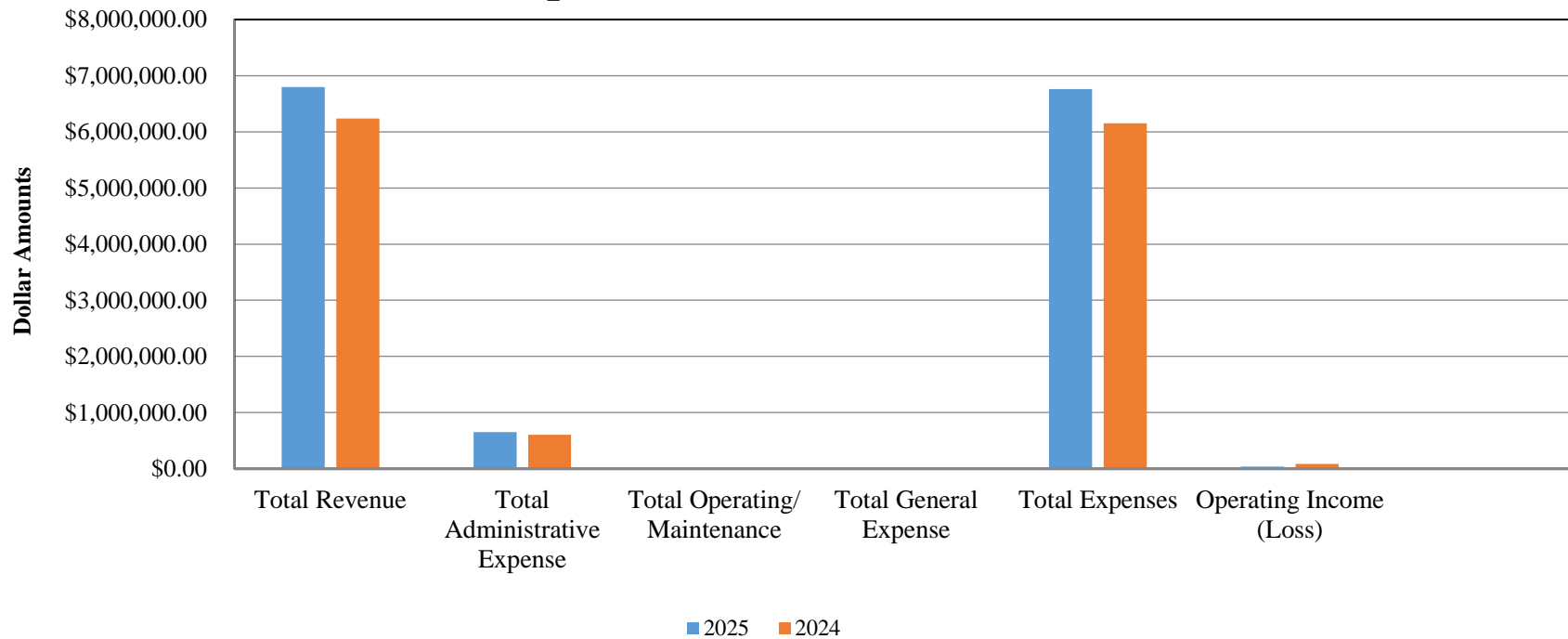
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

		Start: 04/01/2024	Start: 04/01/2023		
		End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Total Expenses		<u>(49,023.88)</u>	<u>(36,458.01)</u>	<u>(12,565.87)</u>	<u>34.47 %</u>
Operating Income (Loss)		<u>6,723.63</u>	<u>18,675.65</u>	<u>(11,952.02)</u>	<u>-69.35 %</u>
Other Income (Expense)					
Depreciation Expense					
Depreciation Expense	3 01 4800 5	7,888.48	7,334.31	(554.17)	-7.56 %
Total Depreciation Expense		<u>7,888.48</u>	<u>7,334.31</u>	<u>(554.17)</u>	<u>-7.56 %</u>
Total Other Income (Expense)		<u>(7,888.48)</u>	<u>(7,334.31)</u>	<u>(554.17)</u>	<u>7.56 %</u>
Net Income (Loss)		<u>(1,164.85)</u>	<u>11,341.34</u>	<u>(12,506.19)</u>	<u>-105.38 %</u>

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

	Start: 4/01/2024 End: 3/31/2025	Start: 4/01/2025 End: 3/31/2024
Total Revenue	\$6,800,434.07	\$6,237,108.62
Total Administrative Expense	\$650,355.05	\$603,555.35
Total Operating/ Maintenance	\$15,462.93	\$15,863.44
Total General Expense	\$26,342.78	\$26,285.63
Total Expenses	\$6,762,471.41	\$6,151,556.56
Operating Income (Loss)	\$37,962.66	\$85,552.06

Section 8 Comparative EOY March 2025 - EOY March 2024



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Housing Authority of the City of Harlingen

Comparative Income Statement

Voucher

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	717,285.00	716,997.00	288.00	0.04 %
Interest Income HA Portion	7	01	3300	5	500.00	3,054.48	(2,554.48)	-83.63 %
Other Income - VO Op Reserve	7	01	3300.1	5	0.00	25.00	(25.00)	-100.00 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	4,511.50	1,018.00	3,493.50	343.17 %
Gain or Loss on Sale of Equipm	7	01	3300.88	5	0.00	428.00	(428.00)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	7,321.57	9,343.00	(2,021.43)	-21.64 %
Other Income	7	01	3690	5	505.35	391.00	114.35	29.25 %
HAP Earned Income	7	01	4902	5	6,070,310.65	5,505,852.14	564,458.51	10.25 %
Total Operating Income					6,800,434.07	6,237,108.62	563,325.45	9.03 %
Total Revenue					6,800,434.07	6,237,108.62	563,325.45	9.03 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	198,105.96	182,937.29	(15,168.67)	-8.29 %
Administrative Salaries-Comp Ab	7	01	4110.75	5	4,177.02	2,926.80	(1,250.22)	-42.72 %
Legal Expense	7	01	4130	5	0.00	1,255.80	1,255.80	100.00 %
STAFF TRAINING	7	01	4140	5	2,741.86	3,475.24	733.38	21.10 %
Travel	7	01	4150	5	6,982.65	5,351.89	(1,630.76)	-30.47 %
Travel-Mileage Reimbursement	7	01	4150.2	5	187.13	0.00	(187.13)	0.00 %
Audit Fees	7	01	4171	5	847.83	793.30	(54.53)	-6.87 %
Office Rent & Utilities	7	01	4180	5	12,816.00	12,816.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	82,843.92	71,468.83	(11,375.09)	-15.92 %
Sundry	7	01	4190	5	112.83	30.00	(82.83)	-276.10 %
Postage/FedEx/UPS	7	01	4190.03	5	6,706.41	6,739.28	32.87	0.49 %
Publications	7	01	4190.11	5	4,742.80	5,285.79	542.99	10.27 %
Membership Dues and Fees	7	01	4190.12	5	2,117.49	1,782.21	(335.28)	-18.81 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	18,813.65	14,315.19	(4,498.46)	-31.42 %
Forms & Office Supplies	7	01	4190.17	5	12,993.81	15,458.84	2,465.03	15.95 %
Other Sundry Expense	7	01	4190.18	5	2,419.84	2,082.26	(337.58)	-16.21 %
Administrative Contact Costs	7	01	4190.19	5	97,302.85	84,254.63	(13,048.22)	-15.49 %
Asset Management Fee - AMP	7	01	4190.22	5	110,052.00	107,460.00	(2,592.00)	-2.41 %
AMP Bookkeeping Fees	7	01	4190.23	5	68,782.50	67,162.50	(1,620.00)	-2.41 %
Asset Management Fee - AMP	7	03	4190.22	5	10,836.00	11,052.00	216.00	1.95 %
AMP Bookkeeping Fees	7	03	4190.23	5	6,772.50	6,907.50	135.00	1.95 %
Total Administrative Expense					650,355.05	603,555.35	(46,799.70)	-7.75 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	13,113.08	13,947.11	834.03	5.98 %
Materials	7	01	4420	5	1,731.38	1,185.04	(546.34)	-46.10 %
Vehicle Maintenance	7	01	4430.1	5	618.47	731.29	112.82	15.43 %
Total Operating Expenses					15,462.93	15,863.44	400.51	2.52 %
General Expense								
Insurance -Property (Fire & EC	7	01	4510.01	5	12.22	0.00	(12.22)	0.00 %
Insurance - General Liability	7	01	4510.02	5	0.00	12.22	12.22	100.00 %
Insurance - Automobile	7	01	4510.03	5	856.48	723.53	(132.95)	-18.38 %
Insurance - Workman's Comp	7	01	4510.04	5	2,324.20	2,569.47	245.27	9.55 %
Insurance - Fidelity Bond	7	01	4510.09	5	769.84	744.44	(25.40)	-3.41 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	655.38	528.09	(127.29)	-24.10 %
Portability - Port In Deposits	7	01	4590.PID	5	(42,149.90)	(43,585.61)	(1,435.71)	3.29 %
Portability - Port In Expenses	7	01	4590.PIE	5	42,149.90	43,585.61	1,435.71	3.29 %
Portable Admin Fees Paid	7	03	4590.P	5	21,724.66	21,707.88	(16.78)	-0.08 %
Portability - Port In Deposits	7	03	4590.PID	5	(23,891.65)	(17,478.46)	6,413.19	-36.69 %
Portability - Port In Expenses	7	03	4590.PIE	5	23,891.65	17,478.46	(6,413.19)	-36.69 %
Total General Expense					26,342.78	26,285.63	(57.15)	-0.22 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	5,470,680.39	4,939,705.03	(530,975.36)	-10.75 %

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

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

Custom 2: VOUCH

Custom 3:

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Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
HAP Payments - Utilities	7	01	4715.4	5	152,021.00	131,633.00	(20,388.00)	-15.49 %
Fraud Recovery HUD	7	01	4715.8	5	(4,511.50)	(1,043.00)	3,468.50	-332.55 %
HAP Portability	7	01	4715.P	5	(29,264.00)	(27,059.00)	2,205.00	-8.15 %
HAP Payments - Port Out	7	01	4715.PO	5	13,676.00	12,187.00	(1,489.00)	-12.22 %
HAP Payments - Rents	7	02	4715.1	5	41,388.00	51,952.00	10,564.00	20.33 %
HAP Payments - Rent - VASH	7	03	4715.1	5	222,734.58	204,093.11	(18,641.47)	-9.13 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	2,169.00	2,005.00	(164.00)	-8.18 %
HAP Payments - Port Out	7	03	4715.PO	5	172,455.00	169,556.00	(2,899.00)	-1.71 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	5,493.00	6,490.00	997.00	15.36 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	22,913.18	15,595.00	(7,318.18)	-46.93 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	556.00	738.00	182.00	24.66 %
Total Housing Assistance Payments					6,070,310.65	5,505,852.14	(564,458.51)	-10.25 %
Total Expenses					(6,762,471.41)	(6,151,556.56)	(610,914.85)	9.93 %
Operating Income (Loss)					37,962.66	85,552.06	(47,589.40)	-55.84 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	7	01	4800	5	11,833.04	11,965.57	132.53	1.11 %
Total Depreciation Expense					11,833.04	11,965.57	132.53	1.11 %
Total Other Income (Expense)					(11,833.04)	(11,965.57)	132.53	-1.11 %
Net Income (Loss)					26,129.62	73,586.49	(47,456.87)	-64.67 %

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
May 21, 2025
Highlights of Activities for April 2025

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings / Corrections meetings
Maintenance meetings
Los Vecinos/ Bonita Park/Le Moyne Gardens Construction meetings
Motivational staff meetings
Board meetings, Board meeting practices, and overview
Accounting Admin meeting
HCISD Counselor meeting
HUD update meeting
Teams meeting with Low rent team on balancing budget
Website update 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 (1) for payroll and checked all COLA raises for all employees
- Signed checks for payrolls, accounts payables, and reimbursements
- Reviewed Weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on and submitted the Texas Workforce wage reports
- Worked and submitted the IRS Quarterly tax return
- Certified all employees for EIV
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report May 21, 2025

April 2025 Activities

- Attended Board meeting practices, board packet review, attended Board meetings, and overview
- Attended weekly Staff meetings and Security meetings
- Attended Maintenance meeting
- Attended HUD two-year tool meeting
- Attended Admin meeting
- Attended HCISD counselor meeting
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates
- Reviewed Financial reports for Board meeting
- 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
- CNG/Internet updates:
 - CNG assisted with the transition of Fiber. COCC, Los Vecinos, Bonita Park, and Le Moyne Gardens are running on Fiber. Disconnected the coax service.
 - 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. Albert from CNG has been working on laptops for staff, network drives and Lindsey are working.
 - Cancellations of Webex- staff members have completed, working with Ms. Ariana to cancel her account.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
May 21, 2025
Highlights of Activities for April 2025

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Maintenance meeting on the 2nd and 4th Thursday of the month
 - Motivational staff meetings on Fridays
 - Audio testing
 - Board packet review
 - Board meeting practices
 - Board meeting and Board meeting overview
 - Reports corrections review
 - Accounting Admin meeting
 - Two-year tool meeting
 - Microsoft Teams Shifts Training
- 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 the CFO on personnel matters
- Updated employee annual and sick leave balances for the end of March
- Worked on the 3% increase pay rates for all employees
- Reviewed time sheets and processed payrolls
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the GL report
- Reviewed all vehicle inspections completed and saved
- Processed and submitted the HART Retirement
- Printed out the bank ACH verifications for online rent payments
- Sent out employee evaluations
- Took notes and saved them on the “S” drive for all meetings attended
- Updated the employee emergency listing
- Downloaded the bank statements for all accounts
- Received all employee EIV forms
- Prepared documentation and held interviews for temporary clerks and maintenance
- Prepared packets for opening the Eligibility Specialist position
- Held interviews for the Eligibility Specialist positions
- QC vehicle inspections at Bonita Park
- Other duties as assigned

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: May 01, 2025

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – April 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.

March 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:

- 20898
- 12962
- 26904
- 10879

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
- Attended the bi-weekly construction meetings at Los Vecinos, Bonita Park, and Le Moyne Gardens
- Attended board meeting practices and board meeting at the COCC
- Attended Admin meeting with Ms. Benavides
- Worked on flood assessment reports
- Cleaned the LV Office and the LV Learning center due to flooding
- Worked on End of Year information

HARLINGEN



Housing Authority

May 21, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of April 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	0	64	0	1
Le Moyne Gardens	0	12,29,53,69,175	0	0	5
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	5	1	0	6

Work orders completed for the Month of April 2025

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2025 to 04/30/2025	131	88	203	32	454

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2024 to 04/30/2024	158	74	209	26	467

Resident Events Coordinator Board Report

May 21, 2025

April 2025 Activities

By: Norma Serino

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

Topics: Upcoming Easter Celebration and Fundraising activities

- Los Vecinos: Los Vecinos Community Center at 2:00 p.m.
 - April 8, 2025- 6 attended
 - April 22, 2025 – 22 attended
- Bonita Park: Bonita Park Community Center at 2:00 p.m.
 - April 09, 2025 – 1 attended
 - April 23, 2025 – was re-scheduled to April 25, 2025 – 4 attended
- Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.
 - April 9, 2025- 4 attended
 - April 23, 2025 – 6 attended
- Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.
 - April 10, 2025 – 5 attended
 - April 24, 2025 – 6 attended

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday at 10:00 am
 - We planted turnips, onions, zucchini, bell peppers, tomatoes, cucumbers, cabbage and lettuce – 4 attended
- Los Vecinos: Every Thursday at 10:00 am. We are preparing the garden beds to plant. – 3 attended

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 was held on April 29, 2025, at 3:00 p.m. at the Los Vecinos Community Center. In attendance were HHA Staff, HHA Courtesy Officers and Cameron County Public Health. The presenters were:
 - Detective Roy Yanez, with Harlingen Police Department (HPD), Topic: Domestic Violence awareness
 - Jahaaaira Garcia and Johanna Fajardo, Cameron County Public Health, Topic: Domestic Violence Awareness

Connect Home USA:

- The ConnectHomeUSA meetings have been cancelled, we will keep you updated

Little Free Libraries:

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

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

- **Story time presented by the Le Moyne Gardens Apartments**
Officer De Los Santos, Courtesy Officer at Le Moyne Gardens read, “Happy Bunny Day” by Simon Spotlight

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

- April 01, 2025, Topic: More Hopeful Futures or Children as Collateral Damage? Potential Implications of Accelerated Deportation?
- April 08, 2025, Topic: Decoding National Assessment of Educational Progress (NAEP): Frontline Educators Reflect on the Pace & Progress of Learning Recovery
- April 15, 2025, Topic: Counting on Philanthropy: How National & Local Funders Are Collaborating to Advance Early Math
- April 22, 2025, Topic: Beyond the Ballot: Did Child Policy Predictions Hold True?
- April 29, 2025, Topic: Making Effective Elementary Principals and P-3 the Expectation, Not the Exception

Events:

- April 10, 2025: Texas Department of Human Services at Le Moyne Gardens – 5 residents attended
- April 15, 2025: Los Vecinos Learning Center Easter party from 5:00 p.m. - 6:00 p.m. -21 children attended
- April 15, 2025: Bonita Park Learning Center Easter party from 5:00 p.m. - 6:00 p.m. – 11 children attended
- April 16, 2025: Sunset Terrace Learning Center Easter party from 5:00 p.m.- 6:00 p.m. – 20 children attended
- April 17, 2025: Le Moyne Gardens Learning Center Easter party from 5:00 p.m. - 6:00 p.m.- 32 children attended
- April 17, 2025: Faith Christian Church Easter egg hunt at Bonita Park from 6:00 p.m. -7:00 p.m. – 19 residents attended
- April 22, 2025: Cameron County Public Health held a presentation on Dementia Awareness at Los Vecinos from 2:00 p.m.-3:00 p.m.- 15 residents attended
- April 23, 2025: Cameron County Public Health held a presentation on Dementia Awareness at Sunset Terrace from 11:00 a.m.-12:00 p.m. – 6 residents attended
- April 23, 2025: Cameron County Public Health held a presentation on Dementia Awareness at Bonita Park from 2:00 p.m.-3:00 p.m. -4 attended
- April 24, 2025: Cameron County Public Health held a presentation on Dementia Awareness at Le Moyne Gardens from 1:00 p.m.-2:00 p.m. -8 residents attended
- April 25, 2025: Cameron County Public Health held a presentation on Dementia Awareness at Bonita Park from 1:00 p.m. -2:00 p.m. – 4 residents attended
- April 25, 2025: Grace Fellowship Church hosted a Neighborhood Outreach at Los Vecinos from 6:00 p.m.-8:00 p.m.- 45 residents attended
- April 26, 2025: Abba House Church hosted “Dia del Nino” event at Le Moyne Gardens from 6:00 pm - 8:00 pm. They had toys, food, giveaways, face painting and music. -40 residents Attended
- April 27, 2025: Iglesia del Nazareno hosted “Dia del Nino” event at Le Moyne Gardens from 6:00 p.m. – 8:00 p.m. They had toys, games, music and Andy the clown – 60 residents attended

NAHRO Merit Awards:

Merit Award applications were submitted March 4, 2025.

- The topics submitted were:
 - 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 were submitted March 4, 2025
- The Spring newsletter was due March 14, 2025, and was distributed

Feeding Program: The Low Rent staff is prepared for the Feeding Program with food handlers permits and City permits. We continue to look in to partnering with the HCISD food program.

Family Learning Centers:

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- The 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	5	2
Bonita Park Master Teacher: Mrs. Cavazos	3	6	3
Sunset Terrace Master Teacher: Mrs. Aguirre	2	3	2
Le Moyne Gardens Master Teacher: Mr. Leal	3	12	7

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
SW NAHRO	4/14/2025	2	2	0
HAVE-STR	4/17/2025	8	2	2
HAHC	4/11/2025	6	6	6
TENANT ASSOCIATIONS (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/11/2025	0	0	0
NELROD	N/A	0	0	0

Note: Nelrod will not be awarding scholarships this year

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	
2025 SW NAHRO				
28978	S8	Ailyn Sanchez	PENDING	
32424	S8	Leilah Hernandez	PENDING	
2025 HAVE-STR				
28978	S8	Ailyn Sanchez	\$1,000.00	
32424	S8	Leilah Hernandez	\$600.00	
25373	S8	Juliet Quilantan	N/A	
32682	S8	Isabella Maydon	N/A	
28096	PH	Brandon Garcia	N/A	
29530	PH	Alexis Reyna	N/A	
28588	PH	Ernesto Ramirez	N/A	
28033	PH	Santiago Gonzalez	N/A	
HAHC				
28978	S8	Ailyn Sanchez	\$500.00	
32424	S8	Leilah Hernandez	\$500.00	
25373	S8	Juliet Quilantan	\$500.00	
32682	S8	Isabella Maydon	\$500.00	
28588	PH	Ernesto Ramirez	\$500.00	
28033	PH	Santiago Gonzalez	\$500.00	
Tenant Association				
28096	PH	Brandon Garcia (LMG)	PENDING	
29530	PH	Alexis Reyna (LMG)	PENDING	
28588	PH	Ernesto Ramirez (BP)	PENDING	
28033	PH	Santiago Gonzalez (BP)	PENDING	
31736	PH	Anette Vasquez (LV)	PENDING	

BRE Story time on Facebook

“Happy Bunny Day” by Simon Spotlight read by:
Officer De Los Santos, Courtesy Officer at Le Moyne Gardens



Tenant Association Meetings



Los Vecinos



Sunset Terrace

Cameron County Public Health Presentations

Le Moyne Gardens



Sunset Terrace



Vegetable Garden Meetings

Le Moyne Gardens & Los Vecinos



Learning Center Easter Parties & Egg Hunt

Los Vecinos



Bonita Park



Sunset Terrace



Le Moyne Gardens



Community Outreach

Grace Fellowship Church
Los Vecinos



Iglesia del Nazareno
Le Moyne Gardens



Date: May 1, 2025

To: Harlingen Housing Authority Board of Commissioners

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

Subject: April 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 #138. This job is 85% complete.

De La Cruz Drywall replaced the roof at apartments #9-12. This job is 100% complete.

De La Cruz Drywall prepared apartment #223 for rent. This job is 100% complete.

De La Cruz Drywall repaired tile flooring at Learning Center. This job is 100% complete.

RGV Asphalt leveled the sidewalk by mailboxes. 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.

GS Electric & Remodeling installed electrical outlets to Community Building. 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.

De La Cruz Drywall prepared apartments #12 and 53 for rent. This job is 100% complete.

De La Cruz Remodel is remodeling apartment #9. This job is 60% complete.

De La Cruz Remodel prepared apartments #175,69,91 for rent. This job is 100% complete.

Garza DLC Painting prepared apartment #29 for rent. This job is 100% complete.

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

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

De La Cruz Drywall is replacing the flooring at 219 East Jackson Avenue (COCC). This job is 45% complete.

Housing Authority of the City of Harlingen, Texas

71

April 30, 2025

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHH Totals
Units Leased →	146	117	18	4	4	192	481
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	6

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	1	0	0	0	0	6	7
3 bed	3	0	1	0	0	0	4
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	4	0	1	0	0	6	11
Total Vacancies →	4	0	1	0	0	6	11

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 4/30/2025

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 97.33% 100.00% 95.00% 100.00% 100.00% 97.00% **97.79%**

* **VACANCY RATE:** 2.67% 0.00% 5.00% 0.00% 0.00% 3.00% **2.21%**

* does not include CFP units

Total Points per AMP

12

16

8

16

16

12

GRAND TOTAL POINTS

12

Per unit Fee count

146

120

19

4

4

194

487

71

Harlingen Housing Authority
Low Rent Program
Board Meeting
May 21,2025

Activities for the month of April

WAITING LIST AS OF 4/30/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	87
2 Bedroom	6
3 Bedroom	5
4 Bedroom	1
<u>Total:</u>	<u>99</u>

Unit offers mailed: 23

Security Deposits received: 5

Applications ready for review: 31

Applications pending: 81

Report By: Nancy Garza - Admissions Coordinator

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 April 2025	355	329	89	214	22	135	22	23	17%
January through April 2024	269	257	77	243	22	68	23	25	37%
Increase	86	72	12	0	0	67	0	0	0
Decrease	0	0	0	29	0	0	1	2	20%

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%
Mar-25	85	86	14	84	16	25	5	10	40%
Apr-25	110	97	31	51	0	23	4	6	26%
YTD Total:	355	329	89	214	22	135	22	23	17%

LOW RENT PROGRAM

Monthly Summary Report

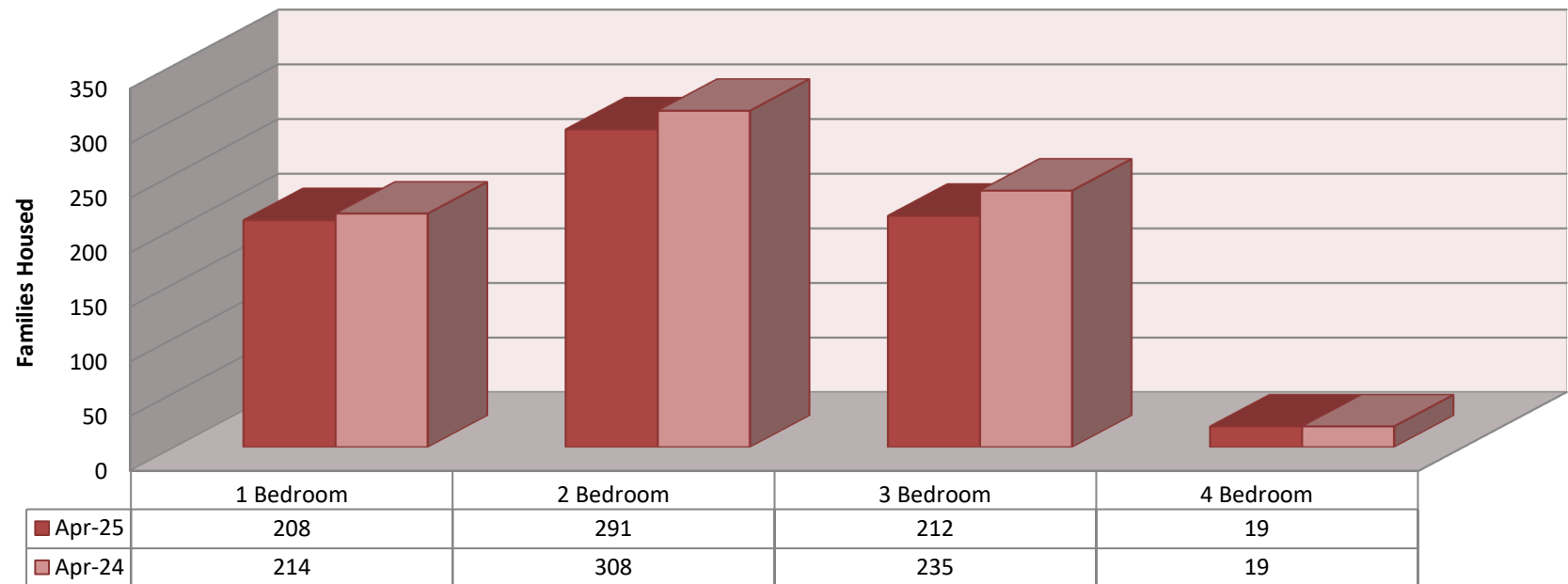
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
Feb-24	65	60	16	34	10	30	3	5	17%
Mar-24	64	59	19	64	5	19	5	7	37%
Apr-24	81	79	23	47	4	6	8	4	67%
YTD Total:	269	257	77	243	22	68	23	25	37%

Report By: Nancy Garza -Admissions Coordinator

Board Meeting Report May 21, 2025

Total Alloted Vouchers: 743
Vouchers Leased: 730
Pending Vouchers: 13
Vouchers Searching: 22

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

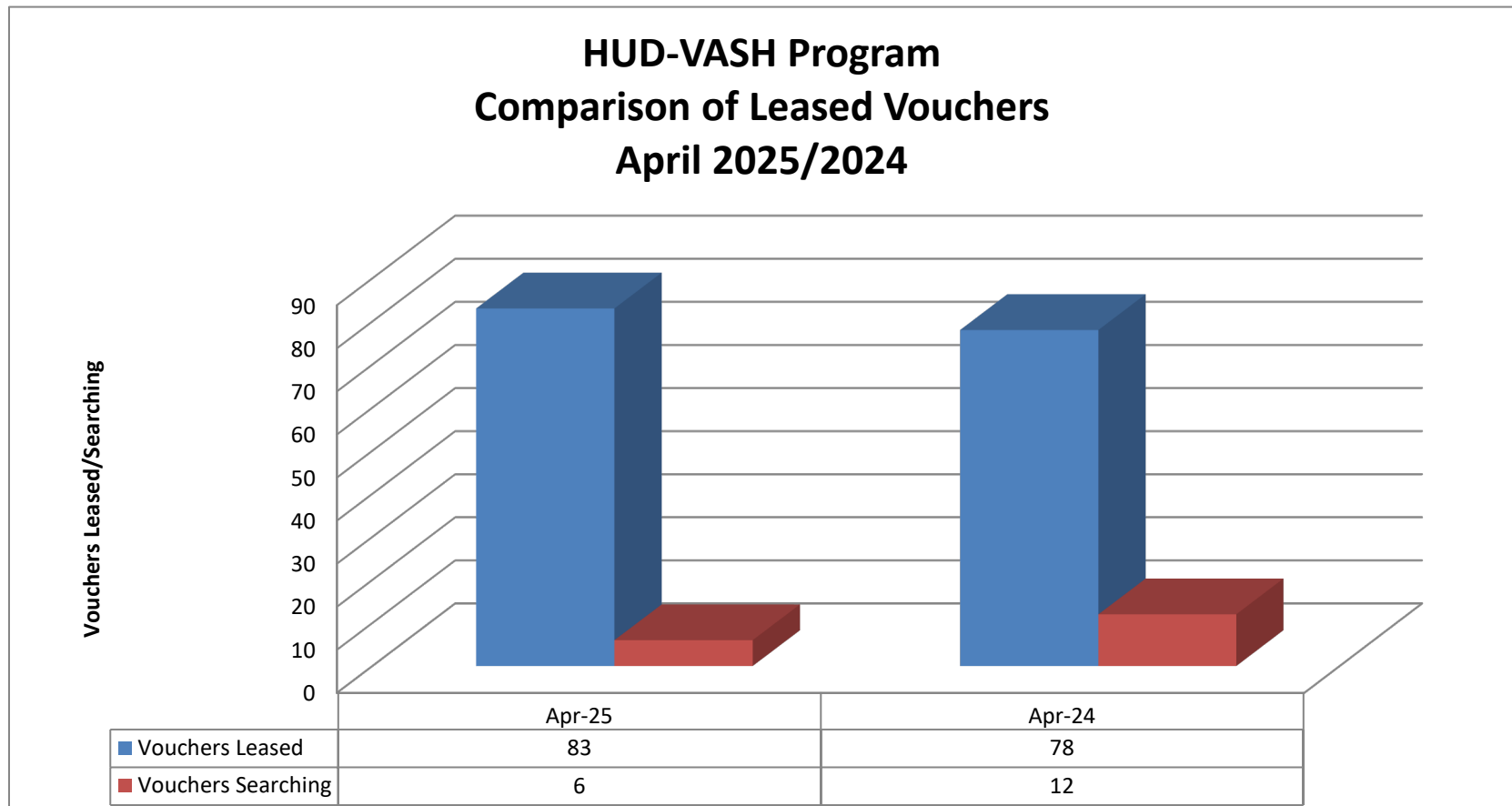


Total Families on Waiting List

641

**Board Meeting Report
May 21, 2025**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 83
Port-outs: 47
Housed in Harlingen: 36**



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report May 21, 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
March 2025 Score is
98.20%

Quality Control

QC files audits were held on April 25, 2025, at LMG. 4 files for Low Rent were audited

#30805
#32032
#13115
#34106

Activities for the month of April 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on April 10th (20 were received)
- Issued HAP Checks for May 2025
- Submitted VMS monthly report
- Submitted lease-up report to Finance Dept.
- Attended monthly meetings with Low Rent
- Attended Security meetings via Microsoft Teams
- Attended Monday staff meetings via Microsoft Teams
- Attended review corrections meetings
- Hosted Friday Staff Meetings via Microsoft Teams
- Attended Admin meeting
- 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 April 2025	150	109	92	20	273	273	32	10	10	32
January through April 2024	121	104	231	28	256	256	58	5	53	34
Increase	29	5	0	0	17	17	0	5	0	0
Decrease	0	0	139	8	0	0	26	0	43	2

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
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	7
YTD	150	109	92	20	273	273	32	10	10	32

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
Feb-24	40	28	34	8	59	59	12	1	19	8
Mar-24	17	26	33	6	67	67	14	0	12	9
Apr-24	30	21	138	5	89	89	11	4	8	11
YTD	121	104	231	28	256	256	58	5	53	34

**2025 Tenant Association Participation Survey
RESULTS
Survey conducted March 2025**

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

Le Moyne Gardens: 4 (Y) – 0 (N)

Los Vecinos: 26 (Y) – 0 (N)

Bonita Park: 16 (Y) – 0 (N)

Sunset Terrace: 0 (Y) – 0(N)

Total: Yes: 46 No: 0

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

Le Moyne Gardens: 0 (Y) – 4(N)

Los Vecinos: 15 (Y) – 11 (N)

Bonita Park: 10 (Y) – 6 (N)

Sunset Terrace: 0 (Y) – 0 (N)

Total: Yes: 25 No: 21

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

Le Moyne Gardens: 0 (Y) – 4 (N)

Los Vecinos: 15 (Y) – 11 (N)

Bonita Park: 10(Y) – 6 (N)

Sunset Terrace: 0(Y) – 0 (N)

Total: Yes: 25 No: 21

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

Le Moyne Gardens: 0(E); 0(H); 0(F); 0(O)

Los Vecinos: 5(E); 10(H); 11(F); 0(O)

Bonita Park: 10 (E); 6 (H); 0(F) 4 (O)

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

Total: 15 (E); 16(H); 11(F); 4(O)

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

Le Moyne Gardens: 0 (AM) – 0 (PM)

Los Vecinos: 15 (AM) – 11 (PM)

Bonita Park: 0 (AM) – 16(PM)

Sunset Terrace: 0 (AM) – 0 (PM)

Total: 15(AM) 27 (PM)

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

Le Moyne Gardens: 0(Tues.); 0 (Wed.); 0 (Thurs.)

Los Vecinos: 20 (Tues.); 6 (Wed.); 0 (Thurs.)

Bonita Park: 0(Tues.); 10 (Wed.);6 (Thurs.)

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

Total: 20 (Tues.); 16 (Wed.); 6(Thurs.)

7. Comments : Improvement of participation

- a. Hand out flyers
- b. Have snacks
- c. Have more parties
- d. Support groups

DATE: May 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for May 21, 2025, Board Mtg (11+ 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 are open from 8:00 a.m. to 5:00 p.m. and the Sunset Terrace office is open from 8:00 a.m. to 12:00 p.m. Monday, Wednesday & Friday.

Summary of Ongoing Activities:

Training & Conferences: HUD San Antonio Field Office Teams meetings have been cancelled until further notice. 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 on the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

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

Other Activities: , Our new HUD San Antonio Field Office Portfolio Management Specialist, is Brenner Stiles, and we plan to meet with her monthly through Teams. We plan to discuss and review our Public Housing and HCV/S8 Programs and the changes that impact our Housing Authority. 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 35% complete. The Administrative Staff reviewed the minutes for the April 16, 2025, HHA & HAHC Board Meetings. We also reviewed the Agenda for the May 21, 2025, HHA Board meeting that is scheduled at the Sunset Terrace Community Building, Harlingen, Texas.

City of Harlingen Human Resource Department MOU: We reached out and emailed the HR Department with the City of Harlingen on April 23, 2025, for a Memorandum of Understanding

or Agreement for HHA employee concerns or complaints. The City of Harlingen HR Department stated that they would advise the City Manager and let us know how and if they can assist us.

Expanding Affordable Housing: The sell of the 30 acres on New Hampshire closed and we received a check in the amount \$530,600.03. We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We plan on starting Phase 1 which will include (16) 1 bedroom & 2-bedroom ADA units. We are working on bidding out the banking services with a stipulation on loan services at a low interest rate.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are preparing to accept and award scholarships to the 2025 graduating seniors. Scholarship applications are due April 11, 2025. Graduating seniors that are awarded a Scholarship will be recognized at the June 18, 2025, Board meeting. I will keep you posted on the applications received and awarded.

Annual Board Meetings: The Annual Board Meetings for the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation are scheduled for September 24, 2025, at 11:30 a.m. at the Harlingen Convention Center. Further information and details will be provided.

City of Harlingen Events: The State of the City Address was scheduled for May 29, 2025, at 5:30 p.m. The Board of Commissioners decided not to sponsor a table.

Market Days on Jackson Avenue: Market Days on Jackson Avenue are scheduled for the 1st Saturday of every month. Every month we participate in the Book Rich Environment (BRE) which distributes new books to school age children. Approximately 120 books are given at this event monthly. The Back-to-School Event is scheduled for August 2, 2025, where Social Service Agencies provide children with back-to-school supplies.

October Fall Resource Fair: The Annual Fall Resource Fair is scheduled for October 23, 2025, at Los Vecinos from 4:00 p.m. – 7:00 p.m. We invite agencies throughout the community that can assist the residents with services, such as food pantries, health care, dental, counseling, resources with electric, gas and water payments, home health provider care information, and so many others.

2025 Board Meeting Schedule: The 2025 Schedule of Board Meetings is attached, and board meetings will be held at the main office and at the AMPs/sites. The next scheduled Board Meeting is on Wednesday, June 18, 2025, starting at 12:00 p.m. at the Administrative Building 219 East 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.

Planned Activities:

May 2025: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2025!!
- 01: National Day of Prayer
- 01: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 01: Mtg with HUD New Specialist Brenner Stiles at 10:00 a.m. Teams (Admin Team)
- 01: HAVE-STR Scholarship Committee Mtg to award applications at 10:00 a.m. (55)
- 02: City of Harlingen HR Department Mtg at 9:30 a.m. MOU/MOA Teams
- 02: Interviews for open positions starting at 1:30 p.m.
- 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 & Staff
- 05: BRE Read a Book HHA Facebook Monday after Market Days by LV, BP, LMG
- 05: **NEW Office Hour Schedule begins 8:00 a.m. – 5:00 p.m. Weekdays**

- 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)
- 06: Family Learning Centers last Day
- 07: Review Monday Reports 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: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 08: Maintenance Mtg at 3:00 p.m. (TEAMS) Mental Health Awareness
- 09: Mtg with Admin Staff on Escheatment and time clock testing at 10:00 a.m. Teams
- 09: HAHC Scholarship Letters due to Students at 12:00 p.m.
- 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: NEW Office Hour Schedule begins 8:00 a.m. – 5:00 p.m. Weekdays
- 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: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m.
- 14: Pest Control at Bonita Park
- 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: HCISD Counselors Mtg at 4:00 p.m. Teams
- 16: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 16: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 05/22/25
- 16: Friday Staff Mtg at 3:00 p.m. (Topic International Families) BP
- 19: NEW Office Hour Schedule begins 8:00 a.m. – 5:00 p.m. Weekdays
- 19: Security Mtg Monday at 9:00 a.m. Teams
- 19: Practice Board Mtg at 9:30 a.m. at COCC
- 19: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 19: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 05/23/25
- 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: Admin Mtg on HCV/S8 2-year tool & PH HUD Portal overview at 10:00 a.m. Teams
- 21: Review Monday Reports 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: Admin Mtg with Administrative Assistant at 10:00 a.m.
- Agenda for Mtg due by Ariana Friday 05/16/25
- 22: Admin Mtg with the Accounting Team at 1:30 p.m.
- Agenda for Mtg due by Accounting Team, Friday 05/16/25

- 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: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by **Monday 05/19/25**
- 23: Admin Mtg with Low Rent Team at 1:30 p.m.
Agenda for Mtg due by Low Rent **Monday 05/19/25**
- 23: Board Reports due at 12:00 p.m.
- 23: June 18, Board Agenda & Minutes for May 21, Board Mtg due 12 (noon)
- 23: Tentative Board Agendas due June, July & September 2025
- 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
- 26: NEW Office Hour Schedule begins 8:00 a.m. – 5:00 p.m. Weekdays**
- 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: Construction Mtg **Le Moyne Gardens** or Bonita Park at 1:30 p.m.
- 28: Review Monday Reports for corrections at 8:30 a.m.
- 29: State of the City Address by Mayor Sepulveda at Convention Center 6:30 – 9:00 p.m.
- 30: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 30: Final Board Reports due at 12:00 p.m.
- 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: 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 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: Construction Mtg at Le Moyne Gardens or **Bonita Park** at 1:30 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: HCV/S8 Applications (20)
- 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
- 12: HCISD Counselors Mtg at 4:00 p.m. Teams
- 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: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 13: Summer Fun Friday with Counselors 10:00 a.m. – 3:00 p.m. at LMG
- 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 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: Summer Fun Friday with Counselors 10:00 a.m. – 3:00 p.m. at Bonita Park
- 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: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday 06/13/25
- 24: Construction Mtg at Le Moyne Gardens or Bonita Park 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: 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: Summer Fun Friday with Counselors 10:00 a.m. – 3:00 p.m. at Los Vecinos
- 27: July 16, Board Agendas & Minutes for June 21, Board Mtg due 12 (noon)
- 27: Tentative Board Agendas due July, September & October 2025

- 27: Board Reports due at 12:00 p.m.
- 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
- 30: Final Board Reports due at 12:00 p.m.
- 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: Construction Mtg Le Moyne Gardens or Bonita Park at 1:30 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: HCV/S8 Applications (20)
- 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. via Teams
- 11: Practice Board Mtg at LV & Virtual at 9:00 a.m.
- 11: Summer Fun Friday with Counselors 10:00 a.m. – 3:00 p.m. at Sunset Terrace
- 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: Friday Staff Mtg at 3:00 p.m. (Topic on Disneyland) HCV/S8
- 21: Security Mtg Monday at 9:00 a.m.
- 21: Monthly Report Mtg for Low Rent & HCV/S8 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: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday 07/11/25
- 22: Construction Mtg at Le Moyne Gardens or Bonita Park 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 p.m.
- 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: 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: 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 p.m.
- 31: Los Vecinos Construction Mtg at 9:00 a.m.

August 2025: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!
- 01: Friday Staff Mtg at 3:00 p.m. (Topic on Back to School) Accounting Dept
- 02: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG,
HVC/S8 & Admissions
- 04: BRE Read a Book to children on HHA Facebook 1st Monday of month by LV, BP, LMG
- 04: Security Mtg Monday at 9:00 a.m.
- 04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 05: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.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
- 13: Pest control Bonita Park
- 13: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 14: HCV/S8 Applications (20)
- 14: Los Vecinos Construction Mtg at 9:00 a.m.
- 14: Thursday Maintenance Mtg at 3:00 p.m. Hazard Communication Teams
- 15: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 08/26/25
- 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: Monthly Report Mtg for Low Rent & HCV/S8 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
- 19-21: THA Annual Conference Round Rock, Texas
- 19: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m.
- 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 at 12:00 p.m.
- 22: September 24, Board Agendas & Minutes for July 16, Board Mtgs due 12 (noon)
- 22: Tentative Board Agendas due September, October & November 2025
- 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: 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: Vehicle Inspections at COCC at 9:00 a.m. by J Montoya
- 29: Final Board Reports are due 12:00 p.m.
- 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
- 02: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m.
- 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 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.
- 11: HCV/S8 Applications (20)
- 11: Los Vecinos Construction Mtg at 9:00 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: 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: Monthly Report Mtg for Low Rent & HCV/S8 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.
- 16: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.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: 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: 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: 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: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 26: Overview of Annual Board Mtgs at 10:00 a.m.
- 26: Board Reports due by 12:00 p.m.
- 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: Final Board Reports due by 12:00 p.m.
- 30: Construction Mtg at Le Moyne Gardens or **Bonita Park** at 1:30 p.m.
- 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
- 09: HCV/S8 Applications (20)
- 09: Los Vecinos Construction Mtg at 9:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 09: Maintenance Meeting at 3:00 p.m. Resource Fair/EIV Teams
- 09: HCISD Counselors Mtg at 4:00 p.m. Teams
- 10: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 10: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. 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: Construction Mtg at Le Moyne Gardens or Bonita Park 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: 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: Monthly Report Mtg for Low Rent & HCV/S8 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 12:00 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 12:00 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 12:00 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 12:00 p.m.
- 23: Los Vecinos Construction Mtg 9:00 a.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 4:00 -7:00 p.m.
- 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 12:00 p.m.
- 24: Tentative Board Agendas due November, December 2025 & January 2026
- 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: Construction Mtg at Le Moyne Gardens or Bonita Park 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: Financial Workshop at COCC/Teams at 10:00 a.m.
- 30: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 31: eLOCCS Recertification for Staff
- 31: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 31: Final Board Reports due by 12:00 p.m.
- 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!!**
- 01: 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**
- 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: Construction Mtg at **Le Moyne Gardens** or Bonita Park at 1:30 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. Fire Safety/Emergency Contact Info Teams
- 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: Monthly Report Mtg for Low Rent & HCV/S8 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: **HHA 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 12:00 p.m.
- 21: Tentative Board Agendas due December 2025, January & February 2026
- 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: Construction Mtg at Le Moyne Gardens or **Bonita Park** 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 p.m.
- 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: Construction Mtg at **Le Moyne Gardens** or Bonita Park 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.

- 11: HCV/S8 Applications (20)
- 11: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 11: Financial Workshop to finalize the budgets at 10:00 a.m. at COCC/Teams
- 11: Maintenance Mtg at 3:00 p.m. (Crime Prevention/Sick Leave Incentive) Teams
- 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.
- 13: Financial Workshop to finalize budget at 9:00 a.m. Teams
- 15: Security Mtg Monday at 9:00 a.m.
- 15: Monthly Report Mtg for Low Rent & HCV/S8 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.
- 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: Tentative Board Agendas for January, February & March 2026
- 19: January 21, Board Agendas & Minutes for December 17, Board Mtg due 12:00 p.m.
- 19: HAP Check January 2026
- 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: Early Release at 3:00 p.m. Christmas Holidays
- 24-25: Holidays (Christmas)
- 26: NO Audit Files due to Holidays
- 26: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 26: Board Reports due at 12:00 p.m.
- 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
- 31: Early Release at 3:00 p.m. (Holiday New Year's)
- January 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!
- 01: Holiday (New Year's Day)
- 02: Final Board Reports due at 12:00 p.m.
- 02: Friday Staff Mtg at 3:00 p.m.
- 02: Sick Leave Incentive for qualifying staff
- 03: Downtown Market Days! BRE Reading of Books to Community by LV, BP, LMG
- 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

- 07: Review Monday Reports for corrections at 8:30 a.m.
- 07: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 08: HCV/S8 Applications (20)
- 08: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 08: Maintenance Mtg at 3:00 p.m. Teams
- 08: HCISD Counselors Mtg at 4:00 p.m. Teams
- 09: Friday Staff Mtg at 3:00 p.m.
- 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.
- 14: Pest Control at Bonita Park
- 14: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 14: Practice Board Mtg at BP at 10:00 a.m.
- 16: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 16: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 01/27/26**
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Security Mtg Monday at 9:00 a.m.
- 19: Practice Board Mtg at 9:30 a.m. at ST
- 19: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 19: **Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 01/28/26**
- 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 COCC
- 21: Review Monday Reports for corrections at 8:30 a.m.
- 21: Practice Board Mtg at 10:00 a.m. at COCC
- 21: **HHA Board Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by
- 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
- 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 2025)
- 23: Board Reports due at 12:00 noon
- 23: February 20, Board Agenda & Minutes for January 21, Board Mtgs due 12:00 p.m.
- 23: Tentative Board Agendas due February, March & April 2026
- 23: HAP Checks February 2026
- 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
- 26: Security Mtg Tuesday at 9:00 a.m.
- 26: **Monday Staff Mtg on (Tuesday) at 10:00 a.m.** Maintenance on Call 956-893-2360
- 27: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday, 01/16/26**
- 27: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday, 01/16/26**
- 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 **Monday, 01/19/26**
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 01/19/26**
- 30: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 30: Final Board Reports due at 12:00 p.m.
- 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.
- February 2026: Schedule may change at any time**
- 02: Flyers for Scholarship for High School Graduating Seniors 2026!!**
- 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 for corrections at 8:30 a.m.
- 04: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 04: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: Friday Staff Mtg at 3:00 p.m.
- 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 Avenue
- 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: Construction Mtg at Le Moyne Gardens or **Bonita Park** at 1:30 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: HCV/S8 Applications (20)
- 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 12:00 p.m. for Mtgs on 02/24/26**
- 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 9:30 a.m. at ST
- 16: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 16: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 02/25/26**
- 16: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 17: Practice Board Mtg at 9:00 a.m. BP
- 18: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 18: Practice Board Mtg at 10:00 a.m. at BP
- 18: Regular Board Meeting 12:00 p.m. at Bonita Park** Invocation by
- 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
- 20: Board Reports due at 12:00 p.m.
- 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, 02/13/26**
- 24: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday, 02/13/26**
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Check for March 2026
- 25: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due **Monday, 02/16/26**
- 25: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 02/16/26**
- 26: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 26: Maintenance Mtg at 3:00 p.m.
- 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 2025)
- 27: Final Board Reports due at 12:00 p.m.
- 27: March 18, Board Agenda & Minutes for February 18, Board Mtg due 12:00 p.m.
- 27: Tentative Board Agendas due March, April & May 2026
- 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.
- March 2026: Schedule may change at any time**
- 02: **Flyers for Scholarship for High School Graduating Seniors 2026!!**
- 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 for corrections at 8:30 a.m.
- 04: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 04: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 06: Friday Staff Mtg at 3:00 p.m.
- 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 Avenue
- 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: Construction Mtg at Le Moyne Gardens or **Bonita Park** at 1:30 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: HCV/S8 Applications (20)
- 12: Mtg with Ariana to review the Calendar at 10/11 a.m.

- 12: Maintenance Mtg at 3:00 p.m. Teams (National Safety) Slips, Trips & Falls
- 13: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 03/24/26
- 13: Newsletter Articles are due at 12:00 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 16: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 03/25/26
- 16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 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
- 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, 03/13/26
- 24: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday, 03/13/26
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Check for April 2026
- 25: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due Monday, 03/16/26
- 25: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday, 03/16/26
- 26: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 26: Maintenance Mtg at 3:00 p.m.
- 27: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2025
- 27: April 15, Board Agendas & Minutes for March 18, Board Mtg due 12:00 p.m.
- 27: Tentative Board Agendas due March, April & May 2026
- 27: Board Reports due at 12:00 p.m.
- 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
- 30: Final Board Reports due at 12:00 p.m.
- April 2026: 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.
- 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
- 09: HCV/S8 Applications (20)
- 09: Los Vecinos Construction Mtg at 9:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 10/11 a.m.
- 09: Maintenance Meeting at 3:00 p.m. Resource Fair/EIV Teams
- 09: HCISD Counselors Mtg at 4:00 p.m. Teams
- 10: Practice Board Mtg at 9:00 a.m. at LV & Virtual
- 10: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 04/21/26**
- 10: Friday Staff Mtg at 3:00 p.m.
- 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 04/22/26**
- 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
- 15: Review Monday Reports 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
- 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: **PIC Review with Diana, Mary, Cindy L. at 1:30 p.m.** (Friday)
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 20: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: Admin Mtg with Administrative Assistant at 8:30 a.m.
- 21: Agenda for Mtg due by Ariana **Friday 04/10/26 at 12:00 p.m.**
- 21: Admin Mtg with the Accounting Team at 10:30 a.m.
- 21: Agenda for Mtg due by Accounting Team, **Friday, 04/10/26 at 12:00 p.m.**
- 22: Review Monday Reports for corrections at 8:30 a.m.
- 22: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- 22: Agenda for Mtg due by **Monday, 04/13/26 by 12:00 p.m.**

- 22: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 04/13/26 at 12:00 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 (Merienda)
- 24: HAP Check for May 2026
- 24: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at
(Supervisors will Quality Control audited files by staff)
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2025
- 24: Vehicle inspections at COCC at 9:00 -11:00 a.m.
- 24: Board Reports are Due at 12:00 p.m. (noon)
- 24: May 20, Board Agenda & Minutes for April 15, Board Mtgs due 12:00 p.m.
- 24: Tentative Board Agendas due May, June & July 2026
- 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.
- 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: Crime Prevention Mtg at 3:00 p.m. at
- 29: Review Monday Reports for corrections at 8:30 a.m.
- 30: Mtg with Ariana to review the Calendar at 10/11 a.m.

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 Ave. 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 Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. 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 Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. 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 Ave. 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.