



ANNUAL BOARD MEETING  
Wednesday, September 24, 2025 @ 11:30 a.m.  
at the Harlingen Convention Center  
701 Harlingen Heights Drive, Harlingen, Texas 78552

**AGENDA**

Notice is hereby given that the above unit of government will hold an Annual Board Meeting of its Board of Commissioners on Wednesday, September 24, 2025 @ 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID: 269 328 574 825 8, Passcode: Jz9W3nZ9; or join the video conference by phone at 469-480-6297, Password: 527 774 491.

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

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

**I. OPENING**

1. Call to Order
2. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Administer Oath of Office to Incoming Commissioners – Sylvia Garza-Perez, Cameron County Clerk /Alan Ozuna, Attorney  
Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, Maria I. Borjas, and Bettina Elliott
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – Patty Vega
6. Pledge of Allegiance – Patty Vega
7. Introduction of Staff, Visitors, and Guests – Hilda Benavides & Cynthia Lucio
8. Public Comments – Ariana Valle
9. Election for Board Chair
10. Election for Board Vice-Chair
11. Consider and take action to approve the Minutes of the Regular Board of Commissioners Meeting of July 16, 2025. (pg.4-9)
12. Service Awards for the following employees: Presenters Mary Prieto, Board Chair, & Mayor Sepulveda  
Anita Maldonado – 5 Years  
Cynthia De La Fuente – 10 Years  
Melissa Guajardo – 10 Years  
Norma Serino – 10 Years  
Patricia Vega – 10 Years  
Jose Zepeda – 10 Years  
Cynthia Lucio – 25 Years
13. Lunch Break

14. Presentation of Annual Report and Financial Statement

Presenters: Cynthia Lucio & Staff(pg.10-14)

**II. NEW BUSINESS**

1. Presentation of Unaudited Financial Statements for all accounts for the months of June and July 2025, and to take action to approve the Unaudited Financial Statements as presented.

Presenter: Cynthia Lucio (pg.15-50)

2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of July and August 2025.

Presenter: Cynthia De La Fuente (pg.51-54)

3. Consider and take action to accept/reject the bids and award the contract for the exterior renovation/improvement work at Le Moyne Gardens Office/Community Building (stonework)

Presenter: Cynthia De La Fuente & Gomez, Mendez, Saenz, Inc. (pg.55)

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

1. Chief Executive Officer Reports by Program Administrators and Coordinators:

- a) Financial Report by Cynthia Lucio; (pg.56-95)

- b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.96)

- c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.97)

- d) Senior Property Manager Report by Mary Prieto; (pg.98)

- e) Maintenance Report by Mary Prieto; (pg.99)

- f) Resident Events Coordinator/Property Manager Report by Norma Serino(pg.100-111)

- g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.112-113)

- h) Low Rent Occupancy Report by Nancy Garza; (pg.114-117)

*(Comparative summary report for January-August 2025-2024)*

- i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.118-122)

*(Comparative summary report for January-August 2025-2024)*


2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 11+ months.

Presenter: Hilda Benavides (pg.123-143)

**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 Convention Center, 701 Harlingen Heights Dr., 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 Thursday, September 18, 2025, at least three business days preceding the scheduled day of said meeting.

Dated this 18th day of September 2025

  
Ariana Valle, Administrative Assistant



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

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

Harlingen Housing Authority  
Minutes of the Regular Board Meeting  
Wednesday, July 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, July 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 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 consisting of Carlos “Charlie” Perez, Irma Sánchez Peña and Maria I. Borjas. Not present were Carlos Muñoz and Bettina Elliott.

**INVOCATION**

Senior Property Manager, Mary Prieto, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Senior Property Manager, Mary Prieto, led the pledge of allegiance.

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

Administrative Assistant, 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, Yvonne Latour, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Diana Perez, HCVP & 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, Computer Network Group, Edward Moreno, Edwards Pest Management, Victor Duberney, Blue Line Security, Brenda Treviño, Leading Specialist 1 of Lone Star National Bank, Rusty Brechot, Market President of Cameron County of Lone Star National Bank, Martha Rosales, Texas Regional Bank, Jesus Rosales, APRIO LLP, and Brisa Torres, APRIO LLP.

**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 JUNE 18, 2025.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of June 18, 2025. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of June 18, 2025. Motion was seconded by Commissioner Borjas and passed unanimously.

**II. NEW BUSINESS**

**1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 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 May 2025 was included in their board packets. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended May 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	\$426,357.94	\$75,681.85	\$101,647.60	\$106,483.69	\$138,006.52	\$4,538.28
Total Expenditures	\$411,679.98	\$85,297.41	\$116,154.35	\$88,929.61	\$117,789.40	\$3,509.21
Revenues Over (Under) Expenditures	\$14,677.96	(\$9,615.56)	(\$14,506.75)	\$17,554.08	\$20,217.12	\$1,029.07
Cash reserves or funds transferred in	\$0.00	\$9,615.56	\$14,506.75	\$0.00	\$0.00	\$0.00

Note:  
COCC - 3 pay periods in May  
LV- 3 payperiods in May and more Maintenance/operation contract costs

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of May 2025, and to take action to approve the Unaudited Financial Statement as presented. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2025 as presented by Administration. Motion was seconded by Commissioner Borjas 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 JUNE 2025.**

Procurement Specialist/Property Manager De La Fuente noted that the board packets contained a listing of unpaid balances due for vacated unit accounts for the month of June 2025 in the total amount of \$5,614.00 The total amount consists of:

For the month of June 2025						
Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 821.00	\$ 1,805.00	\$ -	\$ -	\$ -	\$ 2,988.00

Grand Total \$ 5,614.00

No 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 June 2025 in the total amount of \$5,614.00. Vice-Chair Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of June 2025 in the total amount of \$5,614.00. Motion was seconded by Commissioner Borjas and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO APPROVE THE AGREEMENTS FOR THE FAMILY LEARNING CENTER COUNSELORS**

Senior Property Manager Prieto told the Board that the packet contains the agreements for the Family Learning Center Counselors. Chair Perez asked are the counselors from last year being hired this year? Senior Property Manager Prieto stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the agreements for the Family Learning Center Counselors. Vice-Chair Sánchez Peña made the motion to approve the agreements for Family Learning Center Counselors. Motion was seconded by Commissioner Borjas and passed unanimously.

**4. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE PROPOSAL AND AWARD THE CONTRACT FOR BANKING SERVICES.**

Chief Financial Officer Lucio informed the board that the Banking Service Proposal was advertised in the Valley Morning Star on June 14, 2025, and June 25, 2025, and were available on our website.

**HARLINGEN HOUSING AUTHORITY  
PROPOSAL LISTING & SUMMARY**

**Name of Bid:** Banking Services

**Date:** June 30, 2025

**Location(s):** HHA & HAHC locations

**Time:** 2:30 P.M.

Received Date & Time:	Bank Name:	Evaluated
June 30, 2025 at 12:05 p.m.	Lone Star National Bank	YES
June 30, 2025 at 2:17 p.m.	Texas Regional Bank	YES
No Submission	Plains Capital Bank	
No Submission	Texas National Bank	

The Harlingen Housing Authority recommended Lone Star National Bank, based on prior performance with the Harlingen Housing Authority. Chair Perez asked how many years has the Housing Authority been working with Lone Star National Bank? Chief Financial Officer Lucio stated 7 years. After some discussion no other questions were asked. Chair Perez entertained a motion to accept the proposal and award the contract for Banking Services to Lone Star National Bank. Vice-Chair Sánchez Peña made the motion to accept the proposal presented and award the Banking Services to Lone Star National Bank. The motion was seconded by Commissioner Borjas and passed unanimously.

**5. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE BID AND AWARD THE CONTRACT FOR PEST CONTROL SERVICES.**

Procurement Specialist/Property Manager De La Fuente informed the board that The Pest Control Bid was advertised in the Valley Morning Star on Saturday, June 14, 2025, and Saturday, June 21, 2025. The bid was also advertised on our website at [www.harlingenha.org](http://www.harlingenha.org) starting on June 18, 2025. The bid opening was on Monday, June 30, 2025, at 2:00 p.m. at the Administrative Building. Three companies picked up the bid packets and two bids were submitted and received.

**Name of Bid:** Pest Control Services

**Date:** June 30, 2025

**Location(s):** HHA & HAHC locations

**Time:** 2:00 PM

<b>Received Date &amp; Time:</b>	<b>Company Name:</b>	<b>Bid Amount :</b>	<b>Required Insurance:</b>
June 23,2025 at 1:25 p.m.	Edward's Pest Management	\$33,288.00 per year	Yes
June 30, 2025 at 11:11 a.m.	Paredes Pest Control	\$48,900.00 per year	Yes
No Submission	Massey Services	N/A	N/A

The Harlingen Housing Authority recommended Edward's Pest Management be awarded the bid based on the work history and being the lowest bidder in the amount of \$33,288.00 annually. Chair Perez asked who is currently providing the pest control? Procurement Specialist/Property Manager De La Fuente stated Edward's Pest Management. No other questions were asked. Chair Perez entertained a motion to accept the bid from Edward's Pest Management in the amount of \$33,288.00 annually. Vice-Chair Sánchez Peña made the motion to accept the bid from Edward's Pest Management in the amount of \$33,288.00 annually. Motion was seconded by Commissioner Borjas and passed unanimously.

**6. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE BID AND AWARD THE CONTRACT FOR SECURITY SERVICES.**

Procurement Specialist/Property Manager De La Fuente informed the board that the Security Services bid was advertised in the Valley Morning Star on Saturday, June 14, 2025, and Saturday, June 21, 2025. The bid was also advertised on our website at [www.harlingenha.org](http://www.harlingenha.org) starting on June 18, 2025. The bid opening was on Monday, June 30, 2025, at 2:00 p.m. at the Administrative Building. Four companies picked up the bid packets and four bids were submitted and received.

**Name of Bid:** Security Services

**Date:** June 30, 2025

**Location(s):** HHA & HAHC locations

**Time:** 2:00 PM

Received Date & Time:	Company Name:	Bid Amount :	Required Insurance:	Car Allowance:
June 30, 2025 at 8:26 a.m.	American Global Security	\$29.99 per hour 140 hours per week = \$218,327.20	Yes	Included
June 30, 2025 at 11:26 a.m.	FMG Group LLC DBA: G-Force Security	\$14.89 per hour 140 hours per week = \$108,399.20 annually	Yes	Included
June 30, 2025 at 11:48 a.m.	BLSS LLC DBA: Blue Line Security Services	\$20.00 per hour 140 hours per week = \$145,600.00 annually	Yes	Included
June 30, 2025 at 12:00 p.m.	Flores Investments DBA: American Investigation	\$24.80 per hour 140 hours per week = \$180,544.00 annually	Yes	Included

The Harlingen Housing Authority recommended BLSS LLC-DBA: Blue Line Security Services, in the amount of \$145,600.00 annually. Although not the lowest bidder, BLSS LLC-DBA: Blue Line Security Services is recommended above the lowest bidder based on prior performance of the lowest bidder. Attorney Ozuna, explained to the Board the legalities and prior performance of the lowest bidder. Chair Perez asked where is BLSS LLC-DBA: Blue Line Security Services located? BLSS LLC-DBA: Blue Line Security Services representative Duberney stated Edinburg, Texas. After some discussion no questions were asked. Chair Perez entertained a motion to accept the bid from BLSS LLC-DBA: Blue Line Security Services in the amount of \$145,600.00 annually. Vice-Chair Sánchez Peña made the motion to accept and award the security contract to BLSS LLC-DBA: Blue Line Security Services in the amount of \$145,600.00 annually. Motion was seconded by Commissioner Borjas and passed unanimously.

**7. CONSIDER AND TAKE ACTION TO APPROVE THE CLOSING OF OFFICES ON FRIDAY, DECEMBER 12, 2025, FOR THE EMPLOYEE CHRISTMAS LUNCHEON FROM 1:00P.M. – 5:00 P.M.**

Chief Executive Officer Benavides is requesting the Board for approval for the closing of offices on Friday, December 12, 2025, for the Harlingen Housing Authority Employee Christmas luncheon from 1:00 P.M. – 5:00 P.M. After some discussion no questions were asked. Chair Perez entertained a motion to approve the closing of offices on Friday, December 12, 2025, for the Employee Christmas Luncheon from 1:00 p.m. – 5:00 p.m. Vice-Chair Sánchez Peña made the motion to approve the closing of offices on Friday, December 12, 2025, Christmas Luncheon from 1:00 p.m. – 5:00 p.m. Motion was seconded by Commissioner Borjas and passed unanimously.

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

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

- Financial Report by Cynthia Lucio
- Accounting Assistant/MIS Coordinator Report by Patty Vega
- HR/Accounting Coordinator Report by Melissa Guajardo
- Senior Property Manager Report by Mary Prieto
- Maintenance Report by Mary Prieto
- Resident Events Coordinator/Property Manager Report by Norma Serino
- Procurement Specialist/Property Manager Report by Cynthia De La Fuente
- Low Rent Occupancy Report by Nancy Garza
- (Comparative summary report for January-June 2025-2024)*
- Housing Choice Voucher/Section 8 Report with SEMAP Score by Diana Perez



*(Comparative summary report for January-June 2025-2024)*

Chief Executive Officer Benavides told the Board that the Program reports were included in their packets. No questions were asked. No action taken.

**2. CHIEF EXECUTIVE OFFICER REPORT ON ADMINISTRATIVE MEETINGS, LEGAL CONFERENCES, OTHER MEETINGS HELD, AND SCHEDULED ACTIVITIES FOR THE NEXT 11+ MONTHS.**

Chief Executive Officer Benavides told the Board that her report is included in the board packet. She informed the Board of the rotation of the restaurants in the downtown area. Chief Executive Officer Benavides informed the Board that the Annual Board meeting is scheduled for September 24, 2025, at 11:30 a.m. at the Harlingen Convention Center. After some discussion no 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 Borjas. Meeting was adjourned at 12:32 p.m.

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

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

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

**The Harlingen Housing Authority Mission** provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization. Our Vision is to serve others with the highest level of professionalism, integrity, honesty, fairness, and equality. Our goal is to motivate and empower families to improve their quality of life and achieve self-sufficiency.

The Harlingen Housing Authority administers two (2) primary programs that assist over 1,340 families within our Harlingen Community. These programs are the Public Housing/Low Rent Program and Housing Choice Voucher/Section 8 Program. These programs are federally funded by the U.S. Department of Housing and Urban Development (HUD).

**The Public Housing/Low Rent Program** assists 498 families at the different apartment complexes. The Aragon Apartments are located at 1810 & 1814 Aragon Drive and houses 4 families. The Arroyo Vista Court Apartments are located at 505 Arroyo Vista Court and houses 4 families. The Bonita Park Apartments are located at 601 South Rangerville Road and houses 120 families. The Le Moyne Gardens Apartments are located at 3221 North 25<sup>th</sup> Street and houses 200 families. The Los Vecinos Apartments are located at 702 South “M” Street and houses 150 families. The Sunset Terrace Apartments are located at 1401 North Sunset Drive and houses 20 families. The monthly occupancy rate at our apartment complexes is 98%. The high occupancy rate and long waitlist demonstrates the great need for more affordable housing in our community.

**The Housing Choice Voucher (HCV) Program** assists over 840 families throughout our Harlingen Community. This program is very much desired and needed by our community due to the special housing assistance in the private market. Once a family qualifies for the HCV Program, they receive a voucher that gives them the ability to choose any housing that meets the program's requirements. A subsidy is paid to the landlord by the Housing Authority. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Our voucher utilization rate is 99-100% and our wait list exceeds 600 families.

**The Veterans Affairs Supportive Housing (VASH) Program** assists 87 Veterans throughout the Rio Grande Valley. This program was established to assist homeless veterans in need of a place to live. The U. S. Department of Veterans Affairs Office (VA) assigns a caseworker to help the veterans while we administer the VASH Voucher, which is part of the HCV/S8 Program. This program has been successful due to the partnership we have established with the VA.

**The Foster Youth to Independence (FYI) Program** provides housing vouchers to youth between the ages of 18 – 24, that are at risk of becoming homeless when exiting the Public Child Welfare Agency (PCWA). Referrals are provided to our Housing Authority by the PCWA, and we request these vouchers from HUD. Currently, we are assisting 3 young adults and their families.

**The Housing Choice Voucher Homeownership Program** enables families to utilize their Housing Choice Voucher to purchase a home. The families that are interested in purchasing a home must meet the necessary requirements, such as employment or stable income, be able to obtain a mortgage loan, and participate in homeownership counseling classes.

**Partnerships** are a must for our Housing Authority, since they enable us to provide families with resources throughout the Harlingen Community. A few of our partnerships are as follows: the Spectrum high speed internet access; the City of Harlingen street repair at Los Vecinos; the Back-to-School Event during Market Days; the Family Learning Centers; the Book Rich Environment (BRE) Initiative; the Annual Resource Fair; the HCV/S8 Annual Landlord & Homeownership Conference; the Little Free Libraries; the Vegetable Gardens, Scholarships, and the Resident Councils/Tenant Associations, just to mention a few.

I want to take this opportunity to thank our employees, our Board of Commissioners, the HUD San Antonio Public Housing Field Office team, and the many partners that assist us with the implementation of these outstanding programs. I want to express my appreciation to Mayor Norma Sepulveda, City Manager Gabriel Gonzalez, and the City Commissioners for their continued interest and support. I enjoy working with our community and look forward to restoring and expanding affordable housing.

Sincerely,

Hilda Benavides,  
Chief Executive Officer

Harlingen Housing Authority (TX065)							
HARLINGEN, TX							
Entity Wide Revenue and Expense Summary							11
		Submission Type: Unaudited/Single Audit			Fiscal Year End:03/31/2025		
			Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC
Net Tenant Rental Revenue			\$1,155,692	\$69,948	\$51,279	\$0	\$0
Tenant Revenue – Other			\$144,691	\$0	\$1,590	\$0	\$0
HUD PHA Operating Grants			\$3,068,918	\$0	\$0	\$6,787,596	\$0
Capital Grants			\$2,280,181	\$0	\$0	\$0	\$0
Management Fee							\$579,606
Asset Management Fee							\$163,050
Bookkeeping Fee							\$106,418
Other Fees							\$11,952
Investment Income – Unrestricted			\$20,576	\$0	\$2,812	\$500	\$12,478
Fraud Recovery			\$0	\$0	\$0	\$9,024	\$0
Other Revenue			\$15,782	\$27,586	\$67	\$73,868	\$34,668
Gain or Loss on Sale of Capital Assets			-\$16,503	\$0	\$0	\$0	\$0
Total Revenue			\$6,669,337	\$97,534	\$55,748	\$6,870,988	\$908,172
Administrative Salaries			\$415,853	\$35,031	\$2,792	\$202,283	\$429,818
Auditing Fees			\$21,828	\$388	\$1,089	\$848	\$3,197
Management Fee			\$384,046	\$0	\$0	\$75,555	
Book-keeping Fee			\$43,554	\$0	\$0	\$0	
Advertising and Marketing			\$0	\$1,245	\$628	\$0	\$628
Employee Benefit contributions – Administrative			\$143,592	\$3,028	\$237	\$82,844	\$180,565
Office Expenses			\$381,202	\$1,395	\$705	\$51,330	\$56,143
Legal Expense			\$9,608	\$12,646	\$5,538	\$0	\$8,012
Travel			\$11,716	\$0	\$0	\$7,170	\$25,094
Other			\$489,732	\$16,616	\$10,207	\$109,438	\$93,983
Asset Management Fee			\$59,760	\$0	\$0	\$120,888	
Tenant Services – Salaries			\$26,354	\$0	\$0	\$0	\$0
Tenant Services – Other			\$14,339	\$2,287	\$186	\$0	\$0
Water, electricity, gas, and sewer			74045	1224	876	\$0	16534
Ordinary Maintenance and Operations – Labor			\$178,463	\$818	\$52	\$0	\$8,096
Ordinary Maintenance and Operations - Materials and Other			\$199,120	\$0	\$0	\$15,463	\$7,577
Ordinary Maintenance and Operations Contracts			\$771,628	\$39,247	\$5,833	\$0	\$24,519
Employee Benefit Contributions - Ordinary Maintenance			\$75,103	\$67	\$4	\$0	\$682
Protective Services - Other Contract Costs			\$150,090	\$1,173	\$0	\$0	\$3,500
Property Insurance, Liability, Workman's Comp. All other Insurance			\$630,073	\$14,557	\$20,042	\$3,692	\$36,139
Other General Expenses			\$0	\$3,345	\$0	\$22,380	\$153
Payments in Lieu of Taxes			\$103,445	\$42	\$0	\$0	\$315
Bad debt - Tenant Rents			\$37,994	\$0	\$836	\$0	\$0
Total Operating Expenses			\$4,221,545	\$133,109	\$49,025	\$692,161	\$894,955
Excess of Operating Revenue over Operating Expenses			\$2,447,792	-\$35,575	\$6,723	\$6,178,827	\$13,217
Housing Assistance Payments			\$0	\$0	\$0	\$6,074,822	\$0
HAP Portability-In			\$0	\$0	\$0	\$66,042	\$0
Depreciation Expense			\$621,520	\$11,725	\$7,888	\$11,833	\$19,554
Total Expenses			\$4,843,065	\$144,834	\$56,913	\$6,844,858	\$914,509
Excess (Deficiency) of Total Revenue Over (Under) Total Expenses			\$1,826,272	-\$47,300	-\$1,165	\$26,130	-\$6,337

# Entity Wide Revenue and Expense Summary for Fiscal Year End 3/31/2025

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Vouchers	Central Office Cost Center
\$1,826,272.00	-\$47,300.00	-\$1,165.00	\$26,130.00	-\$6,337.00

Harlingen Housing Authority (TX065)							
Entity Wide Balance Sheet Summary							
		Submission Type: Unaudited/Single Audit			Fiscal Year End: 03/31/2025		13
			Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC
Cash - Unrestricted			\$4,531,249	\$675,481	\$111,381	\$21,313	\$632,062
Cash - Other Restricted			\$0	\$0	\$0	\$0	\$0
Cash - Tenant Security Deposits			\$80,161	\$4,675	\$1,700	\$0	\$0
Accounts Receivable - PHA Projects			\$0	\$0	\$0	\$0	\$0
Accounts Receivable - HUD Other Projects			\$232,346	\$0	\$0	\$0	\$0
Accounts Receivable - Other Government			\$0	\$0	\$0	\$154,696	\$0
Accounts Receivable - Miscellaneous			\$0	\$0	\$0	\$0	\$0
Accounts Receivable - Tenants			\$28,258	\$0	\$1,475	\$0	\$0
Allowance for Doubtful Accounts -Tenants			-\$18,684	\$0	-\$1,000	\$0	\$0
Fraud Recovery			\$14,226	\$0	\$0	\$223,136	\$0
Allowance for Doubtful Accounts - Fraud			-\$14,226	\$0	\$0	-\$51,668	\$0
Investments - Unrestricted			\$0	\$0	\$0	\$0	\$60,181
Prepaid Expenses and Other Assets			\$164,355	\$2,875	\$5,476	\$0	\$8,629
Inventories			\$259,710	\$0	\$0	\$0	\$3,786
Allowance for Obsolete Inventories			-\$12,081	\$0	\$0	\$0	-\$166
Inter Program Due From			\$122,849	\$0	\$7,558	\$0	\$144,747
Total Current Assets			\$5,388,163	\$683,031	\$126,590	\$347,477	\$849,239
Land			\$836,470	\$0	\$28,000	\$0	\$793,902
Buildings			\$34,650,743	\$370,218	\$773,448	\$5,320	\$409,120
Furniture, Equipment & Machinery - Administration			\$742,873	\$0	\$0	\$98,015	\$372,871
Leasehold Improvements			\$1,591,727	\$0	\$0	\$0	\$23,046
Accumulated Depreciation			-\$29,791,083	-\$122,818	-\$599,163	-\$82,392	-\$725,856
Construction in Progress			\$3,528,817	\$0	\$0	\$0	\$0
Total Capital Assets, Net of Accumulated Depreciation			\$11,559,547	\$247,400	\$202,285	\$20,943	\$873,083
Notes, Loans and Mortgages Receivable - Non-Current			\$0	\$0	\$0	\$0	\$0
Notes, Loans, & Mortgages Receivable - Non Current - Past Due			\$0	\$0	\$0	\$0	\$0
Total Assets and Deferred Outflow of Resources			\$16,947,710	\$930,431	\$328,875	\$368,420	\$1,722,322
Accounts Payable <= 90 Days			\$457,836	\$429	\$119	\$990	\$95,957
Accounts Payable >90 Days Past Due			\$0	\$0	\$0	\$0	\$0
Accrued Wage/Payroll Taxes Payable			\$26,654	\$0	\$0	\$7,878	\$29,012
Accrued Compensated Absences - Current Portion			\$6,235	\$0	\$0	\$2,170	\$6,102
Accounts Payable - HUD PHA Programs			\$76,661	\$0	\$0	\$2,329	\$0
Account Payable - PHA Projects			\$0	\$0	\$0	\$0	\$0
Accounts Payable - Other Government			\$103,278	\$0	\$0	\$0	\$0
Tenant Security Deposits			\$80,161	\$4,675	\$1,700	\$0	\$0
Unearned Revenue			\$23,857	\$530,600	\$264	\$0	\$0
Other Current Liabilities			\$657	\$0	\$0	\$10,523	\$2,462
Accrued Liabilities - Other			\$0	\$0	\$0	\$0	\$0
Inter Program - Due To			\$82,668	\$97,069	\$525	\$56,557	\$38,335
Loan Liability - Current			\$0	\$0	\$0	\$0	\$0
Total Current Liabilities			\$858,007	\$632,773	\$2,608	\$80,447	\$171,868
Accrued Compensated Absences - Non Current			\$56,110	\$0	\$0	\$19,529	\$54,920
Total Non-Current Liabilities			\$56,110	\$0	\$0	\$19,529	\$54,920
Total Liabilities			\$914,117	\$632,773	\$2,608	\$99,976	\$226,788
Net Investment in Capital Assets			\$11,559,547	\$247,400	\$202,285	\$20,943	\$873,083
Restricted Net Position			\$0	\$0	\$0	\$0	\$0
Unrestricted Net Position			\$4,474,046	\$50,258	\$123,982	\$247,501	\$622,451
Total Equity - Net Assets / Position			\$16,033,593	\$297,658	\$326,267	\$268,444	\$1,495,534
Total Liabilities, Deferred Inflows of Resources and Equity - Net			\$16,947,710	\$930,431	\$328,875	\$368,420	\$1,722,322

# Entity Wide Balance Sheet Summary for Fiscal Year End 3/31/25

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Voucher	Central Office Cost Center
\$16,947,710.00	\$930,431.00	\$328,875.00	\$368,420.00	\$1,722,322.00

# **Housing Authority of the City of Harlingen**

## **Unaudited Financial Statement**

**June 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 June 2025**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$431,448.56</u>	<u>\$76,154.81</u>	<u>\$103,600.40</u>	<u>\$104,591.52</u>	<u>\$142,114.22</u>	<u>\$4,987.61</u>	<u>\$569,400.25</u>
Total Expenditures	<u>\$396,466.23</u>	<u>\$83,571.13</u>	<u>\$110,800.53</u>	<u>\$87,040.24</u>	<u>\$112,170.42</u>	<u>\$2,883.91</u>	<u>\$582,933.21</u>
Revenues Over (Under) Expenditures	<u>\$34,982.33</u>	<u>(\$7,416.32)</u>	<u>(\$7,200.13)</u>	<u>\$17,551.28</u>	<u>\$29,943.80</u>	<u>\$2,103.70</u>	<u>(\$13,532.96)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$7,416.32</u>	<u>\$7,200.13</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,532.96</u>

**Note:**

**COCC - Office furniture replacement from Flood damages**

**LV- More maintenance contracts and materials needed**

**HCV- Program costs vary due to assisting more families and rental increases**



**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended June 2025**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$1,294,648.94</u>	<u>\$227,700.36</u>	<u>\$309,081.97</u>	<u>\$321,964.58</u>	<u>\$420,890.46</u>	<u>\$15,011.57</u>	<u>\$1,543,250.87</u>
Total Expenditures	<u>\$1,099,790.05</u>	<u>\$209,606.73</u>	<u>\$308,621.12</u>	<u>\$245,311.21</u>	<u>\$325,018.93</u>	<u>\$11,232.06</u>	<u>\$1,664,006.95</u>
Revenues Over (Under) Expenditures	<u>\$194,858.89</u>	<u>\$18,093.63</u>	<u>\$460.85</u>	<u>\$76,653.37</u>	<u>\$95,871.53</u>	<u>\$3,779.51</u>	<u>(\$120,756.08)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$120,756.08</u>

**Note:**

**HCV - Program costs vary due to assisting more families and rental increases**

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	3 Month(s) Ended June 30, 2025	Budget	Variance	Variance %	
Revenue								
Operating Income								
Other Income - Opertating transfer in /	1 06	3690.22	5	0.00	0.00	3,000.00	(3,000.00)	-100.00 %
Other Income - CFP24	1 06	3690.31	5	13,895.00	41,685.00	40,500.00	1,185.00	2.93 %
Total Operating Income				13,895.00	41,685.00	43,500.00	(1,815.00)	-4.17 %
Rental Income								
NON-DWELLING RENT	1 06	3190	5	2,198.81	6,596.43	6,594.00	2.43	0.04 %
Total Rental Income				2,198.81	6,596.43	6,594.00	2.43	0.04 %
Other Income								
Investment Income - Unrestricted	1 06	3610	5	973.25	3,219.14	3,189.00	30.14	0.95 %
OTHER INCOME	1 06	3690	5	256.88	370.64	399.00	(28.36)	-7.11 %
Management Fees	1 06	3690.1	5	849.27	849.27	0.00	849.27	100.00 %
Other Income - Management Fee - CC	1 06	3690.2	5	32,649.60	98,629.00	98,634.00	(5.00)	-0.01 %
Other Income - Asset Management Fe	1 06	3690.3	5	14,676.00	44,160.00	44,580.00	(420.00)	-0.94 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4	5	9,660.00	29,137.50	29,430.00	(292.50)	-0.99 %
IT Fees	1 06	3690.5	5	996.00	2,988.00	2,988.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88	5	0.00	65.38	24.00	41.38	172.42 %
Total Other Income				60,061.00	179,418.93	179,244.00	174.93	0.10 %
Total Revenue				76,154.81	227,700.36	229,338.00	(1,637.64)	-0.71 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1 06	4110	5	34,717.24	95,185.00	106,248.00	11,063.00	10.41 %
LEGAL EXPENSE	1 06	4130	5	0.00	1,324.38	1,749.00	424.62	24.28 %
STAFF TRAINING	1 06	4140	5	1,645.00	2,995.00	3,000.00	5.00	0.17 %
TRAVEL	1 06	4150	5	1,602.05	6,469.63	6,249.99	(219.64)	-3.51 %
Travel-Mileage Reimbursment	1 06	4150.2	5	13.30	350.00	499.98	149.98	30.00 %
Audit Fees	1 06	4171	5	0.00	0.00	498.00	498.00	100.00 %
Employee Benefits Cont - Admin	1 06	4182	5	15,933.25	36,398.03	46,248.00	9,849.97	21.30 %
SUNDRY	1 06	4190	5	0.00	300.00	750.00	450.00	60.00 %
Postage/FedEx/UPS	1 06	4190.03	5	541.86	1,182.86	999.99	(182.87)	-18.29 %
Advertising and Marketing	1 06	4190.08	5	0.00	0.00	123.00	123.00	100.00 %
PUBLICATIONS	1 06	4190.11	5	1,345.00	1,891.70	498.00	(1,393.70)	-279.86 %
MEMBERSHIP DUES AND FEES	1 06	4190.12	5	0.00	135.00	249.00	114.00	45.78 %
Telephone/Cell Phone/Internet	1 06	4190.13	5	3,726.68	9,179.68	9,498.00	318.32	3.35 %
FORMS & OFFICE SUPPLIES	1 06	4190.17	5	10,760.07	16,295.66	1,248.00	(15,047.66)	-1205.74 %
Other Sundry Expense	1 06	4190.18	5	602.43	1,747.14	1,749.99	2.85	0.16 %
Administrative Contact Costs	1 06	4190.19	5	4,010.30	12,781.93	23,748.00	10,966.07	46.18 %
BOARD MEETING EXPENSE	1 06	4190.9	5	544.00	3,098.22	5,043.00	1,944.78	38.56 %
Total Administrative Expense				75,441.18	189,334.23	208,399.95	19,065.72	9.15 %
Utilities Expense								
WATER	1 06	4310	5	22.49	66.74	123.00	56.26	45.74 %
ELECTRICITY	1 06	4320	5	1,253.07	1,253.07	3,750.00	2,496.93	66.58 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390	5	32.51	95.90	249.99	154.09	61.64 %
Total Utilities Expense				1,308.07	1,415.71	4,122.99	2,707.28	65.66 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1 06	4410	5	957.09	3,256.21	2,748.00	(508.21)	-18.49 %
MATERIALS	1 06	4420	5	1,394.44	2,855.60	999.00	(1,856.60)	-185.85 %
Contract Cots-Extermination/Pest Con	1 06	4430.01	5	200.00	400.00	573.00	173.00	30.19 %
Contract Costs-Other Repairs	1 06	4430.03	5	0.00	0.00	249.00	249.00	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1 06	4430.08	5	58.77	176.31	300.00	123.69	41.23 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17	5	1,300.00	1,300.00	1,248.00	(52.00)	-4.17 %
Contact Costs-Electrical Contracts	1 06	4430.21	5	0.00	0.00	300.00	300.00	100.00 %
Garbage and Trash Removal	1 06	4431	5	46.79	140.37	123.00	(17.37)	-14.12 %
Emp Benefit Cont - Maintenance	1 06	4433	5	251.95	584.59	0.00	(584.59)	-100.00 %
Total Ordinary Maintenance and Operation				4,209.04	8,713.08	6,540.00	(2,173.08)	-33.23 %
Protective Services								

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:	3/31/2026	ACCOUNT				1 Month(s) Ended June 30, 2025	3 Month(s) Ended June 30, 2025	Budget	Variance	Variance %
Protective Services - Contract Costs	1	06	4480	5		400.32	717.78	873.00	155.22	17.78 %
<b>Total Protective Services</b>						<b>400.32</b>	<b>717.78</b>	<b>873.00</b>	<b>155.22</b>	<b>17.78 %</b>
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1	06	4510.01	5		0.00	1,208.92	999.00	(209.92)	-21.01 %
Insurance - General Liability	1	06	4510.02	5		0.00	137.50	150.00	12.50	8.33 %
Insurance - Automobile	1	06	4510.03	5		0.00	507.00	498.00	(9.00)	-1.81 %
Insurance - Workman's Comp	1	06	4510.04	5		0.00	673.84	1,249.98	576.14	46.09 %
Insurance - Fidelity Bond	1	06	4510.09	5		0.00	261.11	249.99	(11.12)	-4.45 %
Insurance - Windstorm	1	06	4510.15	5		2,212.52	6,637.56	6,249.00	(388.56)	-6.22 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	0.00	124.98	124.98	100.00 %
<b>Total General Expense</b>						<b>2,212.52</b>	<b>9,425.93</b>	<b>9,520.95</b>	<b>95.02</b>	<b>1.00 %</b>
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1	06	7540.4	5		32,000.00	72,000.00	18,750.00	(53,250.00)	-284.00 %
Operating Exp For Property - Contra	1	06	7590	5		(32,000.00)	(72,000.00)	(18,750.00)	53,250.00	284.00 %
<b>Total Other Expenditures</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>						<b>(83,571.13)</b>	<b>(209,606.73)</b>	<b>(229,456.89)</b>	<b>19,850.16</b>	<b>8.65 %</b>
<b>Total Net Income (Loss)</b>						<b>(7,416.32)</b>	<b>18,093.63</b>	<b>(118.89)</b>	<b>18,212.52</b>	<b>-29470.50 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Los Vecinos  
U/M Month: 150 - U/M YTD: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 01 3110	5		27,602.00	184.01	82,504.00	183.34	82,134.00	370.00	0.45 %
<b>Total Rental Income</b>					<b>27,602.00</b>	<b>184.01</b>	<b>82,504.00</b>	<b>183.34</b>	<b>82,134.00</b>	<b>370.00</b>	<b>0.45 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 01 3610	5		0.00	0.00	0.00	0.00	4,998.00	(4,998.00)	-100.00 %
Interest Income - Bank Statement		1 01 3610.01	5		2,645.40	17.64	8,124.55	18.05	0.00	8,124.55	100.00 %
Other Income-Tenants		1 01 3690	5		5,320.00	35.47	13,032.00	28.96	10,863.00	2,169.00	19.97 %
Other Income - Misc Other Revenue		1 01 3690.1	5		0.00	0.00	450.00	1.00	504.00	(54.00)	-10.71 %
Other Income - Gain/Loss on Sale of Equi		1 01 3690.88	5		0.00	0.00	872.42	1.94	150.00	722.42	481.61 %
Other Income - OP Trans In From CFP		1 01 3690.99	5		0.00	0.00	0.00	0.00	24,999.00	(24,999.00)	-100.00 %
<b>Total Other Income</b>					<b>7,965.40</b>	<b>53.10</b>	<b>22,478.97</b>	<b>49.95</b>	<b>41,514.00</b>	<b>(19,035.03)</b>	<b>-45.85 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 01 8020	0		68,033.00	453.55	204,099.00	453.55	196,248.00	7,851.00	4.00 %
<b>Total Other Receipts</b>					<b>68,033.00</b>	<b>453.55</b>	<b>204,099.00</b>	<b>453.55</b>	<b>196,248.00</b>	<b>7,851.00</b>	<b>4.00 %</b>
<b>Total Revenue</b>					<b>103,600.40</b>	<b>690.67</b>	<b>309,081.97</b>	<b>686.85</b>	<b>319,896.00</b>	<b>(10,814.03)</b>	<b>-3.38 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 01 4110	5		9,948.00	66.32	31,444.23	69.88	27,750.00	(3,694.23)	-13.31 %
Legal Expense		1 01 4130	5		0.00	0.00	593.13	1.32	750.00	156.87	20.92 %
Staff Training		1 01 4140	5		500.00	3.33	950.00	2.11	874.98	(75.02)	-8.57 %
Travel		1 01 4150	5		362.23	2.41	1,393.90	3.10	874.98	(518.92)	-59.31 %
Travel-Mileage Reimbursement		1 01 4150.2	5		0.00	0.00	67.62	0.15	120.00	52.38	43.65 %
Audit Fees		1 01 4171	5		0.00	0.00	0.00	0.00	1,887.69	1,887.69	100.00 %
Employee Benefits Cont - Admin		1 01 4182	5		4,876.18	32.51	12,616.79	28.04	11,628.00	(988.79)	-8.50 %
Sundry		1 01 4190	5		0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Postage/FedEx/UPS		1 01 4190.03	5		183.95	1.23	275.95	0.61	498.00	222.05	44.59 %
Advertising and Marketing		1 01 4190.08	5		0.00	0.00	0.00	0.00	123.00	123.00	100.00 %
Publications		1 01 4190.11	5		0.00	0.00	532.50	1.18	624.00	91.50	14.66 %
Membership Dues and Fees		1 01 4190.12	5		0.00	0.00	755.00	1.68	499.98	(255.02)	-51.01 %
Telephone/Cell Phones/Internet		1 01 4190.13	5		8,474.34	56.50	16,810.55	37.36	20,499.00	3,688.45	17.99 %
Rental of Warehouse Space		1 01 4190.14	5		864.00	5.76	2,592.00	5.76	2,592.00	0.00	0.00 %
Forms & Office Supplies		1 01 4190.17	5		1,052.07	7.01	2,775.82	6.17	2,499.99	(275.83)	-11.03 %
Other Sundry Expense		1 01 4190.18	5		703.40	4.69	1,853.32	4.12	249.00	(1,604.32)	-644.31 %
Administrative Contact Costs		1 01 4190.19	5		3,544.23	23.63	10,074.59	22.39	19,500.00	9,425.41	48.34 %
Management Fee Expense - AMP		1 01 4190.21	5		9,794.88	65.30	29,724.74	66.06	27,000.00	(2,724.74)	-10.09 %

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: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	4,500.00	10.00	4,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,080.00	7.20	3,277.50	7.28	3,499.98	222.48	6.36 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	900.00	2.00	900.00	0.00	0.00 %
<b>Total Administrative Expense</b>			<b>43,183.28</b>	<b>287.89</b>	<b>121,137.64</b>	<b>269.19</b>	<b>127,120.59</b>	<b>5,982.95</b>	<b>4.71 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 01	4210 5	980.00	6.53	2,380.00	5.29	3,750.00	1,370.00	36.53 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	0.00	0.00	198.81	0.44	1,999.98	1,801.17	90.06 %
<b>Total Tenant Services</b>			<b>980.00</b>	<b>6.53</b>	<b>2,578.81</b>	<b>5.73</b>	<b>5,749.98</b>	<b>3,171.17</b>	<b>55.15 %</b>
<b>Utilities Expense</b>									
Water	1 01	4310 5	102.74	0.68	223.28	0.50	375.00	151.72	40.46 %
Electricity	1 01	4320 5	1,154.28	7.70	1,154.28	2.57	3,750.00	2,595.72	69.22 %
Gas	1 01	4330 5	240.17	1.60	482.92	1.07	499.98	17.06	3.41 %
Other Utility Expense - Sewer	1 01	4390 5	101.97	0.68	234.67	0.52	375.00	140.33	37.42 %
<b>Total Utilities Expense</b>			<b>1,599.16</b>	<b>10.66</b>	<b>2,095.15</b>	<b>4.66</b>	<b>4,999.98</b>	<b>2,904.83</b>	<b>58.10 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 01	4410 5	3,048.06	20.32	8,705.83	19.35	17,013.00	8,307.17	48.83 %
Materials	1 01	4420 5	17,014.19	113.43	23,681.50	52.63	14,250.00	(9,431.50)	-66.19 %
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	123.00	123.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	650.00	4.33	1,300.00	2.89	2,499.00	1,199.00	47.98 %
Contract Costs-Other Repairs	1 01	4430.03 5	1,995.00	13.30	1,995.00	4.43	7,500.00	5,505.00	73.40 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.58	0.11	33.16	0.07	75.00	41.84	55.79 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	58.77	0.39	247.00	0.55	999.00	752.00	75.28 %
Contract Costs-Maintenance	1 01	4430.09 5	2,464.65	16.43	6,553.81	14.56	498.00	(6,055.81)	-1216.03 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	445.00	0.99	13,377.00	12,932.00	96.67 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	1,125.00	7.50	1,370.00	3.04	1,500.00	130.00	8.67 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,550.00	17.00	10,400.00	23.11	8,748.00	(1,652.00)	-18.88 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	1,575.00	10.50	11,550.00	25.67	9,786.00	(1,764.00)	-18.03 %
Contact Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	1,795.00	3.99	2,499.00	704.00	28.17 %
Contact Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	2,500.00	5.56	5,100.00	2,600.00	50.98 %
Connect/Disconnect Fees	1 01	4430.4 5	105.00	0.70	120.00	0.27	249.00	129.00	51.81 %
Garbage and Trash Collection	1 01	4431 5	194.37	1.30	652.83	1.45	750.00	97.17	12.96 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,533.01	10.22	3,719.60	8.27	8,250.00	4,530.40	54.91 %
<b>Total Ordinary Maintenance and Operation</b>			<b>32,329.63</b>	<b>215.53</b>	<b>75,068.73</b>	<b>166.82</b>	<b>93,216.00</b>	<b>18,147.27</b>	<b>19.47 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 01	4480 5	7,441.73	49.61	20,315.57	45.15	13,749.00	(6,566.57)	-47.76 %
<b>Total Protective Services</b>			<b>7,441.73</b>	<b>49.61</b>	<b>20,315.57</b>	<b>45.15</b>	<b>13,749.00</b>	<b>(6,566.57)</b>	<b>-47.76 %</b>
<b>General Expense</b>									

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Los Vecinos  
U/M Month: 150 - U/M YTD: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	8,462.44	18.81	6,750.00	(1,712.44)	-25.37 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	121.00	0.27	150.00	29.00	19.33 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	728.81	1.62	750.00	21.19	2.83 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	498.06	1.11	999.99	501.93	50.19 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	192.99	0.43	274.98	81.99	29.82 %
Insurance - Windstorm	1	01	4510.15	5	19,897.73	132.65	59,693.19	132.65	59,691.00	(2.19)	0.00 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	7,767.00	17.26	7,248.00	(519.00)	-7.16 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	24.99	24.99	100.00 %
Collection Losses	1	01	4570	5	2,780.00	18.53	2,772.00	6.16	1,249.98	(1,522.02)	-121.76 %
Total General Expense					25,266.73	168.44	80,235.49	178.30	77,138.94	(3,096.55)	-4.01 %
Other Expenditures											
Non-depreciable equipment	1	01	7520.9	5	0.00	0.00	7,189.73	15.98	0.00	(7,189.73)	-100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	25,500.00	170.00	64,500.00	143.33	137,499.99	72,999.99	53.09 %
Operating Exp For Property - Contra	1	01	7590	5	(25,500.00)	(170.00)	(64,500.00)	(143.33)	(137,499.99)	(72,999.99)	-53.09 %
Total Other Expenditures					0.00	0.00	7,189.73	15.98	0.00	(7,189.73)	-100.00 %
Total Expenses					(110,800.53)	(738.67)	(308,621.12)	(685.82)	(321,974.49)	13,353.37	4.15 %
Net Income (Loss)					(7,200.13)	(47.99)	460.85	1.02	(2,078.49)	2,539.34	3634.34 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 02 3110	5		32,495.00	219.56	103,086.00	232.18	95,250.00	7,836.00	8.23 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	1,050.00	2.36	1,050.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>32,845.00</b>	<b>221.93</b>	<b>104,136.00</b>	<b>234.54</b>	<b>96,300.00</b>	<b>7,836.00</b>	<b>8.14 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	5,619.00	(5,619.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		1,934.79	13.07	5,654.68	12.74	4,500.00	1,154.68	25.66 %
Other Income - Tenants		1 02 3690	5		3,433.60	23.20	10,066.60	22.67	9,750.00	316.60	3.25 %
Other Income - Misc Other Revenue		1 02 3690.1	5		500.79	3.38	1,011.03	2.28	0.00	1,011.03	100.00 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	78.48	(78.48)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	3,464.27	7.80	124.98	3,339.29	2671.86 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	25,011.00	(25,011.00)	-100.00 %
<b>Total Other Income</b>					<b>5,869.18</b>	<b>39.66</b>	<b>20,196.58</b>	<b>45.49</b>	<b>45,083.46</b>	<b>(24,886.88)</b>	<b>-55.20 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 02 8020	0		65,877.34	445.12	197,632.00	445.12	184,998.00	12,634.00	6.83 %
<b>Total Other Receipts</b>					<b>65,877.34</b>	<b>445.12</b>	<b>197,632.00</b>	<b>445.12</b>	<b>184,998.00</b>	<b>12,634.00</b>	<b>6.83 %</b>
<b>Total Revenue</b>					<b>104,591.52</b>	<b>706.70</b>	<b>321,964.58</b>	<b>725.15</b>	<b>326,381.46</b>	<b>(4,416.88)</b>	<b>-1.35 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 02 4110	5		16,688.28	112.76	37,212.33	83.81	37,500.00	287.67	0.77 %
Legal Expense		1 02 4130	5		0.00	0.00	593.13	1.34	1,125.00	531.87	47.28 %
Staff Training		1 02 4140	5		500.00	3.38	500.00	1.13	874.98	374.98	42.86 %
Travel		1 02 4150	5		362.23	2.45	536.90	1.21	874.98	338.08	38.64 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	0.00	0.00	249.00	249.00	100.00 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	1,636.98	1,636.98	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		5,523.30	37.32	14,682.62	33.07	15,723.00	1,040.38	6.62 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		183.95	1.24	275.95	0.62	300.00	24.05	8.02 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	832.98	832.98	100.00 %
Publications		1 02 4190.11	5		0.00	0.00	525.40	1.18	249.00	(276.40)	-111.00 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	755.00	1.70	498.00	(257.00)	-51.61 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		8,282.10	55.96	20,861.81	46.99	24,999.00	4,137.19	16.55 %
Forms & Office Supplies		1 02 4190.17	5		1,052.07	7.11	3,434.15	7.73	3,999.00	564.85	14.12 %
Other Sundry Expense		1 02 4190.18	5		188.80	1.28	1,264.72	2.85	750.00	(514.72)	-68.63 %
Administrative Contact Costs		1 02 4190.19	5		4,126.29	27.88	13,493.71	30.39	21,750.00	8,256.29	37.96 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 02	4190.21 5	9,658.84	65.26	29,316.62	66.03	26,748.00	(2,568.62)	-9.60 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	4,440.00	10.00	4,998.00	558.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,065.00	7.20	3,232.50	7.28	3,375.00	142.50	4.22 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	888.00	2.00	999.00	111.00	11.11 %
<b>Total Administrative Expense</b>			<b>49,406.86</b>	<b>333.83</b>	<b>132,012.84</b>	<b>297.33</b>	<b>147,606.90</b>	<b>15,594.06</b>	<b>10.56 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 02	4210 5	840.00	5.68	2,110.50	4.75	3,750.00	1,639.50	43.72 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	64.01	0.14	2,499.00	2,434.99	97.44 %
<b>Total Tenant Services</b>			<b>840.00</b>	<b>5.68</b>	<b>2,174.51</b>	<b>4.90</b>	<b>6,249.00</b>	<b>4,074.49</b>	<b>65.20 %</b>
<b>Utilities Expense</b>									
Water	1 02	4310 5	119.11	0.80	299.82	0.68	798.00	498.18	62.43 %
Electricity	1 02	4320 5	1,192.77	8.06	1,192.77	2.69	3,750.00	2,557.23	68.19 %
Gas	1 02	4330 5	355.75	2.40	713.50	1.61	825.00	111.50	13.52 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	67.46	0.46	131.64	0.30	249.99	118.35	47.34 %
<b>Total Utilities Expense</b>			<b>1,735.09</b>	<b>11.72</b>	<b>2,337.73</b>	<b>5.27</b>	<b>5,872.98</b>	<b>3,535.25</b>	<b>60.20 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 02	4410 5	3,782.89	25.56	14,395.59	32.42	21,249.00	6,853.41	32.25 %
Materials	1 02	4420 5	212.29	1.43	5,273.13	11.88	19,998.00	14,724.87	73.63 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	750.00	5.07	1,500.00	3.38	3,000.00	1,500.00	50.00 %
Contract Costs-Other Repairs	1 02	4430.03 5	2,360.00	15.95	2,360.00	5.32	6,249.00	3,889.00	62.23 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.58	0.11	33.16	0.07	99.99	66.83	66.84 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	1,228.12	8.30	1,820.60	4.10	1,500.00	(320.60)	-21.37 %
Contract Costs-Maintenance	1 02	4430.09 5	2,273.20	15.36	6,544.64	14.74	12,750.00	6,205.36	48.67 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	212.00	0.48	249.00	37.00	14.86 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	222.00	1.50	737.00	1.66	6,249.00	5,512.00	88.21 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,270.00	22.09	8,470.00	19.08	13,749.00	5,279.00	38.40 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	1,995.00	13.48	1,995.00	4.49	7,500.00	5,505.00	73.40 %
Contact Costs-Electrical Contracts	1 02	4430.21 5	0.00	0.00	1,650.00	3.72	1,461.00	(189.00)	-12.94 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	495.00	3.34	495.00	1.11	3,999.00	3,504.00	87.62 %
Connect/Disconnect Fees	1 02	4430.4 5	0.00	0.00	15.00	0.03	249.00	234.00	93.98 %
Garbage and Trash Collection	1 02	4431 5	226.74	1.53	409.43	0.92	874.98	465.55	53.21 %
Emp Benefit Cont - Maintenance	1 02	4433 5	2,739.65	18.51	7,462.25	16.81	10,500.00	3,037.75	28.93 %
<b>Total Ordinary Maintenance and Operation</b>			<b>19,571.47</b>	<b>132.24</b>	<b>53,372.80</b>	<b>120.21</b>	<b>110,174.97</b>	<b>56,802.17</b>	<b>51.56 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 02	4480 5	2,750.25	18.58	7,497.97	16.89	9,999.00	2,501.03	25.01 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>2,750.25</b>	<b>18.58</b>	<b>7,497.97</b>	<b>16.89</b>	<b>9,999.00</b>	<b>2,501.03</b>	<b>25.01 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1 02	4510.01 5	0.00	0.00	8,462.44	19.06	6,498.00	(1,964.44)	-30.23 %
Insurance - General Liability	1 02	4510.02 5	0.00	0.00	110.00	0.25	150.00	40.00	26.67 %
Insurance - Automobile	1 02	4510.03 5	0.00	0.00	728.81	1.64	699.99	(28.82)	-4.12 %
Insurance - Workman's Comp	1 02	4510.04 5	0.00	0.00	468.76	1.06	825.00	356.24	43.18 %
Insurance - Fidelity Bond	1 02	4510.09 5	0.00	0.00	181.64	0.41	258.75	77.11	29.80 %
Insurance - Windstorm	1 02	4510.15 5	9,398.57	63.50	28,195.71	63.50	28,749.00	553.29	1.92 %
Payments in Lieu of Taxes	1 02	4520 5	2,885.00	19.49	8,655.00	19.49	7,998.00	(657.00)	-8.21 %
PROPERTY TAXES	1 02	4520.1 5	0.00	0.00	0.00	0.00	18.75	18.75	100.00 %
Collection Losses	1 02	4570 5	453.00	3.06	1,113.00	2.51	1,249.98	136.98	10.96 %
<b>Total General Expense</b>			<b>12,736.57</b>	<b>86.06</b>	<b>47,915.36</b>	<b>107.92</b>	<b>46,447.47</b>	<b>(1,467.89)</b>	<b>-3.16 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 02	7540.4 5	14,600.00	98.65	14,600.00	32.88	75,000.00	60,400.00	80.53 %
Operating Exp For Property - Contra	1 02	7590 5	(14,600.00)	(98.65)	(14,600.00)	(32.88)	(75,000.00)	(60,400.00)	-80.53 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(87,040.24)</b>	<b>(588.11)</b>	<b>(245,311.21)</b>	<b>(552.50)</b>	<b>(326,350.32)</b>	<b>81,039.11</b>	<b>24.83 %</b>
<b>Net Income (Loss)</b>			<b>17,551.28</b>	<b>118.59</b>	<b>76,653.37</b>	<b>172.64</b>	<b>31.14</b>	<b>76,622.23</b>	<b>440020.01 %</b>

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 03 3110	5		37,591.00	187.96	114,285.00	190.47	102,204.00	12,081.00	11.82 %
<b>Total Rental Income</b>					<b>37,591.00</b>	<b>187.96</b>	<b>114,285.00</b>	<b>190.47</b>	<b>102,204.00</b>	<b>12,081.00</b>	<b>11.82 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,281.56	16.41	9,793.86	16.32	9,123.00	670.86	7.35 %
Other Income-Tenants		1 03 3690	5		8,820.00	44.10	18,119.00	30.20	14,499.00	3,620.00	24.97 %
Other Income - Misc Other Revenue		1 03 3690.1	5		0.00	0.00	578.54	0.96	1,284.00	(705.46)	-54.94 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	849.06	1.42	137.49	711.57	517.54 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	32,466.00	(32,466.00)	-100.00 %
<b>Total Other Income</b>					<b>12,101.56</b>	<b>60.51</b>	<b>29,340.46</b>	<b>48.90</b>	<b>57,509.49</b>	<b>(28,169.03)</b>	<b>-48.98 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 03 8020	0		92,421.66	462.11	277,265.00	462.11	245,895.00	31,370.00	12.76 %
<b>Total Other Receipts</b>					<b>92,421.66</b>	<b>462.11</b>	<b>277,265.00</b>	<b>462.11</b>	<b>245,895.00</b>	<b>31,370.00</b>	<b>12.76 %</b>
<b>Total Revenue</b>					<b>142,114.22</b>	<b>710.57</b>	<b>420,890.46</b>	<b>701.48</b>	<b>405,608.49</b>	<b>15,281.97</b>	<b>3.77 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 03 4110	5		14,680.50	73.40	46,643.83	77.74	49,998.00	3,354.17	6.71 %
Legal Expense		1 03 4130	5		0.00	0.00	758.86	1.26	1,248.00	489.14	39.19 %
Staff Training		1 03 4140	5		500.00	2.50	950.00	1.58	498.00	(452.00)	-90.76 %
Travel		1 03 4150	5		362.23	1.81	2,441.88	4.07	498.00	(1,943.88)	-390.34 %
Travel-Mileage Reimbursement		1 03 4150.2	5		136.50	0.68	423.01	0.70	249.00	(174.01)	-69.88 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	2,499.99	2,499.99	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		8,685.58	43.43	22,863.18	38.11	21,000.00	(1,863.18)	-8.87 %
Sundry		1 03 4190	5		0.00	0.00	0.00	0.00	750.00	750.00	100.00 %
Postage/FedEx/UPS		1 03 4190.03	5		183.95	0.92	275.95	0.46	750.00	474.05	63.21 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	750.00	750.00	100.00 %
Publications		1 03 4190.11	5		0.00	0.00	710.01	1.18	1,249.98	539.97	43.20 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	755.00	1.26	624.00	(131.00)	-20.99 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		11,014.88	55.07	22,657.47	37.76	31,248.00	8,590.53	27.49 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	2,592.00	4.32	2,592.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		3,221.73	16.11	7,774.02	12.96	4,998.00	(2,776.02)	-55.54 %
Other Sundry Expense		1 03 4190.18	5		1,149.14	5.75	2,231.86	3.72	645.00	(1,586.86)	-246.02 %
Administrative Contact Costs		1 03 4190.19	5		6,382.32	31.91	14,992.36	24.99	24,999.00	10,006.64	40.03 %
Management Fee Expense - AMP		1 03 4190.21	5		13,195.88	65.98	39,587.64	65.98	36,249.99	(3,337.65)	-9.21 %
Asset Management Fee - AMP		1 03 4190.22	5		2,000.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03	4190.23	5	1,455.00	7.28	4,365.00	7.28	4,500.00	135.00	3.00 %	
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %	
Total Administrative Expense					64,231.71	321.16	177,222.07	295.37	192,546.96	15,324.89	7.96 %	
Tenant Services												
Tenant Services - Salaries	1	03	4210	5	980.00	4.90	2,299.50	3.83	3,750.00	1,450.50	38.68 %	
Ten Services - Recreation, Pubs, Other	1	03	4220	5	0.00	0.00	198.80	0.33	1,999.98	1,801.18	90.06 %	
Total Tenant Services					980.00	4.90	2,498.30	4.16	5,749.98	3,251.68	56.55 %	
Utilities Expense												
Water	1	03	4310	5	247.21	1.24	486.22	0.81	1,999.98	1,513.76	75.69 %	
Electricity	1	03	4320	5	2,104.65	10.52	2,104.65	3.51	5,250.00	3,145.35	59.91 %	
Gas	1	03	4330	5	242.91	1.21	488.73	0.81	499.98	11.25	2.25 %	
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	124.98	124.98	100.00 %	
Other Utility Expense - Sewer	1	03	4390	5	60.15	0.30	100.78	0.17	499.98	399.20	79.84 %	
Total Utilities Expense					2,654.92	13.27	3,180.38	5.30	8,374.92	5,194.54	62.02 %	
Ordinary Maintenance and Operation												
Labor	1	03	4410	5	6,012.92	30.06	17,640.74	29.40	29,250.00	11,609.26	39.69 %	
Materials	1	03	4420	5	1,315.90	6.58	4,765.94	7.94	17,499.99	12,734.05	72.77 %	
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %	
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	1,250.00	6.25	2,075.00	3.46	4,998.00	2,923.00	58.48 %	
Contract Costs-Other Repairs	1	03	4430.03	5	850.00	4.25	4,440.00	7.40	4,998.00	558.00	11.16 %	
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.11	0.11	44.23	0.07	249.99	205.76	82.31 %	
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	58.77	0.29	988.16	1.65	1,248.00	259.84	20.82 %	
Contract Costs-Maintenance	1	03	4430.09	5	0.00	0.00	0.00	0.00	3,750.00	3,750.00	100.00 %	
Contract Costs-Other	1	03	4430.13	5	220.00	1.10	(1,115.00)	(1.86)	4,998.00	6,113.00	122.31 %	
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	1,137.39	1.90	7,500.00	6,362.61	84.83 %	
Contract Costs-Landscape & Ground	1	03	4430.19	5	2,900.00	14.50	10,475.00	17.46	13,596.00	3,121.00	22.96 %	
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,990.00	9.95	13,960.00	23.27	12,498.00	(1,462.00)	-11.70 %	
Contact Costs-Electrical Contracts	1	03	4430.21	5	5,930.00	29.65	5,930.00	9.88	7,500.00	1,570.00	20.93 %	
Contact Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	0.00	0.00	4,998.00	4,998.00	100.00 %	
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	123.00	123.00	100.00 %	
Connect/Disconnect Fees	1	03	4430.4	5	50.00	0.25	50.00	0.08	499.98	449.98	90.00 %	
Garbage and Trash Collection	1	03	4431	5	201.91	1.01	351.48	0.59	1,500.00	1,148.52	76.57 %	
Emp Benefit Cont - Maintenance	1	03	4433	5	2,443.32	12.22	5,011.40	8.35	10,999.98	5,988.58	54.44 %	
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	175.74	175.74	100.00 %	
Total Ordinary Maintenance and Operation					23,244.93	116.22	65,754.34	109.59	126,880.68	61,126.34	48.18 %	
Protective Services												
Protective Services - Contract Costs	1	03	4480	5	3,678.61	18.39	9,613.40	16.02	12,498.00	2,884.60	23.08 %	

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: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
<b>Total Protective Services</b>			<b>3,678.61</b>	<b>18.39</b>	<b>9,613.40</b>	<b>16.02</b>	<b>12,498.00</b>	<b>2,884.60</b>	<b>23.08 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	1	03 4510.01 5	0.00	0.00	10,275.82	17.13	6,249.00	(4,026.82)	-64.44 %
Insurance - General Liability	1	03 4510.02 5	0.00	0.00	165.00	0.28	474.99	309.99	65.26 %
Insurance - Automobile	1	03 4510.03 5	0.00	0.00	982.31	1.64	999.99	17.68	1.77 %
Insurance - Workman's Comp	1	03 4510.04 5	0.00	0.00	791.03	1.32	1,849.98	1,058.95	57.24 %
Insurance - Fidelity Bond	1	03 4510.09 5	0.00	0.00	306.53	0.51	375.00	68.47	18.26 %
Insurance - Windstorm	1	03 4510.15 5	12,846.25	64.23	38,538.75	64.23	39,000.00	461.25	1.18 %
Payments in Lieu of Taxes	1	03 4520 5	3,132.00	15.66	9,396.00	15.66	8,749.98	(646.02)	-7.38 %
PROPERTY TAXES	1	03 4520.1 5	0.00	0.00	0.00	0.00	24.99	24.99	100.00 %
Collection Losses	1	03 4570 5	1,402.00	7.01	6,295.00	10.49	1,800.00	(4,495.00)	-249.72 %
<b>Total General Expense</b>			<b>17,380.25</b>	<b>86.90</b>	<b>66,750.44</b>	<b>111.25</b>	<b>59,523.93</b>	<b>(7,226.51)</b>	<b>-12.14 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1	03 7540.4 5	0.00	0.00	0.00	0.00	143,748.00	143,748.00	100.00 %
Operating Exp For Property - Contra	1	03 7590 5	0.00	0.00	0.00	0.00	(143,748.00)	(143,748.00)	-100.00 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(112,170.42)</b>	<b>(560.85)</b>	<b>(325,018.93)</b>	<b>(541.70)</b>	<b>(405,574.47)</b>	<b>80,555.54</b>	<b>19.86 %</b>
<b>Net Income (Loss)</b>			<b>29,943.80</b>	<b>149.74</b>	<b>95,871.53</b>	<b>159.79</b>	<b>34.02</b>	<b>95,837.51</b>	<b>704249.00 %</b>

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
Family Living Center  
U/M Month: 11 - U/M YTD: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	3	01	3110	5	4,566.00	570.75	13,859.00	577.46	13,200.00	659.00	4.99 %	
Total Rental Income					4,566.00	570.75	13,859.00	577.46	13,200.00	659.00	4.99 %	
Other Income												
Interest Earned on Gen Fund Investments	3	01	3610	5	201.61	25.20	592.57	24.69	699.00	(106.43)	-15.23 %	
Other Income-Tenants	3	01	3690	5	220.00	27.50	560.00	23.33	498.00	62.00	12.45 %	
Total Other Income					421.61	52.70	1,152.57	48.02	1,197.00	(44.43)	-3.71 %	
Total Revenue					4,987.61	623.45	15,011.57	625.48	14,397.00	614.57	4.27 %	
Administrative Expense												
Nontechnical Salaries	3	01	4110	5	188.29	23.54	770.89	32.12	1,500.00	729.11	48.61 %	
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	96.00	96.00	100.00 %	
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Employee Benefits Cont - Admin	3	01	4182	5	99.91	12.49	279.87	11.66	0.00	(279.87)	-100.00 %	
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	819.00	819.00	100.00 %	
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	62.49	62.49	100.00 %	
Publications	3	01	4190.11	5	0.00	0.00	42.60	1.77	49.98	7.38	14.77 %	
Other Sundry Expense	3	01	4190.18	5	122.39	15.30	313.79	13.07	1,500.00	1,186.21	79.08 %	
BOARD MEETING EXPENSES	3	01	4190.9	5	0.00	0.00	1,316.06	54.84	0.00	(1,316.06)	-100.00 %	
Total Administrative Expense					410.59	51.32	2,723.21	113.47	4,777.47	2,054.26	43.00 %	
Utilities Expense												
Water	3	01	4310	5	29.63	3.70	101.34	4.22	106.50	5.16	4.85 %	
Other Utility Expense - Sewer	3	01	4390	5	48.34	6.04	172.63	7.19	195.00	22.37	11.47 %	
Total Utilities Expense					77.97	9.75	273.97	11.42	301.50	27.53	9.13 %	
Ordinary Maintenance and Operation												
Labor	3	01	4410	5	119.15	14.89	119.15	4.96	1,125.00	1,005.85	89.41 %	
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %	
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	198.00	8.25	199.98	1.98	0.99 %	
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	1,773.00	1,773.00	100.00 %	
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	999.00	999.00	100.00 %	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	668.14	83.52	668.14	27.84	999.99	331.85	33.19 %	
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	7.50	7.50	100.00 %	
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	287.82	11.99	324.99	37.17	11.44 %	
Emp Benefit Cont - Maintenance	3	01	4433	5	9.12	1.14	9.12	0.38	0.00	(9.12)	-100.00 %	
Total Ordinary Maintenance and Operation					991.35	123.92	1,282.23	53.43	5,929.44	4,647.21	78.38 %	
General Expense												

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: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	PUM	3 Month(s) Ended June 30, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01	4510.01 5	0.00	0.00	1,511.15	62.96	799.98	(711.17)	-88.90 %
Insurance - General Liability	3 01	4510.02 5	0.00	0.00	16.50	0.69	30.00	13.50	45.00 %
Insurance - Windstorm	3 01	4510.15 5	1,404.00	175.50	4,212.00	175.50	1,749.00	(2,463.00)	-140.82 %
Collection Losses	3 01	4570 5	0.00	0.00	1,213.00	50.54	0.00	(1,213.00)	-100.00 %
<b>Total General Expense</b>			<b>1,404.00</b>	<b>175.50</b>	<b>6,952.65</b>	<b>289.69</b>	<b>2,578.98</b>	<b>(4,373.67)</b>	<b>-169.59 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	3 01	7540.4 5	0.00	0.00	0.00	0.00	13,749.00	13,749.00	100.00 %
Operating Exp For Property - Contra	3 01	7590 5	0.00	0.00	0.00	0.00	(13,749.00)	(13,749.00)	-100.00 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(2,883.91)</b>	<b>(360.49)</b>	<b>(11,232.06)</b>	<b>(468.00)</b>	<b>(13,587.39)</b>	<b>2,355.33</b>	<b>17.33 %</b>
<b>Net Income (Loss)</b>			<b>2,103.70</b>	<b>262.96</b>	<b>3,779.51</b>	<b>157.48</b>	<b>809.61</b>	<b>2,969.90</b>	<b>2065.06 %</b>

# Housing Authority of the City of Harlingen

## Budgeted Income Statement

### Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	3 Month(s) Ended June 30, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5	57,520.00	166,277.00	178,068.00	(11,791.00)	-6.62 %	
Interest Income HA Portion	7 01 3300 5	167.98	606.50	1,200.00	(593.50)	-49.46 %	
Fraud Recovery PHA Section 8	7 01 3300.3 5	0.00	0.00	1,843.74	(1,843.74)	-100.00 %	
Gain or Loss on Sale of Equipment	7 01 3300.88 5	0.00	0.00	124.98	(124.98)	-100.00 %	
Portable Admin Fees Earned	7 01 3300.P 5	1,541.27	2,389.66	6,414.00	(4,024.34)	-62.74 %	
Other Income	7 01 3690 5	0.00	0.00	26.25	(26.25)	-100.00 %	
HAP Earned Income	7 01 4902 5	510,171.00	1,373,977.71	1,502,769.00	(128,791.29)	-8.57 %	
Total Operating Income		569,400.25	1,543,250.87	1,690,445.97	(147,195.10)	-8.71 %	
Total Revenue		569,400.25	1,543,250.87	1,690,445.97	(147,195.10)	-8.71 %	
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5	14,587.70	43,165.52	41,499.00	(1,666.52)	-4.02 %	
Legal Expense	7 01 4130 5	0.00	0.00	1,249.98	1,249.98	100.00 %	
STAFF TRAINING	7 01 4140 5	1,000.00	1,450.00	2,499.00	1,049.00	41.98 %	
Travel	7 01 4150 5	724.46	1,581.46	2,499.00	917.54	36.72 %	
Travel-Mileage Reimbursement	7 01 4150.2 5	0.00	67.76	750.00	682.24	90.97 %	
Audit Fees	7 01 4171 5	0.00	0.00	1,249.98	1,249.98	100.00 %	
Office Rent & Utilities	7 01 4180 5	1,068.00	3,204.00	3,309.00	105.00	3.17 %	
Employee Benefits Cont - Admin	7 01 4182 5	6,852.09	17,555.08	14,499.00	(3,056.08)	-21.08 %	
Sundry	7 01 4190 5	0.00	0.00	1,248.00	1,248.00	100.00 %	
Postage/FedEx/UPS	7 01 4190.03 5	913.78	1,370.78	2,499.99	1,129.21	45.17 %	
Advertising and Marketing	7 01 4190.08 5	0.00	0.00	3,750.00	3,750.00	100.00 %	
Publications	7 01 4190.11 5	0.00	1,185.70	2,499.99	1,314.29	52.57 %	
Membership Dues and Fees	7 01 4190.12 5	0.00	(0.01)	1,249.98	1,249.99	100.00 %	
Telephone/Cell Phone/Internet	7 01 4190.13 5	1,570.93	3,962.21	7,500.00	3,537.79	47.17 %	
Forms & Office Supplies	7 01 4190.17 5	2,127.79	5,381.44	6,304.23	922.79	14.64 %	
Other Sundry Expense	7 01 4190.18 5	2,737.00	3,455.51	1,884.00	(1,571.51)	-83.41 %	
Administrative Contact Costs	7 01 4190.19 5	5,189.63	20,399.53	24,999.99	4,600.46	18.40 %	
Asset Management Fee - AMP	7 01 4190.22 5	8,712.00	26,256.00	26,748.00	492.00	1.84 %	
AMP Bookkeeping Fees	7 01 4190.23 5	5,445.00	16,410.00	16,717.50	307.50	1.84 %	
Asset Management Fee - AMP	7 03 4190.22 5	984.00	2,964.00	3,132.00	168.00	5.36 %	
AMP Bookkeeping Fees	7 03 4190.23 5	615.00	1,852.50	1,957.50	105.00	5.36 %	
Total Administrative Expense		52,527.38	150,261.48	168,046.14	17,784.66	10.58 %	
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5	1,130.81	3,392.43	6,249.99	2,857.56	45.72 %	
Materials	7 01 4420 5	33.15	326.14	0.00	(326.14)	-100.00 %	
Vehicle Maintenance	7 01 4430.1 5	58.77	176.31	0.00	(176.31)	-100.00 %	
Total Operating Expenses		1,222.73	3,894.88	6,249.99	2,355.11	37.68 %	
General Expense							
Insurance - Automobile	7 01 4510.03 5	0.00	221.81	874.98	653.17	74.65 %	
Insurance - Workman's Comp	7 01 4510.04 5	0.00	498.06	3,750.00	3,251.94	86.72 %	
Insurance - Fidelity Bond	7 01 4510.09 5	0.00	192.99	0.00	(192.99)	-100.00 %	
Insurance - Windstorm	7 01 4510.15 5	0.00	0.00	499.98	499.98	100.00 %	
Admin Fee - Paid for Portability	7 01 4590.P 5	272.02	599.68	624.99	25.31	4.05 %	
Portability - Port In Deposits	7 01 4590.PID 5	(9,038.00)	(26,229.23)	0.00	26,229.23	100.00 %	
Portability - Port In Expenses	7 01 4590.PIE 5	9,038.00	26,229.23	0.00	(26,229.23)	-100.00 %	
Portable Admin Fees Paid	7 03 4590.P 5	2,614.32	6,759.11	7,500.00	740.89	9.88 %	
Portability - Port In Deposits	7 03 4590.PID 5	(1,958.50)	(2,421.30)	0.00	2,421.30	100.00 %	
Portability - Port In Expenses	7 03 4590.PIE 5	1,958.50	2,421.30	0.00	(2,421.30)	-100.00 %	
Total General Expense		2,886.34	8,271.65	13,249.95	4,978.30	37.57 %	
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5	0.00	0.00	11,250.00	11,250.00	100.00 %	
Operating Exp For Property - Contra	7 01 7590 5	0.00	0.00	(12,499.98)	(12,499.98)	-100.00 %	
Total Other Expenditures		0.00	0.00	(1,249.98)	(1,249.98)	-100.00 %	
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1 5	468,011.04	1,340,019.08	1,353,981.00	13,961.92	1.03 %	

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:	3/31/2026	ACCOUNT	1 Month(s) Ended June 30, 2025	3 Month(s) Ended June 30, 2025	Budget	Variance	Variance %
HAP Payments - Utilities	7 01	4715.4 5	9,966.00	32,908.00	39,498.00	6,590.00	16.68 %
Fraud Recovery HUD	7 01	4715.8 5	0.00	0.00	999.99	999.99	100.00 %
HAP Portability	7 01	4715.P 5	(6,222.00)	(15,891.00)	5,250.00	21,141.00	402.69 %
HAP Payments - Port Out	7 01	4715.PO 5	3,022.00	6,785.00	3,498.00	(3,287.00)	-93.97 %
HAP Payments - Rents	7 02	4715.1 5	3,647.00	11,736.00	11,250.00	(486.00)	-4.32 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(24.99)	(24.99)	-100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	20,913.72	56,447.86	49,998.00	(6,449.86)	-12.90 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	111.00	333.00	499.98	166.98	33.40 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	124.98	124.98	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	24,456.00	61,840.00	33,804.00	(28,036.00)	-82.94 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	382.00	1,178.00	0.00	(1,178.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	9.99	9.99	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	2,010.00	6,223.00	3,750.00	(2,473.00)	-65.95 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	0.00	0.00	124.98	124.98	100.00 %
Total Housing Assistance Payments			526,296.76	1,501,578.94	1,502,763.93	1,184.99	0.08 %
Total Expenses			(582,933.21)	(1,664,006.95)	(1,689,060.03)	25,053.08	1.48 %
Total Net Income (Loss)			(13,532.96)	(120,756.08)	1,385.94	(122,142.02)	-8821.95 %

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**

## **Unaudited Financial Statement**

**July 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 July 2025**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$434,134.78</u>	<u>\$61,486.00</u>	<u>\$106,417.69</u>	<u>\$114,490.12</u>	<u>\$146,734.52</u>	<u>\$5,006.45</u>	<u>\$581,286.23</u>
Total Expenditures	<u>\$506,730.85</u>	<u>\$97,151.13</u>	<u>\$131,804.92</u>	<u>\$105,736.22</u>	<u>\$165,164.92</u>	<u>\$6,873.66</u>	<u>\$532,881.90</u>
Revenues Over (Under) Expenditures	<u>(\$72,596.07)</u>	<u>(\$35,665.13)</u>	<u>(\$25,387.23)</u>	<u>\$8,753.90</u>	<u>(\$18,430.40)</u>	<u>(\$1,867.21)</u>	<u>\$48,404.33</u>
Cash reserves or funds transferred in	<u>\$72,596.07</u>	<u>\$35,665.13</u>	<u>\$25,387.23</u>	<u>\$0.00</u>	<u>\$18,430.40</u>	<u>\$1,867.21</u>	<u>\$0.00</u>

**Note:**

**COCC - Office furniture replacement from Flood damages**

**LV/LMG/FLC - More maintenance contracts, appliances, and materials needed**

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended July 2025**

	<b>COCC/Low- Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$1,728,783.72</u>	<u>\$289,186.36</u>	<u>\$415,499.66</u>	<u>\$436,454.70</u>	<u>\$567,624.98</u>	<u>\$20,018.02</u>	<u>\$2,124,537.10</u>
Total Expenditures	<u>\$1,606,520.90</u>	<u>\$306,757.86</u>	<u>\$440,426.04</u>	<u>\$351,047.43</u>	<u>\$490,183.85</u>	<u>\$18,105.72</u>	<u>\$2,196,888.85</u>
Revenues Over (Under) Expenditures	<u>\$122,262.82</u>	<u>(\$17,571.50)</u>	<u>(\$24,926.38)</u>	<u>\$85,407.27</u>	<u>\$77,441.13</u>	<u>\$1,912.30</u>	<u>(\$72,351.75)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$17,571.50</u>	<u>\$24,926.38</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$72,351.75</u>

**Note:**

**COCC - furniture replacement due to flooding and annual Board meeting expenses**

**LV - More maintenance contracts, appliances, and materials needed**

**HCV - Program costs vary due to assisting more families and rental increases**

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	4 Month(s) Ended July 31, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Opertating transfer in /	1 06	3690.22 5	0.00	0.00	4,000.00	(4,000.00)	-100.00 %
Other Income - CFP24	1 06	3690.31 5	0.00	41,685.00	54,000.00	(12,315.00)	-22.81 %
Total Operating Income			0.00	41,685.00	58,000.00	(16,315.00)	-28.13 %
Rental Income							
NON-DWELLING RENT	1 06	3190 5	2,198.81	8,795.24	8,792.00	3.24	0.04 %
Total Rental Income			2,198.81	8,795.24	8,792.00	3.24	0.04 %
Other Income							
Investment Income - Unrestricted	1 06	3610 5	1,114.69	4,333.83	4,252.00	81.83	1.92 %
OTHER INCOME	1 06	3690 5	56.88	427.52	532.00	(104.48)	-19.64 %
Management Fees	1 06	3690.1 5	0.00	849.27	0.00	849.27	100.00 %
Other Income - Management Fee - CC	1 06	3690.2 5	32,717.62	131,346.62	131,512.00	(165.38)	-0.13 %
Other Income - Asset Management Fe	1 06	3690.3 5	14,712.00	58,872.00	59,440.00	(568.00)	-0.96 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	9,690.00	38,827.50	39,240.00	(412.50)	-1.05 %
IT Fees	1 06	3690.5 5	996.00	3,984.00	3,984.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	65.38	32.00	33.38	104.31 %
Total Other Income			59,287.19	238,706.12	238,992.00	(285.88)	-0.12 %
Total Revenue			61,486.00	289,186.36	305,784.00	(16,597.64)	-5.43 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06	4110 5	35,186.73	130,371.73	141,664.00	11,292.27	7.97 %
LEGAL EXPENSE	1 06	4130 5	0.00	1,324.38	2,332.00	1,007.62	43.21 %
STAFF TRAINING	1 06	4140 5	1,580.00	4,575.00	4,000.00	(575.00)	-14.38 %
TRAVEL	1 06	4150 5	4,931.35	11,400.98	8,333.32	(3,067.66)	-36.81 %
Travel-Mileage Reimbursment	1 06	4150.2 5	47.95	397.95	666.64	268.69	40.31 %
Audit Fees	1 06	4171 5	0.00	0.00	664.00	664.00	100.00 %
Employee Benefits Cont - Admin	1 06	4182 5	12,292.80	48,690.83	61,664.00	12,973.17	21.04 %
SUNDRY	1 06	4190 5	0.00	300.00	1,000.00	700.00	70.00 %
Postage/FedEx/UPS	1 06	4190.03 5	427.85	1,610.71	1,333.32	(277.39)	-20.80 %
Advertising and Marketing	1 06	4190.08 5	0.00	0.00	164.00	164.00	100.00 %
PUBLICATIONS	1 06	4190.11 5	857.17	2,748.87	664.00	(2,084.87)	-313.99 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	0.00	135.00	332.00	197.00	59.34 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	3,644.76	12,824.44	12,664.00	(160.44)	-1.27 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	18,642.72	34,938.38	1,664.00	(33,274.38)	-1999.66 %
Other Sundry Expense	1 06	4190.18 5	546.18	2,293.32	2,333.32	40.00	1.71 %
Administrative Contact Costs	1 06	4190.19 5	5,660.96	18,442.89	31,664.00	13,221.11	41.75 %
BOARD MEETING EXPENSE	1 06	4190.9 5	4,741.25	7,839.47	6,724.00	(1,115.47)	-16.59 %
Total Administrative Expense			88,559.72	277,893.95	277,866.60	(27.35)	-0.01 %
Utilities Expense							
WATER	1 06	4310 5	34.75	101.49	164.00	62.51	38.12 %
ELECTRICITY	1 06	4320 5	1,330.59	2,583.66	5,000.00	2,416.34	48.33 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	59.71	155.61	333.32	177.71	53.32 %
Total Utilities Expense			1,425.05	2,840.76	5,497.32	2,656.56	48.32 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06	4410 5	760.81	4,017.02	3,664.00	(353.02)	-9.63 %
MATERIALS	1 06	4420 5	399.92	3,255.52	1,332.00	(1,923.52)	-144.41 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	200.00	600.00	764.00	164.00	21.47 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	0.00	332.00	332.00	100.00 %
Contract Costs-Auto/Truck Maint/Rep	1 06	4430.08 5	363.77	540.08	400.00	(140.08)	-35.02 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17 5	0.00	1,300.00	1,664.00	364.00	21.88 %
Contact Costs-Electrical Contracts	1 06	4430.21 5	0.00	0.00	400.00	400.00	100.00 %
Garbage and Trash Removal	1 06	4431 5	46.79	187.16	164.00	(23.16)	-14.12 %
Emp Benefit Cont - Maintenance	1 06	4433 5	174.13	758.72	0.00	(758.72)	-100.00 %
Total Ordinary Maintenance and Operation			1,945.42	10,658.50	8,720.00	(1,938.50)	-22.23 %
Protective Services							

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:	3/31/2026	ACCOUNT				1 Month(s) Ended July 31, 2025	4 Month(s) Ended July 31, 2025	Budget	Variance	Variance %
Protective Services - Contract Costs	1	06	4480	5		294.00	1,011.78	1,164.00	152.22	13.08 %
<b>Total Protective Services</b>						<b>294.00</b>	<b>1,011.78</b>	<b>1,164.00</b>	<b>152.22</b>	<b>13.08 %</b>
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1	06	4510.01	5		1,208.92	2,417.84	1,332.00	(1,085.84)	-81.52 %
Insurance - General Liability	1	06	4510.02	5		137.50	275.00	200.00	(75.00)	-37.50 %
Insurance - Automobile	1	06	4510.03	5		507.00	1,014.00	664.00	(350.00)	-52.71 %
Insurance - Workman's Comp	1	06	4510.04	5		673.84	1,347.68	1,666.64	318.96	19.14 %
Insurance - Fidelity Bond	1	06	4510.09	5		261.11	522.22	333.32	(188.90)	-56.67 %
Insurance - Windstorm	1	06	4510.15	5		2,138.57	8,776.13	8,332.00	(444.13)	-5.33 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	0.00	166.64	166.64	100.00 %
<b>Total General Expense</b>						<b>4,926.94</b>	<b>14,352.87</b>	<b>12,694.60</b>	<b>(1,658.27)</b>	<b>-13.06 %</b>
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1	06	7540.4	5		41,500.00	113,500.00	25,000.00	(88,500.00)	-354.00 %
Operating Exp For Property - Contra	1	06	7590	5		(41,500.00)	(113,500.00)	(25,000.00)	88,500.00	354.00 %
<b>Total Other Expenditures</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>						<b>(97,151.13)</b>	<b>(306,757.86)</b>	<b>(305,942.52)</b>	<b>(815.34)</b>	<b>-0.27 %</b>
<b>Total Net Income (Loss)</b>						<b>(35,665.13)</b>	<b>(17,571.50)</b>	<b>(158.52)</b>	<b>(17,412.98)</b>	<b>-66813.64 %</b>

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Los Vecinos  
U/M Month: 150 - U/M YTD: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 01 3110	5		26,616.00	177.44	109,120.00	181.87	109,512.00	(392.00)	-0.36 %
<b>Total Rental Income</b>					<b>26,616.00</b>	<b>177.44</b>	<b>109,120.00</b>	<b>181.87</b>	<b>109,512.00</b>	<b>(392.00)</b>	<b>-0.36 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 01 3610	5		0.00	0.00	0.00	0.00	6,664.00	(6,664.00)	-100.00 %
Interest Income - Bank Statement		1 01 3610.01	5		2,562.69	17.08	10,687.24	17.81	0.00	10,687.24	100.00 %
Other Income-Tenants		1 01 3690	5		2,935.00	19.57	15,967.00	26.61	14,484.00	1,483.00	10.24 %
Other Income - Misc Other Revenue		1 01 3690.1	5		2.00	0.01	452.00	0.75	672.00	(220.00)	-32.74 %
Other Income - Gain/Loss on Sale of Equi		1 01 3690.88	5		0.00	0.00	872.42	1.45	200.00	672.42	336.21 %
Other Income - OP Trans In From CFP		1 01 3690.99	5		0.00	0.00	0.00	0.00	33,332.00	(33,332.00)	-100.00 %
<b>Total Other Income</b>					<b>5,499.69</b>	<b>36.66</b>	<b>27,978.66</b>	<b>46.63</b>	<b>55,352.00</b>	<b>(27,373.34)</b>	<b>-49.45 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 01 8020	0		74,302.00	495.35	278,401.00	464.00	261,664.00	16,737.00	6.40 %
<b>Total Other Receipts</b>					<b>74,302.00</b>	<b>495.35</b>	<b>278,401.00</b>	<b>464.00</b>	<b>261,664.00</b>	<b>16,737.00</b>	<b>6.40 %</b>
<b>Total Revenue</b>					<b>106,417.69</b>	<b>709.45</b>	<b>415,499.66</b>	<b>692.50</b>	<b>426,528.00</b>	<b>(11,028.34)</b>	<b>-2.59 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 01 4110	5		9,644.58	64.30	41,088.81	68.48	37,000.00	(4,088.81)	-11.05 %
Legal Expense		1 01 4130	5		0.00	0.00	593.13	0.99	1,000.00	406.87	40.69 %
Staff Training		1 01 4140	5		790.00	5.27	1,740.00	2.90	1,166.64	(573.36)	-49.15 %
Travel		1 01 4150	5		1,620.00	10.80	3,013.90	5.02	1,166.64	(1,847.26)	-158.34 %
Travel-Mileage Reimbursement		1 01 4150.2	5		0.00	0.00	67.62	0.11	160.00	92.38	57.74 %
Audit Fees		1 01 4171	5		0.00	0.00	0.00	0.00	2,516.92	2,516.92	100.00 %
Employee Benefits Cont - Admin		1 01 4182	5		4,156.42	27.71	16,773.21	27.96	15,504.00	(1,269.21)	-8.19 %
Sundry		1 01 4190	5		0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Postage/FedEx/UPS		1 01 4190.03	5		147.42	0.98	423.37	0.71	664.00	240.63	36.24 %
Advertising and Marketing		1 01 4190.08	5		0.00	0.00	0.00	0.00	164.00	164.00	100.00 %
Publications		1 01 4190.11	5		1,846.30	12.31	2,378.80	3.96	832.00	(1,546.80)	-185.91 %
Membership Dues and Fees		1 01 4190.12	5		0.00	0.00	755.00	1.26	666.64	(88.36)	-13.25 %
Telephone/Cell Phones/Internet		1 01 4190.13	5		7,409.25	49.40	24,219.80	40.37	27,332.00	3,112.20	11.39 %
Rental of Warehouse Space		1 01 4190.14	5		864.00	5.76	3,456.00	5.76	3,456.00	0.00	0.00 %
Forms & Office Supplies		1 01 4190.17	5		4,045.89	26.97	6,821.71	11.37	3,333.32	(3,488.39)	-104.65 %
Other Sundry Expense		1 01 4190.18	5		158.57	1.06	2,011.89	3.35	332.00	(1,679.89)	-505.99 %
Administrative Contact Costs		1 01 4190.19	5		10,283.78	68.56	20,358.37	33.93	26,000.00	5,641.63	21.70 %
Management Fee Expense - AMP		1 01 4190.21	5		9,930.92	66.21	39,655.66	66.09	36,000.00	(3,655.66)	-10.15 %

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: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23 5	1,095.00	7.30	4,372.50	7.29	4,666.64	294.14	6.30 %
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9 5	764.38	5.10	764.38	1.27	0.00	(764.38)	-100.00 %
<b>Total Administrative Expense</b>			<b>54,556.51</b>	<b>363.71</b>	<b>175,694.15</b>	<b>292.82</b>	<b>169,494.12</b>	<b>(6,200.03)</b>	<b>-3.66 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 01	4210 5	784.00	5.23	3,164.00	5.27	5,000.00	1,836.00	36.72 %
Ten Services - Recreation, Pubs, Other	1 01	4220 5	378.71	2.52	577.52	0.96	2,666.64	2,089.12	78.34 %
<b>Total Tenant Services</b>			<b>1,162.71</b>	<b>7.75</b>	<b>3,741.52</b>	<b>6.24</b>	<b>7,666.64</b>	<b>3,925.12</b>	<b>51.20 %</b>
<b>Utilities Expense</b>									
Water	1 01	4310 5	80.59	0.54	303.87	0.51	500.00	196.13	39.23 %
Electricity	1 01	4320 5	1,278.82	8.53	2,433.10	4.06	5,000.00	2,566.90	51.34 %
Gas	1 01	4330 5	240.17	1.60	723.09	1.21	666.64	(56.45)	-8.47 %
Other Utility Expense - Sewer	1 01	4390 5	61.77	0.41	296.44	0.49	500.00	203.56	40.71 %
<b>Total Utilities Expense</b>			<b>1,661.35</b>	<b>11.08</b>	<b>3,756.50</b>	<b>6.26</b>	<b>6,666.64</b>	<b>2,910.14</b>	<b>43.65 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 01	4410 5	3,058.17	20.39	11,764.00	19.61	22,684.00	10,920.00	48.14 %
Materials	1 01	4420 5	1,154.71	7.70	24,836.21	41.39	19,000.00	(5,836.21)	-30.72 %
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	164.00	164.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	650.00	4.33	1,950.00	3.25	3,332.00	1,382.00	41.48 %
Contract Costs-Other Repairs	1 01	4430.03 5	9,650.00	64.33	11,645.00	19.41	10,000.00	(1,645.00)	-16.45 %
Contract Costs-Maint Cell Phone	1 01	4430.04 5	33.16	0.22	66.32	0.11	100.00	33.68	33.68 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	58.77	0.39	305.77	0.51	1,332.00	1,026.23	77.04 %
Contract Costs-Maintenance	1 01	4430.09 5	5,261.63	35.08	11,815.44	19.69	664.00	(11,151.44)	-1679.43 %
Contract Costs-Other	1 01	4430.13 5	0.00	0.00	445.00	0.74	17,836.00	17,391.00	97.51 %
Contract Costs-Heating & Cooling Contract	1 01	4430.17 5	6,250.00	41.67	7,620.00	12.70	2,000.00	(5,620.00)	-281.00 %
Contract Costs-Landscape & Ground	1 01	4430.19 5	2,550.00	17.00	12,950.00	21.58	11,664.00	(1,286.00)	-11.03 %
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	11,550.00	19.25	13,048.00	1,498.00	11.48 %
Contract Costs-Electrical Contracts	1 01	4430.21 5	0.00	0.00	1,795.00	2.99	3,332.00	1,537.00	46.13 %
Contract Costs-Plumbing Contracts	1 01	4430.22 5	0.00	0.00	2,500.00	4.17	6,800.00	4,300.00	63.24 %
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	120.00	0.20	332.00	212.00	63.86 %
Garbage and Trash Collection	1 01	4431 5	229.23	1.53	882.06	1.47	1,000.00	117.94	11.79 %
Emp Benefit Cont - Maintenance	1 01	4433 5	1,305.06	8.70	5,024.66	8.37	11,000.00	5,975.34	54.32 %
<b>Total Ordinary Maintenance and Operation</b>			<b>30,200.73</b>	<b>201.34</b>	<b>105,269.46</b>	<b>175.45</b>	<b>124,288.00</b>	<b>19,018.54</b>	<b>15.30 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	1 01	4480 5	11,213.92	74.76	31,529.49	52.55	18,332.00	(13,197.49)	-71.99 %
<b>Total Protective Services</b>			<b>11,213.92</b>	<b>74.76</b>	<b>31,529.49</b>	<b>52.55</b>	<b>18,332.00</b>	<b>(13,197.49)</b>	<b>-71.99 %</b>

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Los Vecinos  
U/M Month: 150 - U/M YTD: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
<b>General Expense</b>										
Insurance -Property (Fire & EC)	1	01	4510.01	5	8,462.44	56.42	16,924.88	28.21	9,000.00	(7,924.88) -88.05 %
Insurance - General Liability	1	01	4510.02	5	121.00	0.81	242.00	0.40	200.00	(42.00) -21.00 %
Insurance - Automobile	1	01	4510.03	5	728.81	4.86	1,457.62	2.43	1,000.00	(457.62) -45.76 %
Insurance - Workman's Comp	1	01	4510.04	5	498.06	3.32	996.12	1.66	1,333.32	337.20 25.29 %
Insurance - Fidelity Bond	1	01	4510.09	5	192.99	1.29	385.98	0.64	366.64	(19.34) -5.27 %
Insurance - Windstorm	1	01	4510.15	5	19,592.40	130.62	79,285.59	132.14	79,588.00	302.41 0.38 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	10,356.00	17.26	9,664.00	(692.00) -7.16 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	33.32	33.32 100.00 %
Collection Losses	1	01	4570	5	825.00	5.50	3,597.00	6.00	1,666.64	(1,930.36) -115.82 %
<b>Total General Expense</b>					<b>33,009.70</b>	<b>220.06</b>	<b>113,245.19</b>	<b>188.74</b>	<b>102,851.92</b>	<b>(10,393.27) -10.11 %</b>
<b>Other Expenditures</b>										
Non-depreciable equipment	1	01	7520.9	5	0.00	0.00	7,189.73	11.98	0.00	(7,189.73) -100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	0.00	0.00	64,500.00	107.50	183,333.32	118,833.32 64.82 %
Operating Exp For Property - Contra	1	01	7590	5	0.00	0.00	(64,500.00)	(107.50)	(183,333.32)	(118,833.32) -64.82 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>7,189.73</b>	<b>11.98</b>	<b>0.00</b>	<b>(7,189.73) -100.00 %</b>
<b>Total Expenses</b>					<b>(131,804.92)</b>	<b>(878.70)</b>	<b>(440,426.04)</b>	<b>(734.04)</b>	<b>(429,299.32)</b>	<b>(11,126.72) -2.59 %</b>
<b>Net Income (Loss)</b>					<b>(25,387.23)</b>	<b>(169.29)</b>	<b>(24,926.38)</b>	<b>(41.54)</b>	<b>(2,771.32)</b>	<b>(22,155.06) 3488.53 %</b>

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA



Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
BONITA PARK  
U/M Month: 148 - U/M YTD: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 02 3110	5		36,686.00	247.88	139,772.00	236.10	127,000.00	12,772.00	10.06 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	1,400.00	2.36	1,400.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>37,036.00</b>	<b>250.24</b>	<b>141,172.00</b>	<b>238.47</b>	<b>128,400.00</b>	<b>12,772.00</b>	<b>9.95 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	7,492.00	(7,492.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		1,967.12	13.29	7,621.80	12.87	6,000.00	1,621.80	27.03 %
Other Income - Tenants		1 02 3690	5		3,539.00	23.91	13,605.60	22.98	13,000.00	605.60	4.66 %
Other Income - Misc Other Revenue		1 02 3690.1	5		0.00	0.00	1,011.03	1.71	0.00	1,011.03	100.00 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	104.64	(104.64)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	3,464.27	5.85	166.64	3,297.63	1978.89 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	33,348.00	(33,348.00)	-100.00 %
<b>Total Other Income</b>					<b>5,506.12</b>	<b>37.20</b>	<b>25,702.70</b>	<b>43.42</b>	<b>60,111.28</b>	<b>(34,408.58)</b>	<b>-57.24 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 02 8020	0		71,948.00	486.14	269,580.00	455.37	246,664.00	22,916.00	9.29 %
<b>Total Other Receipts</b>					<b>71,948.00</b>	<b>486.14</b>	<b>269,580.00</b>	<b>455.37</b>	<b>246,664.00</b>	<b>22,916.00</b>	<b>9.29 %</b>
<b>Total Revenue</b>					<b>114,490.12</b>	<b>773.58</b>	<b>436,454.70</b>	<b>737.25</b>	<b>435,175.28</b>	<b>1,279.42</b>	<b>0.29 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 02 4110	5		10,843.39	73.27	48,055.72	81.18	50,000.00	1,944.28	3.89 %
Legal Expense		1 02 4130	5		0.00	0.00	593.13	1.00	1,500.00	906.87	60.46 %
Staff Training		1 02 4140	5		0.00	0.00	500.00	0.84	1,166.64	666.64	57.14 %
Travel		1 02 4150	5		0.00	0.00	536.90	0.91	1,166.64	629.74	53.98 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	0.00	0.00	332.00	332.00	100.00 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	2,182.64	2,182.64	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		4,481.98	30.28	19,164.60	32.37	20,964.00	1,799.40	8.58 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	166.64	166.64	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		147.42	1.00	423.37	0.72	400.00	(23.37)	-5.84 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	1,110.64	1,110.64	100.00 %
Publications		1 02 4190.11	5		1,839.20	12.43	2,364.60	3.99	332.00	(2,032.60)	-612.23 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	755.00	1.28	664.00	(91.00)	-13.70 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		7,272.22	49.14	28,134.03	47.52	33,332.00	5,197.97	15.59 %
Forms & Office Supplies		1 02 4190.17	5		3,504.61	23.68	6,938.76	11.72	5,332.00	(1,606.76)	-30.13 %
Other Sundry Expense		1 02 4190.18	5		216.00	1.46	1,480.72	2.50	1,000.00	(480.72)	-48.07 %
Administrative Contact Costs		1 02 4190.19	5		11,546.49	78.02	25,040.20	42.30	29,000.00	3,959.80	13.65 %

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: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 02	4190.21 5	9,726.86	65.72	39,043.48	65.95	35,664.00	(3,379.48)	-9.48 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	5,920.00	10.00	6,664.00	744.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	4,305.00	7.27	4,500.00	195.00	4.33 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,184.00	2.00	1,332.00	148.00	11.11 %
Board Meeting Expense	1 02	4190.9 5	764.38	5.16	764.38	1.29	0.00	(764.38)	-100.00 %
<b>Total Administrative Expense</b>			<b>53,191.05</b>	<b>359.40</b>	<b>185,203.89</b>	<b>312.84</b>	<b>196,809.20</b>	<b>11,605.31</b>	<b>5.90 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 02	4210 5	672.00	4.54	2,782.50	4.70	5,000.00	2,217.50	44.35 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	64.01	0.11	3,332.00	3,267.99	98.08 %
<b>Total Tenant Services</b>			<b>672.00</b>	<b>4.54</b>	<b>2,846.51</b>	<b>4.81</b>	<b>8,332.00</b>	<b>5,485.49</b>	<b>65.84 %</b>
<b>Utilities Expense</b>									
Water	1 02	4310 5	106.29	0.72	406.11	0.69	1,064.00	657.89	61.83 %
Electricity	1 02	4320 5	1,257.54	8.50	2,450.31	4.14	5,000.00	2,549.69	50.99 %
Gas	1 02	4330 5	356.47	2.41	1,069.97	1.81	1,100.00	30.03	2.73 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	43.91	0.30	175.55	0.30	333.32	157.77	47.33 %
<b>Total Utilities Expense</b>			<b>1,764.21</b>	<b>11.92</b>	<b>4,101.94</b>	<b>6.93</b>	<b>7,830.64</b>	<b>3,728.70</b>	<b>47.62 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 02	4410 5	3,902.38	26.37	18,297.97	30.91	28,332.00	10,034.03	35.42 %
Materials	1 02	4420 5	3,426.37	23.15	8,699.50	14.70	26,664.00	17,964.50	67.37 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	664.00	664.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	750.00	5.07	2,250.00	3.80	4,000.00	1,750.00	43.75 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	2,360.00	3.99	8,332.00	5,972.00	71.68 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	33.16	0.22	66.32	0.11	133.32	67.00	50.26 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	58.77	0.40	1,879.37	3.17	2,000.00	120.63	6.03 %
Contract Costs-Maintenance	1 02	4430.09 5	2,596.24	17.54	9,140.88	15.44	17,000.00	7,859.12	46.23 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	212.00	0.36	332.00	120.00	36.14 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	737.00	1.24	8,332.00	7,595.00	91.15 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	4,595.00	31.05	13,065.00	22.07	18,332.00	5,267.00	28.73 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	1,995.00	3.37	10,000.00	8,005.00	80.05 %
Contract Costs-Electrical Contracts	1 02	4430.21 5	1,950.00	13.18	3,600.00	6.08	1,948.00	(1,652.00)	-84.80 %
Contract Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	495.00	0.84	5,332.00	4,837.00	90.72 %
Connect/Disconnect Fees	1 02	4430.4 5	30.00	0.20	45.00	0.08	332.00	287.00	86.45 %
Garbage and Trash Collection	1 02	4431 5	1,646.57	11.13	2,056.00	3.47	1,166.64	(889.36)	-76.23 %
Emp Benefit Cont - Maintenance	1 02	4433 5	1,268.17	8.57	8,730.42	14.75	14,000.00	5,269.58	37.64 %
<b>Total Ordinary Maintenance and Operation</b>			<b>20,256.66</b>	<b>136.87</b>	<b>73,629.46</b>	<b>124.37</b>	<b>146,899.96</b>	<b>73,270.50</b>	<b>49.88 %</b>
<b>Protective Services</b>									

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
BONITA PARK  
U/M Month: 148 - U/M YTD: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	02	4480	5	5,696.57	38.49	13,194.54	22.29	13,332.00	137.46	1.03 %
<b>Total Protective Services</b>					<b>5,696.57</b>	<b>38.49</b>	<b>13,194.54</b>	<b>22.29</b>	<b>13,332.00</b>	<b>137.46</b>	<b>1.03 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1	02	4510.01	5	8,462.44	57.18	16,924.88	28.59	8,664.00	(8,260.88)	-95.35 %
Insurance - General Liability	1	02	4510.02	5	110.00	0.74	220.00	0.37	200.00	(20.00)	-10.00 %
Insurance - Automobile	1	02	4510.03	5	728.81	4.92	1,457.62	2.46	933.32	(524.30)	-56.18 %
Insurance - Workman's Comp	1	02	4510.04	5	468.76	3.17	937.52	1.58	1,100.00	162.48	14.77 %
Insurance - Fidelity Bond	1	02	4510.09	5	181.64	1.23	363.28	0.61	345.00	(18.28)	-5.30 %
Insurance - Windstorm	1	02	4510.15	5	9,514.08	64.28	37,709.79	63.70	38,332.00	622.21	1.62 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	19.49	11,540.00	19.49	10,664.00	(876.00)	-8.21 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
Collection Losses	1	02	4570	5	1,805.00	12.20	2,918.00	4.93	1,666.64	(1,251.36)	-75.08 %
<b>Total General Expense</b>					<b>24,155.73</b>	<b>163.21</b>	<b>72,071.09</b>	<b>121.74</b>	<b>61,929.96</b>	<b>(10,141.13)</b>	<b>-16.38 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1	02	7540.4	5	25,470.00	172.09	40,070.00	67.69	100,000.00	59,930.00	59.93 %
Operating Exp For Property - Contra	1	02	7590	5	(25,470.00)	(172.09)	(40,070.00)	(67.69)	(100,000.00)	(59,930.00)	-59.93 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(105,736.22)</b>	<b>(714.43)</b>	<b>(351,047.43)</b>	<b>(592.99)</b>	<b>(435,133.76)</b>	<b>84,086.33</b>	<b>19.32 %</b>
<b>Net Income (Loss)</b>					<b>8,753.90</b>	<b>59.12</b>	<b>85,407.27</b>	<b>144.27</b>	<b>41.52</b>	<b>85,365.75</b>	<b>349941.59 %</b>

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>											
Dwelling Rental		1 03 3110	5		38,032.00	190.16	152,317.00	190.40	136,272.00	16,045.00	11.77 %
<b>Total Rental Income</b>					<b>38,032.00</b>	<b>190.16</b>	<b>152,317.00</b>	<b>190.40</b>	<b>136,272.00</b>	<b>16,045.00</b>	<b>11.77 %</b>
<b>Other Income</b>											
Interest Earned on Gen Fund Investments		1 03 3610	5		3,370.02	16.85	13,163.88	16.45	12,164.00	999.88	8.22 %
Other Income-Tenants		1 03 3690	5		4,394.00	21.97	22,513.00	28.14	19,332.00	3,181.00	16.45 %
Other Income - Misc Other Revenue		1 03 3690.1	5		0.00	0.00	578.54	0.72	1,712.00	(1,133.46)	-66.21 %
Other Income - Gain/Loss on Sale of Equi		1 03 3690.88	5		0.00	0.00	849.06	1.06	183.32	665.74	363.16 %
Other Income - OP Trans In From CFP		1 03 3690.99	5		0.00	0.00	0.00	0.00	43,288.00	(43,288.00)	-100.00 %
<b>Total Other Income</b>					<b>7,764.02</b>	<b>38.82</b>	<b>37,104.48</b>	<b>46.38</b>	<b>76,679.32</b>	<b>(39,574.84)</b>	<b>-51.61 %</b>
<b>Other Receipts</b>											
Operating Subsidy - Current Year		1 03 8020	0		100,938.50	504.69	378,203.50	472.75	327,860.00	50,343.50	15.36 %
<b>Total Other Receipts</b>					<b>100,938.50</b>	<b>504.69</b>	<b>378,203.50</b>	<b>472.75</b>	<b>327,860.00</b>	<b>50,343.50</b>	<b>15.36 %</b>
<b>Total Revenue</b>					<b>146,734.52</b>	<b>733.67</b>	<b>567,624.98</b>	<b>709.53</b>	<b>540,811.32</b>	<b>26,813.66</b>	<b>4.96 %</b>
<b>Administrative Expense</b>											
Nontechnical Salaries		1 03 4110	5		13,495.80	67.48	60,139.63	75.17	66,664.00	6,524.37	9.79 %
Legal Expense		1 03 4130	5		146.00	0.73	904.86	1.13	1,664.00	759.14	45.62 %
Staff Training		1 03 4140	5		0.00	0.00	950.00	1.19	664.00	(286.00)	-43.07 %
Travel		1 03 4150	5		1,620.00	8.10	4,061.88	5.08	664.00	(3,397.88)	-511.73 %
Travel-Mileage Reimbursement		1 03 4150.2	5		168.00	0.84	591.01	0.74	332.00	(259.01)	-78.02 %
Audit Fees		1 03 4171	5		0.00	0.00	0.00	0.00	3,333.32	3,333.32	100.00 %
Employee Benefits Cont - Admin		1 03 4182	5		7,255.16	36.28	30,118.34	37.65	28,000.00	(2,118.34)	-7.57 %
Sundry		1 03 4190	5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Postage/FedEx/UPS		1 03 4190.03	5		147.42	0.74	423.37	0.53	1,000.00	576.63	57.66 %
Advertising and Marketing		1 03 4190.08	5		0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Publications		1 03 4190.11	5		2,023.81	10.12	2,733.82	3.42	1,666.64	(1,067.18)	-64.03 %
Membership Dues and Fees		1 03 4190.12	5		0.00	0.00	755.00	0.94	832.00	77.00	9.25 %
Telephone/Cell Phone/Internet		1 03 4190.13	5		10,369.33	51.85	33,026.80	41.28	41,664.00	8,637.20	20.73 %
Rental of Warehouse Space		1 03 4190.14	5		864.00	4.32	3,456.00	4.32	3,456.00	0.00	0.00 %
Forms & Office Supplies		1 03 4190.17	5		2,954.00	14.77	10,728.02	13.41	6,664.00	(4,064.02)	-60.98 %
Other Sundry Expense		1 03 4190.18	5		219.29	1.10	2,451.15	3.06	860.00	(1,591.15)	-185.02 %
Administrative Contact Costs		1 03 4190.19	5		19,282.05	96.41	34,274.41	42.84	33,332.00	(942.41)	-2.83 %
Management Fee Expense - AMP		1 03 4190.21	5		13,059.84	65.30	52,647.48	65.81	48,333.32	(4,314.16)	-8.93 %
Asset Management Fee - AMP		1 03 4190.22	5		2,000.00	10.00	8,000.00	10.00	8,000.00	0.00	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03 4190.23	5 1,440.00	7.20	5,805.00	7.26	6,000.00	195.00	3.25 %
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	1,600.00	2.00	1,600.00	0.00	0.00 %
Board Meeting Expense	1	03 4190.9	5 764.38	3.82	764.38	0.96	0.00	(764.38)	-100.00 %
<b>Total Administrative Expense</b>			<b>76,209.08</b>	<b>381.05</b>	<b>253,431.15</b>	<b>316.79</b>	<b>256,729.28</b>	<b>3,298.13</b>	<b>1.28 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1	03 4210	5 784.00	3.92	3,083.50	3.85	5,000.00	1,916.50	38.33 %
Ten Services - Recreation, Pubs, Other	1	03 4220	5 317.21	1.59	516.01	0.65	2,666.64	2,150.63	80.65 %
<b>Total Tenant Services</b>			<b>1,101.21</b>	<b>5.51</b>	<b>3,599.51</b>	<b>4.50</b>	<b>7,666.64</b>	<b>4,067.13</b>	<b>53.05 %</b>
<b>Utilities Expense</b>									
Water	1	03 4310	5 124.06	0.62	610.28	0.76	2,666.64	2,056.36	77.11 %
Electricity	1	03 4320	5 2,131.66	10.66	4,236.31	5.30	7,000.00	2,763.69	39.48 %
Gas	1	03 4330	5 243.07	1.22	731.80	0.91	666.64	(65.16)	-9.77 %
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	166.64	166.64	100.00 %
Other Utility Expense - Sewer	1	03 4390	5 111.28	0.56	212.06	0.27	666.64	454.58	68.19 %
<b>Total Utilities Expense</b>			<b>2,610.07</b>	<b>13.05</b>	<b>5,790.45</b>	<b>7.24</b>	<b>11,166.56</b>	<b>5,376.11</b>	<b>48.14 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1	03 4410	5 6,131.05	30.66	23,771.79	29.71	39,000.00	15,228.21	39.05 %
Materials	1	03 4420	5 11,125.64	55.63	15,891.58	19.86	23,333.32	7,441.74	31.89 %
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	664.00	664.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 825.00	4.13	2,900.00	3.63	6,664.00	3,764.00	56.48 %
Contract Costs-Other Repairs	1	03 4430.03	5 4,395.00	21.98	8,835.00	11.04	6,664.00	(2,171.00)	-32.58 %
Contract Costs-Maint Cell Phone	1	03 4430.04	5 44.22	0.22	88.45	0.11	333.32	244.87	73.46 %
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 83.64	0.42	1,071.80	1.34	1,664.00	592.20	35.59 %
Contract Costs-Maintenance	1	03 4430.09	5 451.52	2.26	451.52	0.56	5,000.00	4,548.48	90.97 %
Contract Costs-Other	1	03 4430.13	5 0.00	0.00	(1,115.00)	(1.39)	6,664.00	7,779.00	116.73 %
Contract Costs-Heating & Cooling Contract	1	03 4430.17	5 0.00	0.00	1,137.39	1.42	10,000.00	8,862.61	88.63 %
Contract Costs-Landscape & Ground	1	03 4430.19	5 4,725.00	23.63	15,200.00	19.00	18,128.00	2,928.00	16.15 %
Contract Costs-Unit Turnaround	1	03 4430.20	5 15,960.00	79.80	29,920.00	37.40	16,664.00	(13,256.00)	-79.55 %
Contract Costs-Electrical Contracts	1	03 4430.21	5 0.00	0.00	5,930.00	7.41	10,000.00	4,070.00	40.70 %
Contract Costs-Plumbing Contracts	1	03 4430.22	5 1,995.00	9.98	1,995.00	2.49	6,664.00	4,669.00	70.06 %
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	164.00	164.00	100.00 %
Connect/Disconnect Fees	1	03 4430.4	5 105.00	0.53	155.00	0.19	666.64	511.64	76.75 %
Garbage and Trash Collection	1	03 4431	5 343.69	1.72	695.17	0.87	2,000.00	1,304.83	65.24 %
Emp Benefit Cont - Maintenance	1	03 4433	5 2,153.03	10.77	7,164.43	8.96	14,666.64	7,502.21	51.15 %
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	234.32	234.32	100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>48,337.79</b>	<b>241.69</b>	<b>114,092.13</b>	<b>142.62</b>	<b>169,174.24</b>	<b>55,082.11</b>	<b>32.56 %</b>
<b>Protective Services</b>									

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen  
**Budgeted Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS  
U/M Month: 200 - U/M YTD: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	03	4480	5	5,341.11	26.71	14,954.51	18.69	16,664.00	1,709.49	10.26 %
<b>Total Protective Services</b>					<b>5,341.11</b>	<b>26.71</b>	<b>14,954.51</b>	<b>18.69</b>	<b>16,664.00</b>	<b>1,709.49</b>	<b>10.26 %</b>
<b>General Expense</b>											
Insurance -Property (Fire & EC)	1	03	4510.01	5	10,275.82	51.38	20,551.64	25.69	8,332.00	(12,219.64)	-146.66 %
Insurance - General Liability	1	03	4510.02	5	165.00	0.83	330.00	0.41	633.32	303.32	47.89 %
Insurance - Automobile	1	03	4510.03	5	982.31	4.91	1,964.62	2.46	1,333.32	(631.30)	-47.35 %
Insurance - Workman's Comp	1	03	4510.04	5	791.03	3.96	1,582.06	1.98	2,466.64	884.58	35.86 %
Insurance - Fidelity Bond	1	03	4510.09	5	306.52	1.53	613.05	0.77	500.00	(113.05)	-22.61 %
Insurance - Windstorm	1	03	4510.15	5	12,924.98	64.62	51,463.73	64.33	52,000.00	536.27	1.03 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	15.66	12,528.00	15.66	11,666.64	(861.36)	-7.38 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	33.32	33.32	100.00 %
Collection Losses	1	03	4570	5	2,988.00	14.94	9,283.00	11.60	2,400.00	(6,883.00)	-286.79 %
<b>Total General Expense</b>					<b>31,565.66</b>	<b>157.83</b>	<b>98,316.10</b>	<b>122.90</b>	<b>79,365.24</b>	<b>(18,950.86)</b>	<b>-23.88 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	1	03	7540.4	5	0.00	0.00	0.00	0.00	191,664.00	191,664.00	100.00 %
Operating Exp For Property - Contra	1	03	7590	5	0.00	0.00	0.00	0.00	(191,664.00)	(191,664.00)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(165,164.92)</b>	<b>(825.82)</b>	<b>(490,183.85)</b>	<b>(612.73)</b>	<b>(540,765.96)</b>	<b>50,582.11</b>	<b>9.35 %</b>
<b>Net Income (Loss)</b>					<b>(18,430.40)</b>	<b>(92.23)</b>	<b>77,441.13</b>	<b>96.80</b>	<b>45.36</b>	<b>77,395.77</b>	<b>593165.28 %</b>

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 Family Living Center  
 U/M Month: 11 - U/M YTD: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental	3	01	3110	5	4,600.00	575.00	18,459.00	576.84	17,600.00	859.00 4.88 %
<b>Total Rental Income</b>					<b>4,600.00</b>	<b>575.00</b>	<b>18,459.00</b>	<b>576.84</b>	<b>17,600.00</b>	<b>859.00 4.88 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01	3610	5	211.45	26.43	804.02	25.13	932.00	(127.98) -13.73 %
Other Income-Tenants	3	01	3690	5	195.00	24.38	755.00	23.59	664.00	91.00 13.70 %
<b>Total Other Income</b>					<b>406.45</b>	<b>50.81</b>	<b>1,559.02</b>	<b>48.72</b>	<b>1,596.00</b>	<b>(36.98) -2.32 %</b>
<b>Total Revenue</b>					<b>5,006.45</b>	<b>625.81</b>	<b>20,018.02</b>	<b>625.56</b>	<b>19,196.00</b>	<b>822.02 4.28 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01	4110	5	234.40	29.30	1,005.29	31.42	2,000.00	994.71 49.74 %
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	128.00	128.00 100.00 %
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00 100.00 %
Employee Benefits Cont - Admin	3	01	4182	5	79.14	9.89	359.01	11.22	0.00	(359.01) -100.00 %
Sundry	3	01	4190	5	0.00	0.00	0.00	0.00	1,092.00	1,092.00 100.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	83.32	83.32 100.00 %
Publications	3	01	4190.11	5	42.60	5.33	85.20	2.66	66.64	(18.56) -27.85 %
Other Sundry Expense	3	01	4190.18	5	2,064.32	258.04	2,378.11	74.32	2,000.00	(378.11) -18.91 %
BOARD MEETING EXPENSES	3	01	4190.9	5	0.00	0.00	1,316.06	41.13	0.00	(1,316.06) -100.00 %
<b>Total Administrative Expense</b>					<b>2,420.46</b>	<b>302.56</b>	<b>5,143.67</b>	<b>160.74</b>	<b>6,369.96</b>	<b>1,226.29 19.25 %</b>
<b>Utilities Expense</b>										
Water	3	01	4310	5	33.29	4.16	134.63	4.21	142.00	7.37 5.19 %
Other Utility Expense - Sewer	3	01	4390	5	56.46	7.06	229.09	7.16	260.00	30.91 11.89 %
<b>Total Utilities Expense</b>					<b>89.75</b>	<b>11.22</b>	<b>363.72</b>	<b>11.37</b>	<b>402.00</b>	<b>38.28 9.52 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01	4410	5	60.85	7.61	180.00	5.63	1,500.00	1,320.00 88.00 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	666.64	666.64 100.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	297.00	9.28	266.64	(30.36) -11.39 %
Contract Costs-Other Repairs	3	01	4430.03	5	500.00	62.50	500.00	15.63	2,364.00	1,864.00 78.85 %
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	1,332.00	1,332.00 100.00 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	714.00	89.25	1,382.14	43.19	1,333.32	(48.82) -3.66 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	10.00	10.00 100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	383.76	11.99	433.32	49.56 11.44 %
Emp Benefit Cont - Maintenance	3	01	4433	5	11.79	1.47	20.91	0.65	0.00	(20.91) -100.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,481.58</b>	<b>185.20</b>	<b>2,763.81</b>	<b>86.37</b>	<b>7,905.92</b>	<b>5,142.11 65.04 %</b>
<b>General Expense</b>										

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: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended July 31, 2025	PUM	4 Month(s) Ended July 31, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3	01	4510.01	5	1,511.15	188.89	3,022.30	94.45	1,066.64	(1,955.66)	-183.35 %
Insurance - General Liability	3	01	4510.02	5	16.50	2.06	33.00	1.03	40.00	7.00	17.50 %
Insurance - Windstorm	3	01	4510.15	5	1,354.22	169.28	5,566.22	173.94	2,332.00	(3,234.22)	-138.69 %
Collection Losses	3	01	4570	5	0.00	0.00	1,213.00	37.91	0.00	(1,213.00)	-100.00 %
<b>Total General Expense</b>					<b>2,881.87</b>	<b>360.23</b>	<b>9,834.52</b>	<b>307.33</b>	<b>3,438.64</b>	<b>(6,395.88)</b>	<b>-186.00 %</b>
<b>Other Expenditures</b>											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	18,332.00	18,332.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(18,332.00)	(18,332.00)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(6,873.66)</b>	<b>(859.21)</b>	<b>(18,105.72)</b>	<b>(565.80)</b>	<b>(18,116.52)</b>	<b>10.80</b>	<b>0.06 %</b>
<b>Net Income (Loss)</b>					<b>(1,867.21)</b>	<b>(233.40)</b>	<b>1,912.30</b>	<b>59.76</b>	<b>1,079.48</b>	<b>832.82</b>	<b>1775.38 %</b>



# Housing Authority of the City of Harlingen

## Budgeted Income Statement

### Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	4 Month(s) Ended July 31, 2025	Budget	Variance
Revenue						
Operating Income						
Administrative Fees Earned	7 01 3112 5	57,520.00	223,797.00	237,424.00	(13,627.00)	
Interest Income HA Portion	7 01 3300 5	245.16	851.66	1,600.00	(748.34)	
Fraud Recovery PHA Section 8	7 01 3300.3 5	0.00	0.00	2,458.32	(2,458.32)	
Gain or Loss on Sale of Equipment	7 01 3300.88 5	0.00	0.00	166.64	(166.64)	
Portable Admin Fees Earned	7 01 3300.P 5	414.07	2,803.73	8,552.00	(5,748.27)	
Other Income	7 01 3690 5	0.00	0.00	35.00	(35.00)	
HAP Earned Income	7 01 4902 5	523,107.00	1,897,084.71	2,003,692.00	(106,607.29)	
Total Operating Income		581,286.23	2,124,537.10	2,253,927.96	(129,390.86)	
Total Revenue		581,286.23	2,124,537.10	2,253,927.96	(129,390.86)	
Expenses						
Administrative Expense						
Nontechnical Salaries	7 01 4110 5	14,408.73	57,574.25	55,332.00	(2,242.25)	
Legal Expense	7 01 4130 5	0.00	0.00	1,666.64	1,666.64	
STAFF TRAINING	7 01 4140 5	0.00	1,450.00	3,332.00	1,882.00	
Travel	7 01 4150 5	1,620.00	3,201.46	3,332.00	130.54	
Travel-Mileage Reimbursement	7 01 4150.2 5	0.00	67.76	1,000.00	932.24	
Audit Fees	7 01 4171 5	0.00	0.00	1,666.64	1,666.64	
Office Rent & Utilities	7 01 4180 5	1,068.00	4,272.00	4,412.00	140.00	
Employee Benefits Cont - Admin	7 01 4182 5	5,830.62	23,385.70	19,332.00	(4,053.70)	
Sundry	7 01 4190 5	0.00	0.00	1,664.00	1,664.00	
Postage/FedEx/UPS	7 01 4190.03 5	732.34	2,103.12	3,333.32	1,230.20	
Advertising and Marketing	7 01 4190.08 5	0.00	0.00	5,000.00	5,000.00	
Publications	7 01 4190.11 5	1,496.17	2,681.87	3,333.32	651.45	
Membership Dues and Fees	7 01 4190.12 5	0.00	(0.01)	1,666.64	1,666.65	
Telephone/Cell Phone/Internet	7 01 4190.13 5	1,837.70	5,799.91	10,000.00	4,200.09	
Forms & Office Supplies	7 01 4190.17 5	2,890.82	8,272.26	8,405.64	133.38	
Other Sundry Expense	7 01 4190.18 5	96.60	3,552.11	2,512.00	(1,040.11)	
Administrative Contact Costs	7 01 4190.19 5	6,880.50	27,280.03	33,333.32	6,053.29	
Asset Management Fee - AMP	7 01 4190.22 5	8,748.00	35,004.00	35,664.00	660.00	
AMP Bookkeeping Fees	7 01 4190.23 5	5,467.50	21,877.50	22,290.00	412.50	
Board Meeting Expense	7 01 4190.9 5	764.38	764.38	0.00	(764.38)	
Asset Management Fee - AMP	7 03 4190.22 5	984.00	3,948.00	4,176.00	228.00	
AMP Bookkeeping Fees	7 03 4190.23 5	615.00	2,467.50	2,610.00	142.50	
Total Administrative Expense		53,440.36	203,701.84	224,061.52	20,359.68	
Operating Expenses						
Maintenance & Operating Sec 8	7 01 4400 5	1,130.81	4,523.24	8,333.32	3,810.08	
Materials	7 01 4420 5	78.09	404.23	0.00	(404.23)	
Vehicle Maintenance	7 01 4430.1 5	58.77	235.08	0.00	(235.08)	
Total Operating Expenses		1,267.67	5,162.55	8,333.32	3,170.77	
General Expense						
Insurance - Automobile	7 01 4510.03 5	221.81	443.62	1,166.64	723.02	
Insurance - Workman's Comp	7 01 4510.04 5	498.06	996.12	5,000.00	4,003.88	
Insurance - Fidelity Bond	7 01 4510.09 5	192.99	385.98	0.00	(385.98)	
Insurance - Windstorm	7 01 4510.15 5	0.00	0.00	666.64	666.64	
Admin Fee - Paid for Portability	7 01 4590.P 5	170.86	770.54	833.32	62.78	
Portability - Port In Deposits	7 01 4590.PID 5	(7,940.00)	(34,169.23)	0.00	34,169.23	
Portability - Port In Expenses	7 01 4590.PIE 5	7,940.00	34,169.23	0.00	(34,169.23)	
Portable Admin Fees Paid	7 03 4590.P 5	1,795.67	8,554.78	10,000.00	1,445.22	
Portability - Port In Deposits	7 03 4590.PID 5	(1,105.90)	(3,527.20)	0.00	3,527.20	
Portability - Port In Expenses	7 03 4590.PIE 5	1,105.90	3,527.20	0.00	(3,527.20)	
Total General Expense		2,879.39	11,151.04	17,666.60	6,515.56	
Other Expenditures						
Replacement Of Non-Expend Equipm	7 01 7520 5	0.00	0.00	15,000.00	15,000.00	
Operating Exp For Property - Contra	7 01 7590 5	0.00	0.00	(16,666.64)	(16,666.64)	
Total Other Expenditures		0.00	0.00	(1,666.64)	(1,666.64)	
Housing Assistance Payments						

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

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

<b>Fiscal Year End Date:</b>	<b>3/31/2026</b>	<b>ACCOUNT</b>	<b>1 Month(s) Ended July 31, 2025</b>	<b>4 Month(s) Ended July 31, 2025</b>	<b>Budget</b>	<b>Variance</b>
HAP Payments - Rents	7 01 4715.1 5	431,282.36	1,771,301.44	1,805,308.00	34,006.56	
HAP Payments - Utilities	7 01 4715.4 5	8,010.00	40,918.00	52,664.00	11,746.00	
Fraud Recovery HUD	7 01 4715.8 5	0.00	0.00	1,333.32	1,333.32	
HAP Portability	7 01 4715.P 5	(6,222.00)	(22,113.00)	7,000.00	29,113.00	
HAP Payments - Port Out	7 01 4715.PO 5	2,153.00	8,938.00	4,664.00	(4,274.00)	
HAP Payments - Rents	7 02 4715.1 5	3,690.00	15,426.00	15,000.00	(426.00)	
HAP Payments - Utilities	7 02 4715.4 5	0.00	0.00	(33.32)	(33.32)	
HAP Payments - Rent - VASH	7 03 4715.1 5	19,048.12	75,495.98	66,664.00	(8,831.98)	
HAP Payments - Utilities - VASH	7 03 4715.4 5	111.00	444.00	666.64	222.64	
HAP Payments - Portability	7 03 4715.P 5	0.00	0.00	166.64	166.64	
HAP Payments - Port Out	7 03 4715.PO 5	15,323.00	77,163.00	45,072.00	(32,091.00)	
HAP Payments - Rent - Home Owners	7 04 4715.1 5	382.00	1,560.00	0.00	(1,560.00)	
HAP Payments - Home Ownership Prc	7 04 4715.HO 5	0.00	0.00	13.32	13.32	
HAP Payments - Rent - Foster Youth	7 05 4715.1 5	1,517.00	7,740.00	5,000.00	(2,740.00)	
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5	0.00	0.00	166.64	166.64	
<b>Total Housing Assistance Payments</b>		<b>475,294.48</b>	<b>1,976,873.42</b>	<b>2,003,685.24</b>	<b>26,811.82</b>	
<b>Total Expenses</b>		<b>(532,881.90)</b>	<b>(2,196,888.85)</b>	<b>(2,252,080.04)</b>	<b>55,191.19</b>	
<b>Total Net Income (Loss)</b>		<b>48,404.33</b>	<b>(72,351.75)</b>	<b>1,847.92</b>	<b>(74,199.67)</b>	

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

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



REGULAR BOARD MEETING  
WEDNESDAY, SEPTEMBER 24, 2025  
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
DUE FOR VACATED UNIT ACCOUNTS FOR  
THE MONTHS OF  
JULY AND AUGUST 2025

Los Vecinos		
Apartment	Tenant Id.	Amounts
124	25944	\$2,564.00
202	30627	\$97.00
Los Vecinos Total		\$2,661.00
Bonita Park		
Apartment	Tenant Id.	Amounts
45	31345	\$1,206.00
66	32280	\$75.00
Bonita Park Total		\$1,281.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
7	29964	\$2,710.00
Sunset Terrace Total		\$2,710.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
37	13178	\$298.00
Le Moyne Gardens Total		\$298.00
Grand Total		\$6,950.00

MANAGER: Diana Cheramie

DATE: 09/01/25

**FOR THE MONTHS OF JULY & AUGUST 2025**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
124	25944	\$200.00	\$1,186.00	\$1,330.00	\$75.00	\$173.00	\$0.00	\$2,564.00	Vacated Retro active balance due, nonpayment of rents, late fees and sales & service fees
Retroactive Rent Due: \$1,186.00 + Rent Dues: May 2025 \$429.00 + June 2025 \$429.00 + July 2025 \$429.00 + August 2025 (prorated move out) \$43.00 + Late Fees: May 2025 \$25.00 + June 2025 \$25.00 + July 2025 \$25.00 + Sales & Service Fees: Spectrum Fees \$93.00 + General Cleaning of Unit \$30.00 + Refrigerator Cleaning \$50.00 = Balance Due \$2,764.00 - Security Deposit \$200.00 = \$2,564.00									
202	30627	\$200.00	\$0.00	\$187.00	\$25.00	\$85.00	\$0.00	\$97.00	Abandoned Nonpayment of rents, late fees and sales & service fees
Rent Dues: July 2025 \$170.00 + August 2025 (prorated move out) \$17.00 + Late Fee: July 2025 \$25.00 + Sales & Sevice Fees: Lock & Key Replacement \$55.00 + General Cleaning \$30.00 = \$297.00 - Security Deposit \$200.00 = \$97.00									
	TOTALS	\$400.00	\$1,186.00	\$1,517.00	\$100.00	\$258.00	\$0.00	\$2,661.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 09/01/25

**FOR THE MONTHS OF JULY AND AUGUST 2025**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 45	31345	\$200.00	\$543.00	\$430.00	\$50.00	\$383.00	\$0.00	\$1,206.00	Termination of Lease Retroactive balance due, non payment of rents, late fees and sales & service fees

**Retroactive Rent Due: \$543.00 + Rents Due: June 2025 (partial) \$115.00 + July 2025 \$315.00 + Late Fees: June 2025 \$25.00 + July 2025: \$25.00 + Sales & Service Fees: Spectrum \$60.00 + Restroom Cleaning \$50.00 + Refrigerator Cleaning \$50.00 + Stove Cleaning \$50.00 + Trash Removal & Disposal \$118.00 + Lock & Key Replacement \$55.00 = \$1,406.00 - Security Deposit \$200.00 = \$1,206.00**

BP 66	32280	\$200.00	\$0.00	\$225.00	\$50.00	\$0.00	\$0.00	\$75.00	Vacated Nonpayment of rents & late fees
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**Rents due: June 2025 \$46.00 (partial) + July 2025 \$179.00 + Late Fees: June 2025 \$25.00 + July 2025 \$25.00 = \$275.00 - Security Deposit \$ 200.00 = \$ 75.00**

ST 7	29964	\$200.00	\$704.00	\$903.00	\$75.00	\$1,228.00	\$0.00	\$2,710.00	Termination of Lease Retroactive balance due, non payment of rent, late fees and sales & service fees
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**Retroactive Rent Due: \$704.00 + Rents Due: May 2025 (partial) \$199.00 + June 2025 \$352.00 + July 2025 \$352.00 + Late Fees: May 2025 \$25.00 + June 2025 \$25.00 + July 2025 \$25.00 + Sales & Service Fees: Spectrum \$90.00 + Trash Removal and Disposal \$390.00 + Stove Cleaning \$ 50.00 + Lock and Key Replacement \$55.00 + Refrigerator Replacement \$643.00 = Balance Due \$2,910.00 - Security Deposit \$200.00 = \$2,710.00**

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	<b>TOTALS</b>	\$600.00	\$1,247.00	\$1,558.00	\$175.00	\$1,611.00	\$0.00	\$3,991.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 30 - Le Moyne Gardens

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 09/01/25**FOR THE MONTHS OF JULY AND AUGUST 2025**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT /BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
37	13178	\$200.00	\$0.00	\$48.00	\$0.00	\$450.00	\$0.00	\$298.00	Vacated Nonpayment of rent sales and service fee

**Rent due: July 2025 (prorated move out) \$48.00 + Sales and Service Fee: Spectrum \$450.00 = Amount Due: \$498.00 - Security Deposit \$200.00 = \$298.00**

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	<b>TOTALS</b>	\$200.00	\$0.00	\$48.00	\$0.00	\$450.00	\$0.00	\$298.00	
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**HARLINGEN HOUSING AUTHORITY**  
**Le Moyne Gardens Exterior Renovations Bid Summary**

The Le Moyne Gardens Exterior Renovations work was advertised in the Valley Morning Star on Saturday, August 2, 2025, and Saturday, August 9, 2025. The bid opening was on Thursday, August 28, 2025, at 2:00 p.m. at the Administrative Building.

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

**Name of Bid:** Le Moyne Gardens Exterior Renovations

**Date:** August 28, 2025

**Location(s):** Administrative Building

**Time:** 2:00 PM

<b>Received Date &amp; Time:</b>	<b>Company Name:</b>	<b>Bid Amount :</b>	<b>Required Insurance:</b>
August 28,2025 @ 1:19 p.m.	Anselmo Flores Homes	\$100,000.00	Yes
August 28,2025 @ 1:35 p.m.	H2O Construction	\$191,760.00	Yes
August 28,2025 @ 1:53 p.m.	CRC Development & Construction	\$165,320.00	Yes
August 28,2025 @ 2:00 p.m.	SKO Elite	\$95,077.81	Yes

Gomez, Mendez, Saenz, Inc. and staff recommend the lowest bidder, SKO Elite, to be awarded the contract in the amount of \$95,077.81. References have been verified.

# **Housing Authority of the City of Harlingen**

June 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report





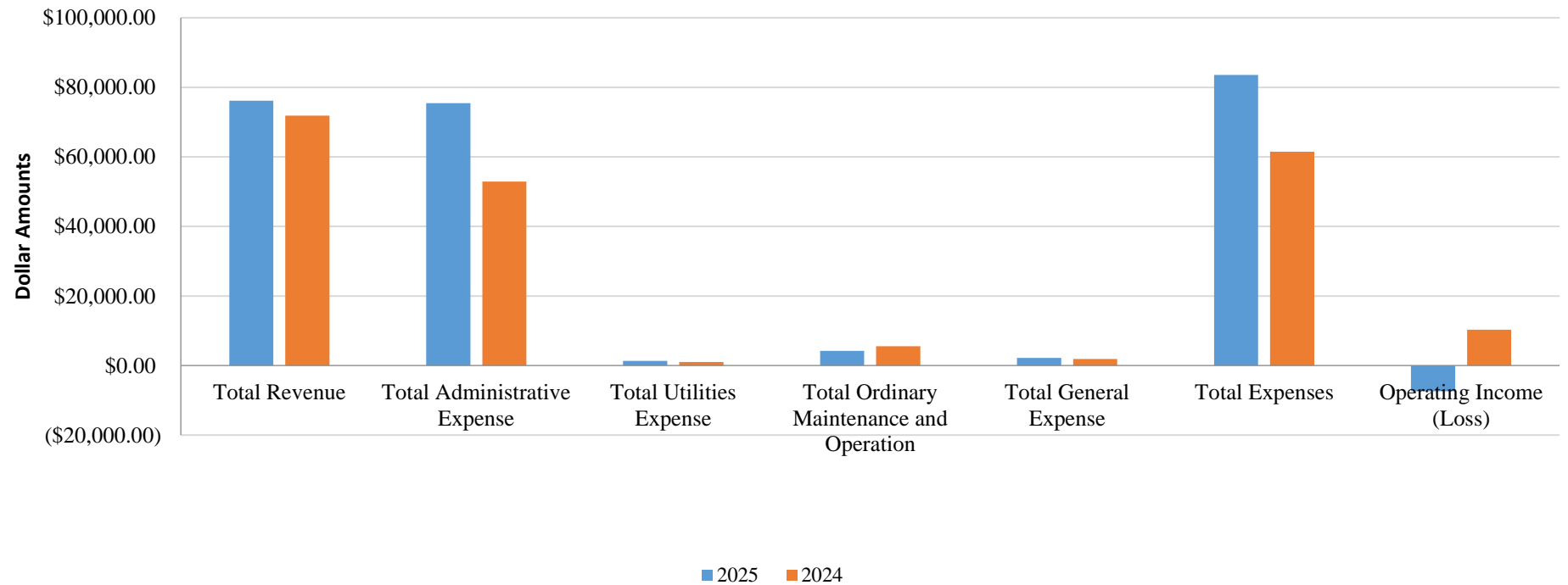
# Bank Balances- Reserves as of 6/30/2025

	June 2025 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$60,376.76 COCC Investment Account		
\$448,193.92 COCC General Fund	\$83,571.13	6.09
<b>Low Rent Reserves:</b>		
\$1,492,081.98 Los Vecinos	\$110,800.53	13.47
\$1,149,362.60 Bonita Park	\$87,040.24	13.20
\$1,974,550.86 Le Moyne Gardens	\$112,170.42	17.60
<b>Family Living Center Reserves:</b>		
\$122,672.33 FLC bank cash account	\$2,883.91	42.54
<b>HCV/Section 8 Reserves:</b>		
\$19,685.96 Admin	\$56,636.45	0.35
\$9,423.10 HAP	\$526,296.76	0.02

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

	Start: 6/01/2025 End: 6/30/2025	Start: 6/01/2024 End: 6/30/2024
Total Revenue	\$76,154.81	\$71,825.10
Total Administrative Expense	\$75,441.18	\$52,900.16
Total Utilities Expense	\$1,308.07	\$1,043.31
Total Ordinary Maintenance and Operation	\$4,209.04	\$5,561.62
Total General Expense	\$2,212.52	\$1,907.43
Total Expenses	\$83,571.13	\$61,506.36
Operating Income (Loss)	(\$7,416.32)	\$10,318.74

**COCC Comparative June 2025 - June 2024**



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

					Start: 06/01/2025 End: 06/30/2025	Start: 06/01/2024 End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Other Income - CFP23	1	06	3690.30	5	0.00	13,528.00	(13,528.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	13,895.00	0.00	13,895.00	0.00 %
<b>Total Operating Income</b>					<b>13,895.00</b>	<b>13,528.00</b>	<b>367.00</b>	<b>2.71 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	973.25	1,118.96	(145.71)	-13.02 %
OTHER INCOME	1	06	3690	5	256.88	116.89	139.99	119.76 %
Management Fees	1	06	3690.1	5	849.27	0.00	849.27	0.00 %
Other Income - Management Fee	1	06	3690.2	5	32,649.60	28,825.44	3,824.16	13.27 %
Other Income - Asset Managemen	1	06	3690.3	5	14,676.00	15,096.00	(420.00)	-2.78 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,660.00	9,945.00	(285.00)	-2.87 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>60,061.00</b>	<b>56,098.29</b>	<b>3,962.71</b>	<b>7.06 %</b>
<b>Total Revenue</b>					<b>76,154.81</b>	<b>71,825.10</b>	<b>4,329.71</b>	<b>6.03 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	34,717.24	31,151.91	(3,565.33)	-11.44 %
STAFF TRAINING	1	06	4140	5	1,645.00	30.00	(1,615.00)	-5383.33 %
TRAVEL	1	06	4150	5	1,602.05	744.92	(857.13)	-115.06 %
Travel-Mileage Reimbursment	1	06	4150.2	5	13.30	208.30	195.00	93.61 %
Employee Benefits Cont - Admin	1	06	4182	5	15,933.25	10,868.73	(5,064.52)	-46.60 %
SUNDRY	1	06	4190	5	0.00	400.00	400.00	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	541.86	906.56	364.70	40.23 %
PUBLICATIONS	1	06	4190.11	5	1,345.00	0.00	(1,345.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,726.68	2,635.70	(1,090.98)	-41.39 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	10,760.07	1,199.76	(9,560.31)	-796.85 %
Other Sundry Expense	1	06	4190.18	5	602.43	745.74	143.31	19.22 %
Administrative Contact Costs	1	06	4190.19	5	4,010.30	4,008.54	(1.76)	-0.04 %
BOARD MEETING EXPENSE	1	06	4190.9	5	544.00	0.00	(544.00)	0.00 %
<b>Total Administrative Expense</b>					<b>75,441.18</b>	<b>52,900.16</b>	<b>(22,541.02)</b>	<b>-42.61 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	22.49	0.00	(22.49)	0.00 %
ELECTRICITY	1	06	4320	5	1,253.07	1,043.31	(209.76)	-20.11 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	32.51	0.00	(32.51)	0.00 %
<b>Total Utilities Expense</b>					<b>1,308.07</b>	<b>1,043.31</b>	<b>(264.76)</b>	<b>-25.38 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	957.09	751.52	(205.57)	-27.35 %
MATERIALS	1	06	4420	5	1,394.44	154.97	(1,239.47)	-799.81 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contract Costs-Heating & Coolin	1	06	4430.17	5	1,300.00	4,347.31	3,047.31	70.10 %
Garbage and Trash Removal	1	06	4431	5	46.79	0.00	(46.79)	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	251.95	55.35	(196.60)	-355.19 %
<b>Total Ordinary Maintenance and Operation</b>					<b>4,209.04</b>	<b>5,561.62</b>	<b>1,352.58</b>	<b>24.32 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	400.32	93.84	(306.48)	-326.60 %
<b>Total Protective Services</b>					<b>400.32</b>	<b>93.84</b>	<b>(306.48)</b>	<b>-326.60 %</b>

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: 06/01/2025	Start: 06/01/2024		
					End: 06/30/2025	End: 06/30/2024	Variance	Variance %
<b>General Expense</b>								
Insurance - Windstorm	1	06	4510.15	5	2,212.52	1,907.43	(305.09)	-15.99 %
<b>Total General Expense</b>					<b>2,212.52</b>	<b>1,907.43</b>	<b>(305.09)</b>	<b>-15.99 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	06	7540.4	5	32,000.00	0.00	(32,000.00)	0.00 %
Operating Exp For Property - C	1	06	7590	5	(32,000.00)	0.00	32,000.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(83,571.13)</b>	<b>(61,506.36)</b>	<b>(22,064.77)</b>	<b>35.87 %</b>
<b>Net Income (Loss)</b>					<b>(7,416.32)</b>	<b>10,318.74</b>	<b>(17,735.06)</b>	<b>-481.99 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

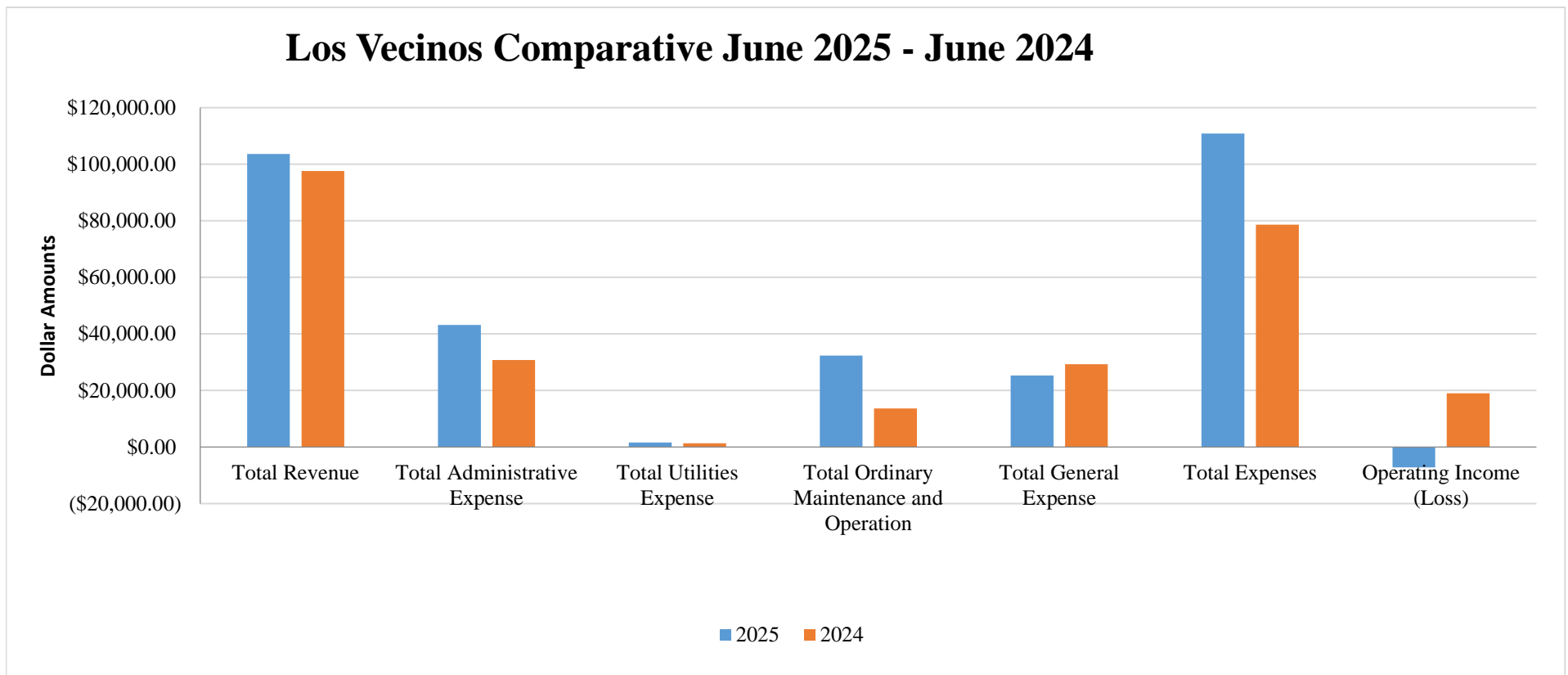
Custom 3:

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

HHA Low Rent

LOS VECINOS

	Start: 6/01/2025 End: 6/30/2025	Start: 6/01/2024 End: 6/30/2024
<b>Total Revenue</b>	<b>\$103,600.40</b>	<b>\$97,630.50</b>
<b>Total Administrative Expense</b>	<b>\$43,183.28</b>	<b>\$30,792.13</b>
<b>Total Utilities Expense</b>	<b>\$1,599.16</b>	<b>\$1,291.36</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$32,329.63</b>	<b>\$13,678.10</b>
<b>Total General Expense</b>	<b>\$25,266.73</b>	<b>\$29,306.65</b>
<b>Total Expenses</b>	<b>\$110,800.53</b>	<b>\$78,580.41</b>
<b>Operating Income (Loss)</b>	<b>(\$7,200.13)</b>	<b>\$19,050.09</b>



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

					Start: 06/01/2025 End: 06/30/2025	Start: 06/01/2024 End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	27,602.00	25,530.00	2,072.00	8.12 %
<b>Total Rental Income</b>					<b>27,602.00</b>	<b>25,530.00</b>	<b>2,072.00</b>	<b>8.12 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	0.00	13.38	(13.38)	-100.00 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,645.40	3,095.92	(450.52)	-14.55 %
Other Income-Tenants	1	01	3690	5	5,320.00	3,016.00	2,304.00	76.39 %
Other Income - Misc Other Reve	1	01	3690.1	5	0.00	577.20	(577.20)	-100.00 %
<b>Total Other Income</b>					<b>7,965.40</b>	<b>6,702.50</b>	<b>1,262.90</b>	<b>18.84 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	68,033.00	65,398.00	2,635.00	4.03 %
<b>Total Other Receipts</b>					<b>68,033.00</b>	<b>65,398.00</b>	<b>2,635.00</b>	<b>4.03 %</b>
<b>Total Revenue</b>					<b>103,600.40</b>	<b>97,630.50</b>	<b>5,969.90</b>	<b>6.11 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	9,948.00	7,002.10	(2,945.90)	-42.07 %
Staff Training	1	01	4140	5	500.00	30.00	(470.00)	-1566.67 %
Travel	1	01	4150	5	362.23	206.50	(155.73)	-75.41 %
Travel-Mileage Reimbursement	1	01	4150.2	5	0.00	63.92	63.92	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	4,876.18	1,801.28	(3,074.90)	-170.71 %
Postage/FedEx/UPS	1	01	4190.03	5	183.95	186.95	3.00	1.60 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	8,474.34	6,194.40	(2,279.94)	-36.81 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	1,052.07	0.00	(1,052.07)	0.00 %
Other Sundry Expense	1	01	4190.18	5	703.40	232.69	(470.71)	-202.29 %
Administrative Contact Costs	1	01	4190.19	5	3,544.23	2,736.37	(807.86)	-29.52 %
Management Fee Expense - AMP	1	01	4190.21	5	9,794.88	8,593.92	(1,200.96)	-13.97 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,080.00	1,080.00	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>43,183.28</b>	<b>30,792.13</b>	<b>(12,391.15)</b>	<b>-40.24 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	980.00	931.00	(49.00)	-5.26 %
<b>Total Tenant Services</b>					<b>980.00</b>	<b>931.00</b>	<b>(49.00)</b>	<b>-5.26 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	102.74	20.86	(81.88)	-392.52 %
Electricity	1	01	4320	5	1,154.28	1,038.02	(116.26)	-11.20 %
Gas	1	01	4330	5	240.17	215.98	(24.19)	-11.20 %
Other Utility Expense - Sewer	1	01	4390	5	101.97	16.50	(85.47)	-518.00 %
<b>Total Utilities Expense</b>					<b>1,599.16</b>	<b>1,291.36</b>	<b>(307.80)</b>	<b>-23.84 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	3,048.06	2,921.00	(127.06)	-4.35 %
Materials	1	01	4420	5	17,014.19	1,936.28	(15,077.91)	-778.71 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	850.00	200.00	23.53 %
Contract Costs-Other Repairs	1	01	4430.03	5	1,995.00	550.00	(1,445.00)	-262.73 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.58	16.55	(0.03)	-0.18 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	01	4430.09	5	2,464.65	0.00	(2,464.65)	0.00 %
Contact Costs-Heating & Coolin	1	01	4430.17	5	1,125.00	0.00	(1,125.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,550.00	1,800.00	(750.00)	-41.67 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	1,575.00	3,990.00	2,415.00	60.53 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 06/01/2025	Start: 06/01/2024		
					End: 06/30/2025	End: 06/30/2024	Variance	Variance %
Connect/Disconnect Fees	1	01	4430.4	5	105.00	60.00	(45.00)	-75.00 %
Garbage and Trash Collection	1	01	4431	5	194.37	166.73	(27.64)	-16.58 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,533.01	1,335.07	(197.94)	-14.83 %
<b>Total Ordinary Maintenance and Operation</b>					<b>32,329.63</b>	<b>13,678.10</b>	<b>(18,651.53)</b>	<b>-136.36 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	7,441.73	2,581.17	(4,860.56)	-188.31 %
<b>Total Protective Services</b>					<b>7,441.73</b>	<b>2,581.17</b>	<b>(4,860.56)</b>	<b>-188.31 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	01	4510.15	5	19,897.73	23,217.99	3,320.26	14.30 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	2,916.66	327.66	11.23 %
Collection Losses	1	01	4570	5	2,780.00	3,172.00	392.00	12.36 %
<b>Total General Expense</b>					<b>25,266.73</b>	<b>29,306.65</b>	<b>4,039.92</b>	<b>13.78 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	25,500.00	28,500.00	3,000.00	10.53 %
Operating Exp For Property - C	1	01	7590	5	(25,500.00)	(28,500.00)	(3,000.00)	10.53 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(110,800.53)</b>	<b>(78,580.41)</b>	<b>(32,220.12)</b>	<b>41.00 %</b>
<b>Net Income (Loss)</b>					<b>(7,200.13)</b>	<b>19,050.09</b>	<b>(26,250.22)</b>	<b>-122.05 %</b>

Report Criteria PHA: 1 Project: '01'

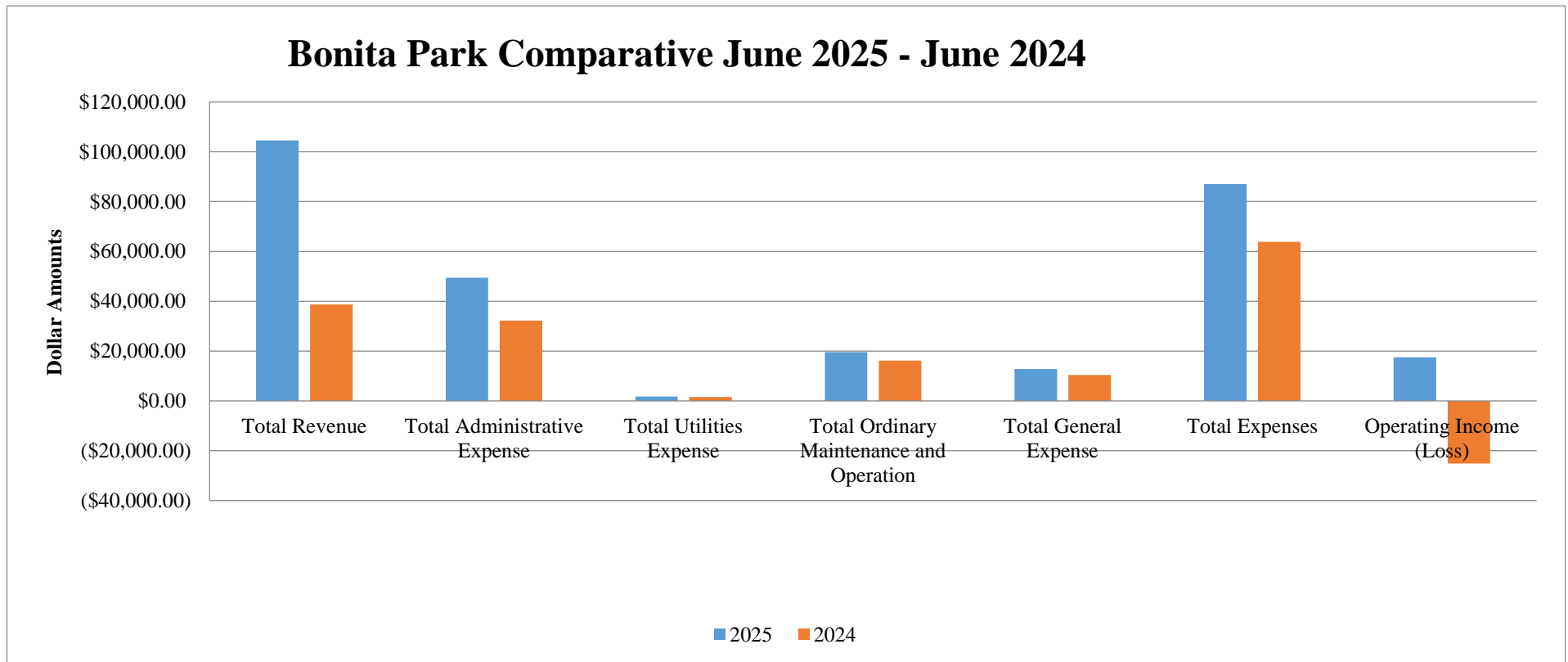
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

	Start: 6/01/2025 End: 6/30/2025	Start: 6/01/2024 End: 6/30/2024
Total Revenue	\$104,591.52	\$38,741.39
Total Administrative Expense	\$49,406.86	\$32,234.06
Total Utilities Expense	\$1,735.09	\$1,555.50
Total Ordinary Maintenance and Operation	\$19,571.47	\$16,188.87
Total General Expense	\$12,736.57	\$10,412.92
Total Expenses	\$87,040.24	\$63,863.40
Operating Income (Loss)	\$17,551.28	(\$25,122.01)





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

					Start: 06/01/2025 End: 06/30/2025	Start: 06/01/2024 End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	32,495.00	29,337.00	3,158.00	10.76 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>32,845.00</b>	<b>29,687.00</b>	<b>3,158.00</b>	<b>10.64 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,934.79	2,284.72	(349.93)	-15.32 %
Other Income - Tenants	1	02	3690	5	3,433.60	2,612.00	821.60	31.45 %
Other Income - Misc Other Reve	1	02	3690.1	5	500.79	0.00	500.79	0.00 %
<b>Total Other Income</b>					<b>5,869.18</b>	<b>4,896.72</b>	<b>972.46</b>	<b>19.86 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	65,877.34	4,157.67	61,719.67	1484.48 %
<b>Total Other Receipts</b>					<b>65,877.34</b>	<b>4,157.67</b>	<b>61,719.67</b>	<b>1484.48 %</b>
<b>Total Revenue</b>					<b>104,591.52</b>	<b>38,741.39</b>	<b>65,850.13</b>	<b>169.97 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	16,688.28	7,589.01	(9,099.27)	-119.90 %
Staff Training	1	02	4140	5	500.00	30.00	(470.00)	-1566.67 %
Travel	1	02	4150	5	362.23	206.50	(155.73)	-75.41 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	147.80	147.80	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	5,523.30	1,932.16	(3,591.14)	-185.86 %
Postage/FedEx/UPS	1	02	4190.03	5	183.95	186.95	3.00	1.60 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	8,282.10	6,499.48	(1,782.62)	-27.43 %
Forms & Office Supplies	1	02	4190.17	5	1,052.07	187.36	(864.71)	-461.52 %
Other Sundry Expense	1	02	4190.18	5	188.80	122.98	(65.82)	-53.52 %
Administrative Contact Costs	1	02	4190.19	5	4,126.29	3,881.90	(244.39)	-6.30 %
Management Fee Expense - AMP	1	02	4190.21	5	9,658.84	8,593.92	(1,064.92)	-12.39 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,065.00	1,080.00	15.00	1.39 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>49,406.86</b>	<b>32,234.06</b>	<b>(17,172.80)</b>	<b>-53.28 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	840.00	798.00	(42.00)	-5.26 %
<b>Total Tenant Services</b>					<b>840.00</b>	<b>798.00</b>	<b>(42.00)</b>	<b>-5.26 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	119.11	80.64	(38.47)	-47.71 %
Electricity	1	02	4320	5	1,192.77	1,121.66	(71.11)	-6.34 %
Gas	1	02	4330	5	355.75	302.33	(53.42)	-17.67 %
Other Utility Expense - Sewer	1	02	4390	5	67.46	50.87	(16.59)	-32.61 %
<b>Total Utilities Expense</b>					<b>1,735.09</b>	<b>1,555.50</b>	<b>(179.59)</b>	<b>-11.55 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	3,782.89	5,786.01	2,003.12	34.62 %
Materials	1	02	4420	5	212.29	3,526.15	3,313.86	93.98 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	750.00	0.00	0.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	2,360.00	0.00	(2,360.00)	0.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.58	16.55	(0.03)	-0.18 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	1,228.12	52.47	(1,175.65)	-2240.61 %
Contract Costs-Maintenance	1	02	4430.09	5	2,273.20	0.00	(2,273.20)	0.00 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	222.00	0.00	(222.00)	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,270.00	4,325.00	1,055.00	24.39 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	495.00	0.00	(495.00)	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 06/01/2025	Start: 06/01/2024		
					End: 06/30/2025	End: 06/30/2024	Variance	Variance %
Connect/Disconnect Fees	1	02	4430.4	5	0.00	115.00	115.00	100.00 %
Garbage and Trash Collection	1	02	4431	5	226.74	397.78	171.04	43.00 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,739.65	1,219.91	(1,519.74)	-124.58 %
<b>Total Ordinary Maintenance and Operation</b>					<b>19,571.47</b>	<b>16,188.87</b>	<b>(3,382.60)</b>	<b>-20.89 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	2,750.25	2,674.05	(76.20)	-2.85 %
<b>Total Protective Services</b>					<b>2,750.25</b>	<b>2,674.05</b>	<b>(76.20)</b>	<b>-2.85 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	02	4510.15	5	9,398.57	8,580.92	(817.65)	-9.53 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	2,500.00	(385.00)	-15.40 %
Collection Losses	1	02	4570	5	453.00	(668.00)	(1,121.00)	167.81 %
<b>Total General Expense</b>					<b>12,736.57</b>	<b>10,412.92</b>	<b>(2,323.65)</b>	<b>-22.32 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	14,600.00	0.00	(14,600.00)	0.00 %
Operating Exp For Property - C	1	02	7590	5	(14,600.00)	0.00	14,600.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(87,040.24)</b>	<b>(63,863.40)</b>	<b>(23,176.84)</b>	<b>36.29 %</b>
<b>Net Income (Loss)</b>					<b>17,551.28</b>	<b>(25,122.01)</b>	<b>42,673.29</b>	<b>-111.75 %</b>

Report Criteria PHA: 1 Project: '02'

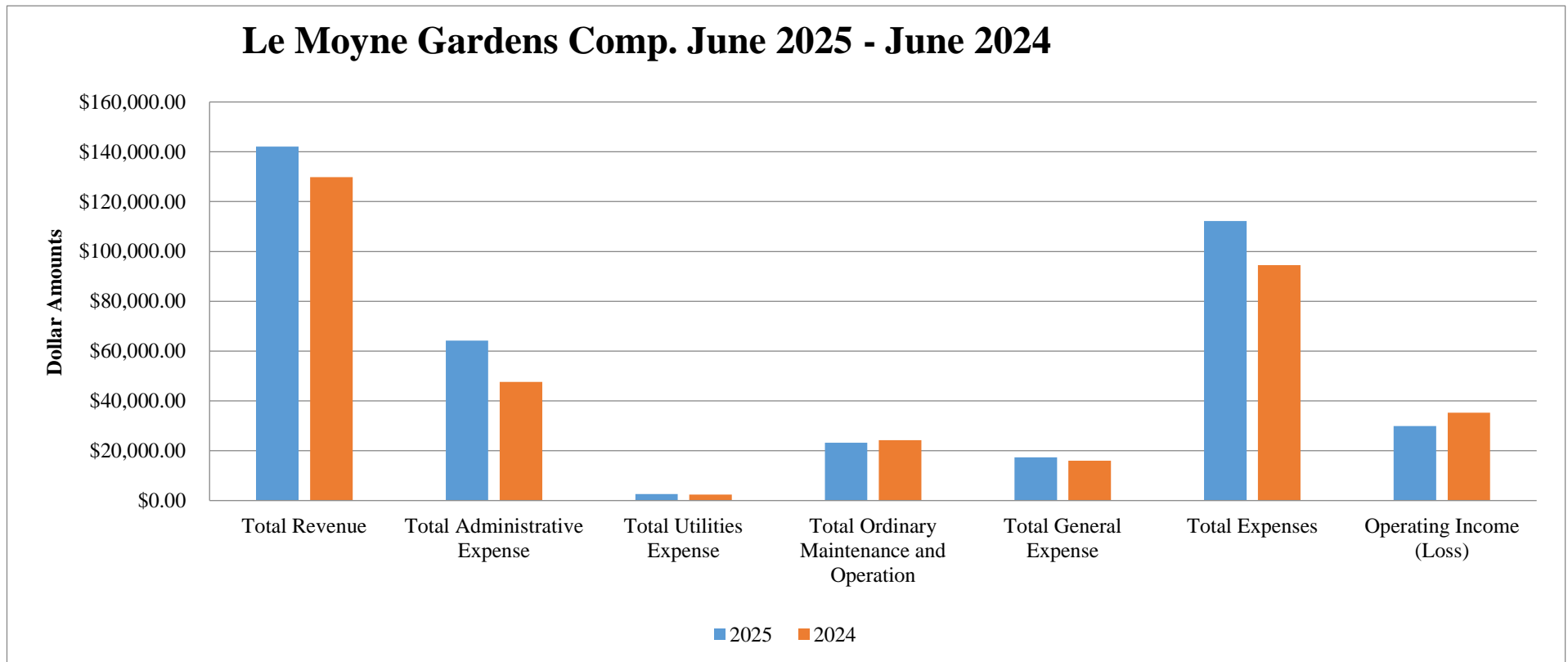
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 6/01/2025 End: 6/30/2025	Start: 6/01/2024 End: 6/30/2024
Total Revenue	\$142,114.22	\$129,832.92
Total Administrative Expense	\$64,231.71	\$47,580.02
Total Utilities Expense	\$2,654.92	\$2,424.40
Total Ordinary Maintenance and Operation	\$23,244.93	\$24,194.44
Total General Expense	\$17,380.25	\$16,003.66
Total Expenses	\$112,170.42	\$94,528.90
Operating Income (Loss)	\$29,943.80	\$35,304.02



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

					Start: 06/01/2025 End: 06/30/2025	Start: 06/01/2024 End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	37,591.00	36,056.00	1,535.00	4.26 %
<b>Total Rental Income</b>					<b>37,591.00</b>	<b>36,056.00</b>	<b>1,535.00</b>	<b>4.26 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,281.56	3,071.92	209.64	6.82 %
Other Income-Tenants	1	03	3690	5	8,820.00	3,753.00	5,067.00	135.01 %
<b>Total Other Income</b>					<b>12,101.56</b>	<b>6,824.92</b>	<b>5,276.64</b>	<b>77.31 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	92,421.66	86,952.00	5,469.66	6.29 %
<b>Total Other Receipts</b>					<b>92,421.66</b>	<b>86,952.00</b>	<b>5,469.66</b>	<b>6.29 %</b>
<b>Total Revenue</b>					<b>142,114.22</b>	<b>129,832.92</b>	<b>12,281.30</b>	<b>9.46 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	14,680.50	11,433.30	(3,247.20)	-28.40 %
Staff Training	1	03	4140	5	500.00	30.00	(470.00)	-1566.67 %
Travel	1	03	4150	5	362.23	0.00	(362.23)	0.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	136.50	0.00	(136.50)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	8,685.58	2,939.91	(5,745.67)	-195.44 %
Postage/FedEx/UPS	1	03	4190.03	5	183.95	186.95	3.00	1.60 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	11,014.88	9,086.73	(1,928.15)	-21.22 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	3,221.73	583.61	(2,638.12)	-452.03 %
Other Sundry Expense	1	03	4190.18	5	1,149.14	152.52	(996.62)	-653.44 %
Administrative Contact Costs	1	03	4190.19	5	6,382.32	6,802.90	420.58	6.18 %
Management Fee Expense - AMP	1	03	4190.21	5	13,195.88	11,637.60	(1,558.28)	-13.39 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,455.00	1,462.50	7.50	0.51 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>64,231.71</b>	<b>47,580.02</b>	<b>(16,651.69)</b>	<b>-35.00 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	980.00	931.00	(49.00)	-5.26 %
<b>Total Tenant Services</b>					<b>980.00</b>	<b>931.00</b>	<b>(49.00)</b>	<b>-5.26 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	247.21	341.08	93.87	27.52 %
Electricity	1	03	4320	5	2,104.65	1,842.00	(262.65)	-14.26 %
Gas	1	03	4330	5	242.91	216.89	(26.02)	-12.00 %
Other Utility Expense - Sewer	1	03	4390	5	60.15	24.43	(35.72)	-146.21 %
<b>Total Utilities Expense</b>					<b>2,654.92</b>	<b>2,424.40</b>	<b>(230.52)</b>	<b>-9.51 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	6,012.92	3,700.88	(2,312.04)	-62.47 %
Materials	1	03	4420	5	1,315.90	4,261.79	2,945.89	69.12 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,250.00	1,025.00	(225.00)	-21.95 %
Contract Costs-Other Repairs	1	03	4430.03	5	850.00	0.00	(850.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.11	22.07	(0.04)	-0.18 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	849.60	849.60	100.00 %
Contract Costs-Other	1	03	4430.13	5	220.00	0.00	(220.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	4,988.00	2,088.00	41.86 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,990.00	7,935.00	5,945.00	74.92 %
Contact Costs-Electrical Contr	1	03	4430.21	5	5,930.00	0.00	(5,930.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	50.00	0.00	(50.00)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

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

					Start: 06/01/2025	Start: 06/01/2024		
					End: 06/30/2025	End: 06/30/2024	Variance	Variance %
Garbage and Trash Collection	1	03	4431	5	201.91	149.57	(52.34)	-34.99 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,443.32	1,210.06	(1,233.26)	-101.92 %
<b>Total Ordinary Maintenance and Operation</b>					<b>23,244.93</b>	<b>24,194.44</b>	<b>949.51</b>	<b>3.92 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	3,678.61	3,395.38	(283.23)	-8.34 %
<b>Total Protective Services</b>					<b>3,678.61</b>	<b>3,395.38</b>	<b>(283.23)</b>	<b>-8.34 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	03	4510.15	5	12,846.25	13,087.00	240.75	1.84 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	2,916.66	(215.34)	-7.38 %
Collection Losses	1	03	4570	5	1,402.00	0.00	(1,402.00)	0.00 %
<b>Total General Expense</b>					<b>17,380.25</b>	<b>16,003.66</b>	<b>(1,376.59)</b>	<b>-8.60 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	0.00	34,250.00	34,250.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(34,250.00)	(34,250.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(112,170.42)</b>	<b>(94,528.90)</b>	<b>(17,641.52)</b>	<b>18.66 %</b>
<b>Net Income (Loss)</b>					<b>29,943.80</b>	<b>35,304.02</b>	<b>(5,360.22)</b>	<b>81.83 %</b>

Report Criteria PHA: 1 Project: '03'

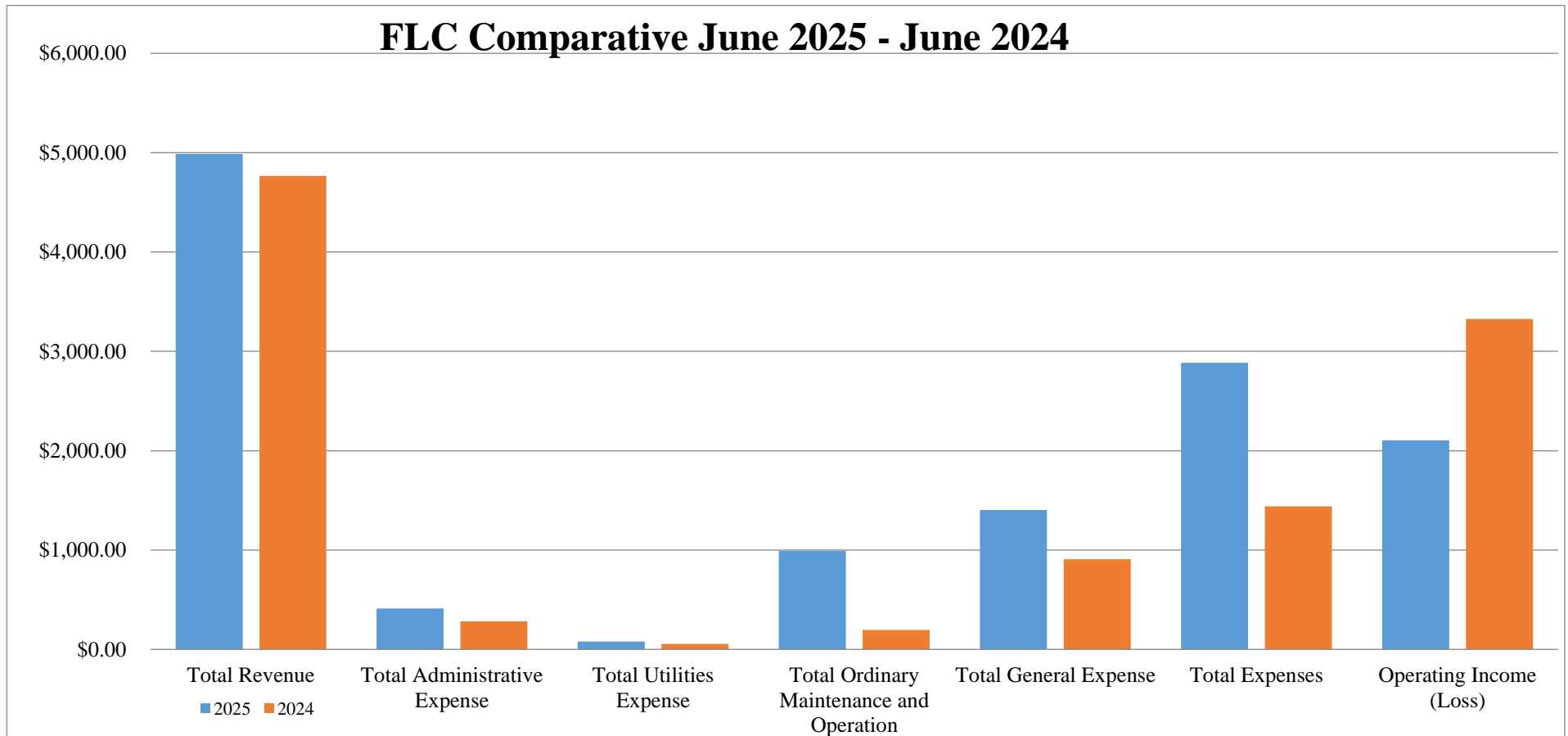
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

	Start: 6/01/2025 End: 6/30/2025	Start: 6/01/2024 End: 6/30/2024
<b>Total Revenue</b>	<b>\$4,987.61</b>	<b>\$4,764.36</b>
<b>Total Administrative Expense</b>	<b>\$410.59</b>	<b>\$282.07</b>
<b>Total Utilities Expense</b>	<b>\$77.97</b>	<b>\$56.23</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$991.35</b>	<b>\$194.94</b>
<b>Total General Expense</b>	<b>\$1,404.00</b>	<b>\$906.17</b>
<b>Total Expenses</b>	<b>\$2,883.91</b>	<b>\$1,439.41</b>
<b>Operating Income (Loss)</b>	<b>\$2,103.70</b>	<b>\$3,324.95</b>



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

					Start: 06/01/2025 End: 06/30/2025	Start: 06/01/2024 End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,566.00	4,400.00	166.00	3.77 %
<b>Total Rental Income</b>					<b>4,566.00</b>	<b>4,400.00</b>	<b>166.00</b>	<b>3.77 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	201.61	239.36	(37.75)	-15.77 %
Other Income-Tenants	3	01	3690	5	220.00	125.00	95.00	76.00 %
<b>Total Other Income</b>					<b>421.61</b>	<b>364.36</b>	<b>57.25</b>	<b>15.71 %</b>
<b>Total Revenue</b>					<b>4,987.61</b>	<b>4,764.36</b>	<b>223.25</b>	<b>4.69 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	188.29	176.86	(11.43)	-6.46 %
Employee Benefits Cont - Admin	3	01	4182	5	99.91	12.80	(87.11)	-680.55 %
Other Sundry Expense	3	01	4190.18	5	122.39	92.41	(29.98)	-32.44 %
<b>Total Administrative Expense</b>					<b>410.59</b>	<b>282.07</b>	<b>(128.52)</b>	<b>-45.56 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	29.63	21.53	(8.10)	-37.62 %
Other Utility Expense - Sewer	3	01	4390	5	48.34	34.70	(13.64)	-39.31 %
<b>Total Utilities Expense</b>					<b>77.97</b>	<b>56.23</b>	<b>(21.74)</b>	<b>-38.66 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	3	01	4410	5	119.15	0.00	(119.15)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	668.14	0.00	(668.14)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	9.12	0.00	(9.12)	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>991.35</b>	<b>194.94</b>	<b>(796.41)</b>	<b>-408.54 %</b>
<b>General Expense</b>								
Insurance - Windstorm	3	01	4510.15	5	1,404.00	906.17	(497.83)	-54.94 %
<b>Total General Expense</b>					<b>1,404.00</b>	<b>906.17</b>	<b>(497.83)</b>	<b>-54.94 %</b>
<b>Total Expenses</b>					<b>(2,883.91)</b>	<b>(1,439.41)</b>	<b>(1,444.50)</b>	<b>100.35 %</b>
<b>Net Income (Loss)</b>					<b>2,103.70</b>	<b>3,324.95</b>	<b>(1,221.25)</b>	<b>-21.76 %</b>

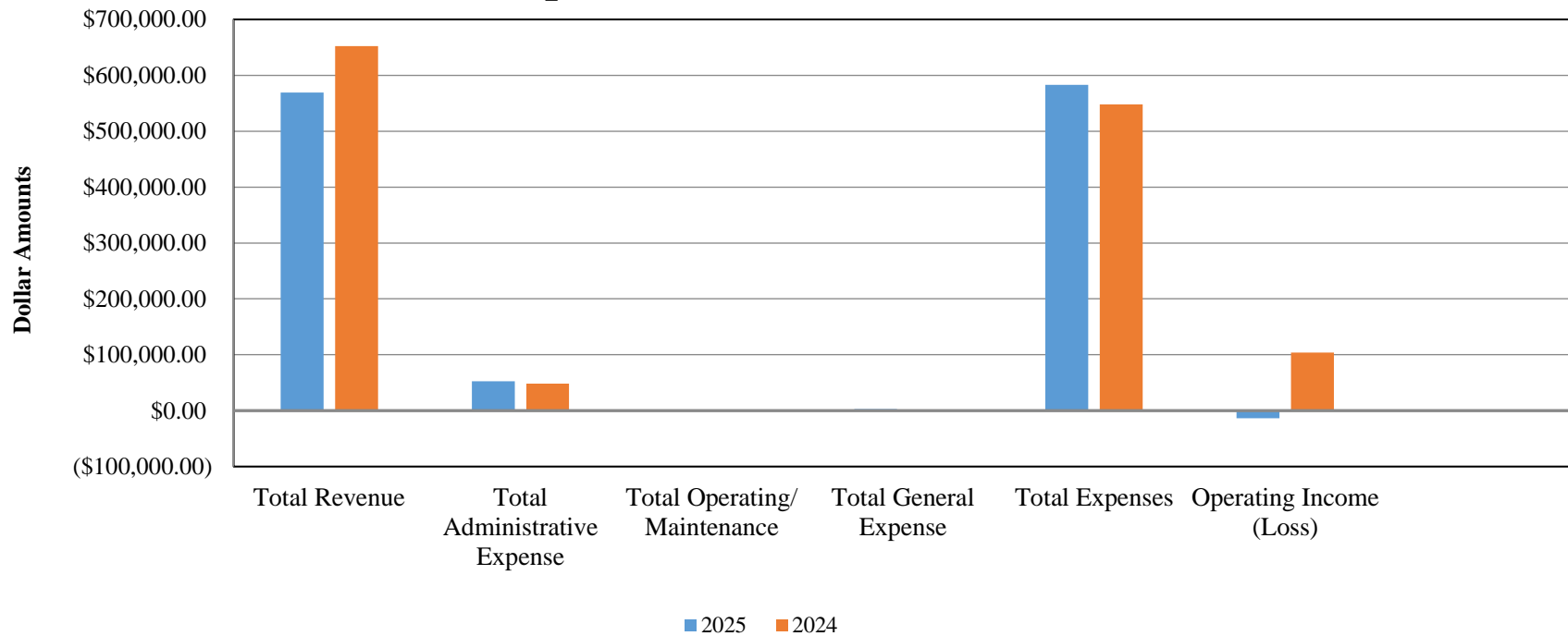
# Housing Authority of the City of Harlingen

## Comparative Income Statement

HCV/Section 8

	Start: 6/01/2025	Start: 6/01/2024
	End: 6/30/2025	End: 6/30/2024
Total Revenue	\$569,400.25	\$652,170.58
Total Administrative Expense	\$52,527.38	\$48,188.95
Total Operating/ Maintenance	\$1,222.73	\$1,445.45
Total General Expense	\$2,886.34	\$1,518.80
Total Expenses	\$582,933.21	\$548,153.70
Operating Income (Loss)	(\$13,532.96)	\$104,016.88

### Section 8 Comparative June 2025 - June 2024





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# Housing Authority of the City of Harlingen

## Comparative Income Statement

### Voucher

					Start: 06/01/2025	Start: 06/01/2024		
					End: 06/30/2025	End: 06/30/2024	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	57,520.00	55,839.00	1,681.00	3.01 %
Interest Income HA Portion	7	01	3300	5	167.98	228.84	(60.86)	-26.60 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	375.50	(375.50)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	1,541.27	227.24	1,314.03	578.26 %
HAP Earned Income	7	01	4902	5	510,171.00	595,500.00	(85,329.00)	-14.33 %
<b>Total Operating Income</b>					<b>569,400.25</b>	<b>652,170.58</b>	<b>(82,770.33)</b>	<b>-12.69 %</b>
<b>Total Revenue</b>					<b>569,400.25</b>	<b>652,170.58</b>	<b>(82,770.33)</b>	<b>-12.69 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	14,587.70	13,877.11	(710.59)	-5.12 %
STAFF TRAINING	7	01	4140	5	1,000.00	30.00	(970.00)	-3233.33 %
Travel	7	01	4150	5	724.46	390.32	(334.14)	-85.61 %
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	130.38	130.38	100.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	6,852.09	3,722.82	(3,129.27)	-84.06 %
Postage/FedEx/UPS	7	01	4190.03	5	913.78	928.66	14.88	1.60 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,570.93	1,407.09	(163.84)	-11.64 %
Forms & Office Supplies	7	01	4190.17	5	2,127.79	2,185.02	57.23	2.62 %
Other Sundry Expense	7	01	4190.18	5	2,737.00	73.68	(2,663.32)	-3614.71 %
Administrative Contact Costs	7	01	4190.19	5	5,189.63	7,937.37	2,747.74	34.62 %
Asset Management Fee - AMP	7	01	4190.22	5	8,712.00	9,228.00	516.00	5.59 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,445.00	5,767.50	322.50	5.59 %
Asset Management Fee - AMP	7	03	4190.22	5	984.00	888.00	(96.00)	-10.81 %
AMP Bookkeeping Fees	7	03	4190.23	5	615.00	555.00	(60.00)	-10.81 %
<b>Total Administrative Expense</b>					<b>52,527.38</b>	<b>48,188.95</b>	<b>(4,338.43)</b>	<b>-9.00 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	33.15	262.17	229.02	87.36 %
Vehicle Maintenance	7	01	4430.1	5	58.77	52.47	(6.30)	-12.01 %
<b>Total Operating Expenses</b>					<b>1,222.73</b>	<b>1,445.45</b>	<b>222.72</b>	<b>15.41 %</b>
<b>General Expense</b>								
Admin Fee - Paid for Portabili	7	01	4590.P	5	272.02	98.82	(173.20)	-175.27 %
Portability - Port In Deposits	7	01	4590.PID	5	(9,038.00)	(2,454.00)	6,584.00	-268.30 %
Portability - Port In Expenses	7	01	4590.PIE	5	9,038.00	2,454.00	(6,584.00)	-268.30 %
Portable Admin Fees Paid	7	03	4590.P	5	2,614.32	1,419.98	(1,194.34)	-84.11 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,958.50)	0.00	1,958.50	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,958.50	0.00	(1,958.50)	0.00 %
<b>Total General Expense</b>					<b>2,886.34</b>	<b>1,518.80</b>	<b>(1,367.54)</b>	<b>-90.04 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	468,011.04	450,665.00	(17,346.04)	-3.85 %
HAP Payments - Utilities	7	01	4715.4	5	9,966.00	12,866.00	2,900.00	22.54 %
Fraud Recovery HUD	7	01	4715.8	5	0.00	(165.50)	(165.50)	100.00 %
HAP Portability	7	01	4715.P	5	(6,222.00)	(1,782.00)	4,440.00	-249.16 %
HAP Payments - Port Out	7	01	4715.PO	5	3,022.00	1,577.00	(1,445.00)	-91.63 %
HAP Payments - Rents	7	02	4715.1	5	3,647.00	3,492.00	(155.00)	-4.44 %
HAP Payments - Rent - VASH	7	03	4715.1	5	20,913.72	18,028.00	(2,885.72)	-16.01 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	111.00	183.00	72.00	39.34 %
HAP Payments - Port Out	7	03	4715.PO	5	24,456.00	10,475.00	(13,981.00)	-133.47 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	382.00	463.00	81.00	17.49 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	2,010.00	1,157.00	(853.00)	-73.73 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	42.00	42.00	100.00 %
<b>Total Housing Assistance Payments</b>					<b>526,296.76</b>	<b>497,000.50</b>	<b>(29,296.26)</b>	<b>-5.89 %</b>

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen  
Comparative Income Statement  
Voucher

	Start: 06/01/2025	Start: 06/01/2024		
	End: 06/30/2025	End: 06/30/2024	Variance	Variance %
Total Expenses	(582,933.21)	(548,153.70)	(34,779.51)	6.34 %
Net Income (Loss)	(13,532.96)	104,016.88	(117,549.84)	-113.05 %

Chief Financial Officer Report  
September 24, 2025  
Highlights of Activities for July 2025

**Ongoing Activities:**

- Meetings for the month:  
Weekly & monthly staff meetings / Security meetings / Corrections meetings  
Maintenance meetings  
Los Vecinos Construction meetings  
Motivational staff meetings  
Board meeting, Board meeting practices, and overview  
Accounting Admin meeting  
Aprio Audit meeting  
HCISD Counselor meeting  
Two-Year Tool meeting  
Website update meeting  
TEAMS Shift meetings  
HUD VMS Audit 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 and check registers for payrolls
- Signed checks for payrolls, accounts payables, HAP checks, and reimbursements
- Reviewed Weekly staff reports and Board reports— submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on Aprio audit and PILOT taxes payment
- Worked on Insurance payment with HR/Accounting Coord.
- Worked on and submitted the IRS Quarterly Tax Return and the TWC Quarterly Wage reports
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

# **Housing Authority of the City of Harlingen**

July 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report

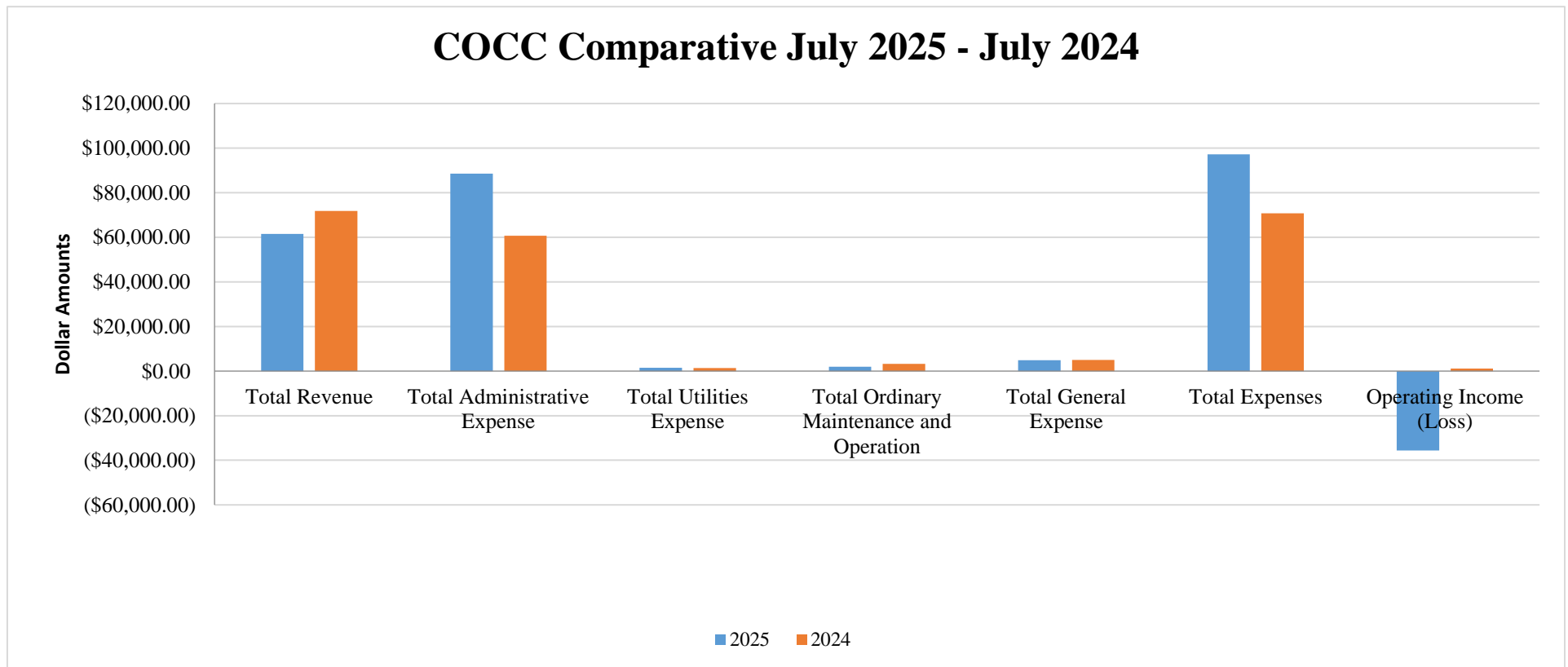


# Bank Balances- Reserves as of 7/31/2025

	July 2025 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$60,444.32 COCC Investment Account		
\$389,749.83 COCC General Fund	\$97,151.13	4.63
<b>Low Rent Reserves:</b>		
\$1,482,595.53 Los Vecinos	\$131,804.92	11.25
\$1,015,776.50 Bonita Park	\$105,736.22	9.61
\$1,807,560.67 Le Moyne Gardens	\$165,164.92	10.94
<b>Family Living Center Reserves:</b>		
\$111,150.34 FLC bank cash account	\$6,873.66	16.17
<b>HCV/Section 8 Reserves:</b>		
\$17,462.50 Admin	\$57,587.42	0.30
\$40,082.22 HAP	\$475,294.48	0.08

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

	Start: 7/01/2025 End: 7/31/2025	Start: 7/01/2024 End: 7/31/2024
Total Revenue	\$61,486.00	\$71,850.84
Total Administrative Expense	\$88,559.72	\$60,715.76
Total Utilities Expense	\$1,425.05	\$1,412.04
Total Ordinary Maintenance and Operation	\$1,945.42	\$3,288.08
Total General Expense	\$4,926.94	\$4,994.02
Total Expenses	\$97,151.13	\$70,761.44
Operating Income (Loss)	(\$35,665.13)	\$1,089.40



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

					Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Other Income - CFP23	1	06	3690.30	5	0.00	13,528.20	(13,528.20)	-100.00 %
<b>Total Operating Income</b>					<b>0.00</b>	<b>13,528.20</b>	<b>(13,528.20)</b>	<b>-100.00 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>2,198.81</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	1,114.69	1,057.19	57.50	5.44 %
OTHER INCOME	1	06	3690	5	56.88	56.88	0.00	0.00 %
Other Income - Management Fee	1	06	3690.2	5	32,717.62	28,765.76	3,951.86	13.74 %
Other Income - Asset Managemen	1	06	3690.3	5	14,712.00	15,228.00	(516.00)	-3.39 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,690.00	10,020.00	(330.00)	-3.29 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>59,287.19</b>	<b>56,123.83</b>	<b>3,163.36</b>	<b>5.64 %</b>
<b>Total Revenue</b>					<b>61,486.00</b>	<b>71,850.84</b>	<b>(10,364.84)</b>	<b>-14.43 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	35,186.73	30,180.18	(5,006.55)	-16.59 %
STAFF TRAINING	1	06	4140	5	1,580.00	400.00	(1,180.00)	-295.00 %
TRAVEL	1	06	4150	5	4,931.35	4,549.57	(381.78)	-8.39 %
Travel-Mileage Reimbursment	1	06	4150.2	5	47.95	510.54	462.59	90.61 %
Employee Benefits Cont - Admin	1	06	4182	5	12,292.80	13,622.35	1,329.55	9.76 %
SUNDRY	1	06	4190	5	0.00	504.80	504.80	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	427.85	(300.61)	(728.46)	242.33 %
PUBLICATIONS	1	06	4190.11	5	857.17	546.70	(310.47)	-56.79 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,644.76	3,246.43	(398.33)	-12.27 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	18,642.72	259.80	(18,382.92)	-7075.80 %
Other Sundry Expense	1	06	4190.18	5	546.18	1,105.09	558.91	50.58 %
Administrative Contact Costs	1	06	4190.19	5	5,660.96	5,340.91	(320.05)	-5.99 %
BOARD MEETING EXPENSE	1	06	4190.9	5	4,741.25	750.00	(3,991.25)	-532.17 %
<b>Total Administrative Expense</b>					<b>88,559.72</b>	<b>60,715.76</b>	<b>(27,843.96)</b>	<b>-45.86 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	34.75	68.85	34.10	49.53 %
ELECTRICITY	1	06	4320	5	1,330.59	1,220.94	(109.65)	-8.98 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	59.71	122.25	62.54	51.16 %
<b>Total Utilities Expense</b>					<b>1,425.05</b>	<b>1,412.04</b>	<b>(13.01)</b>	<b>-0.92 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	760.81	683.68	(77.13)	-11.28 %
MATERIALS	1	06	4420	5	399.92	458.07	58.15	12.69 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	400.00	200.00	50.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	363.77	52.47	(311.30)	-593.29 %
Contract Costs-Electrical Contr	1	06	4430.21	5	0.00	1,550.00	1,550.00	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	93.58	46.79	50.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	174.13	50.28	(123.85)	-246.32 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,945.42</b>	<b>3,288.08</b>	<b>1,342.66</b>	<b>40.83 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	06	4480	5	294.00	351.54	57.54	16.37 %
<b>Total Protective Services</b>					<b>294.00</b>	<b>351.54</b>	<b>57.54</b>	<b>16.37 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	06	4510.01	5	1,208.92	951.72	(257.20)	-27.02 %

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: 07/01/2025	Start: 07/01/2024		
					End: 07/31/2025	End: 07/31/2024	Variance	Variance %
Insurance - General Liability	1	06	4510.02	5	137.50	137.50	0.00	0.00 %
Insurance - Automobile	1	06	4510.03	5	507.00	471.84	(35.16)	-7.45 %
Insurance - Workman's Comp	1	06	4510.04	5	673.84	1,235.33	561.49	45.45 %
Insurance - Fidelity Bond	1	06	4510.09	5	261.11	259.67	(1.44)	-0.55 %
Insurance - Windstorm	1	06	4510.15	5	2,138.57	1,937.96	(200.61)	-10.35 %
<b>Total General Expense</b>					<b>4,926.94</b>	<b>4,994.02</b>	<b>67.08</b>	<b>1.34 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	06	7540.4	5	41,500.00	0.00	(41,500.00)	0.00 %
Operating Exp For Property - C	1	06	7590	5	(41,500.00)	0.00	41,500.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(97,151.13)</b>	<b>(70,761.44)</b>	<b>(26,389.69)</b>	<b>37.29 %</b>
<b>Net Income (Loss)</b>					<b>(35,665.13)</b>	<b>1,089.40</b>	<b>(36,754.53)</b>	<b>-7183.27 %</b>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:



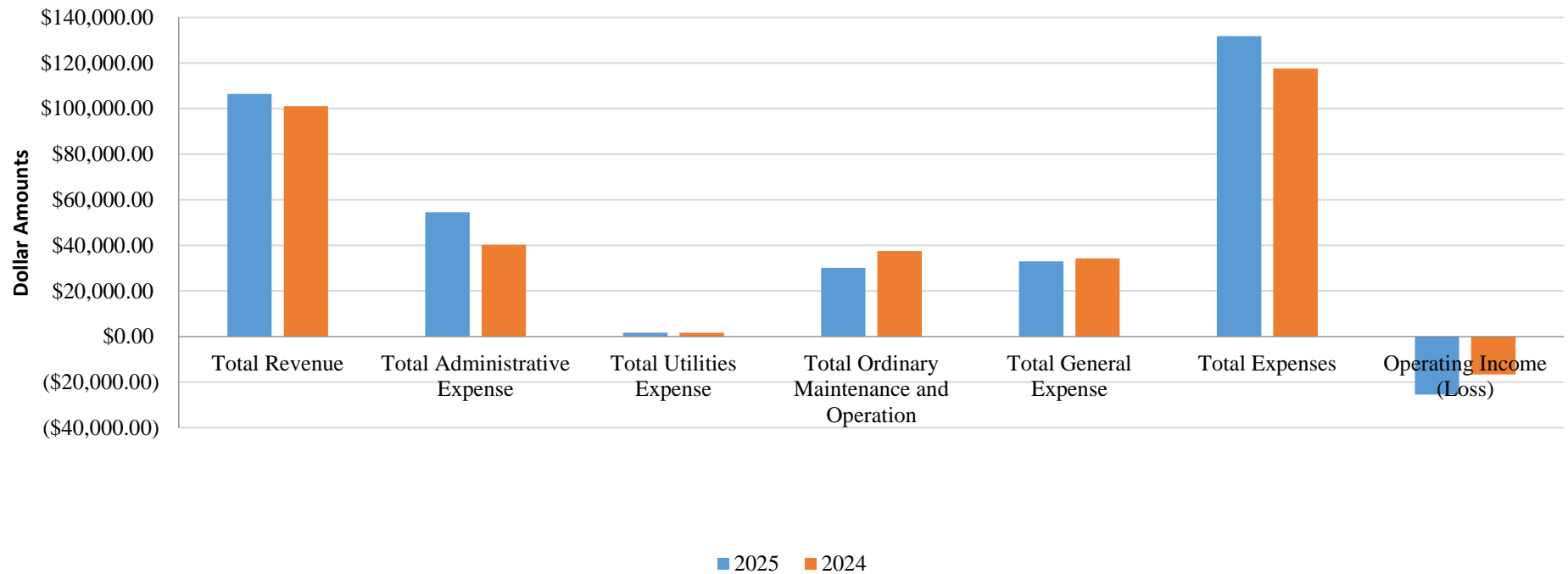
## Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 7/01/2025 End: 7/31/2025	Start: 7/01/2024 End: 7/31/2024
Total Revenue	\$106,417.69	\$101,083.38
Total Administrative Expense	\$54,556.51	\$40,277.82
Total Utilities Expense	\$1,661.35	\$1,742.00
Total Ordinary Maintenance and Operation	\$30,200.73	\$37,538.46
Total General Expense	\$33,009.70	\$34,322.10
Total Expenses	\$131,804.92	\$117,652.72
Operating Income (Loss)	(\$25,387.23)	(\$16,569.34)

### Los Vecinos Comparative July 2025 - July 2024



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

					Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	26,616.00	27,004.00	(388.00)	-1.44 %
<b>Total Rental Income</b>					<b>26,616.00</b>	<b>27,004.00</b>	<b>(388.00)</b>	<b>-1.44 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	0.00	257.69	(257.69)	-100.00 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,562.69	3,264.69	(702.00)	-21.50 %
Other Income-Tenants	1	01	3690	5	2,935.00	5,159.00	(2,224.00)	-43.11 %
Other Income - Misc Other Reve	1	01	3690.1	5	2.00	0.00	2.00	0.00 %
<b>Total Other Income</b>					<b>5,499.69</b>	<b>8,681.38</b>	<b>(3,181.69)</b>	<b>-36.65 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	74,302.00	65,398.00	8,904.00	13.62 %
<b>Total Other Receipts</b>					<b>74,302.00</b>	<b>65,398.00</b>	<b>8,904.00</b>	<b>13.62 %</b>
<b>Total Revenue</b>					<b>106,417.69</b>	<b>101,083.38</b>	<b>5,334.31</b>	<b>5.28 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	9,644.58	6,819.08	(2,825.50)	-41.44 %
Staff Training	1	01	4140	5	790.00	0.00	(790.00)	0.00 %
Travel	1	01	4150	5	1,620.00	0.00	(1,620.00)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	4,156.42	3,491.78	(664.64)	-19.03 %
Postage/FedEx/UPS	1	01	4190.03	5	147.42	0.00	(147.42)	0.00 %
Publications	1	01	4190.11	5	1,846.30	532.50	(1,313.80)	-246.72 %
Membership Dues and Fees	1	01	4190.12	5	0.00	50.48	50.48	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,409.25	6,294.40	(1,114.85)	-17.71 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	4,045.89	99.90	(3,945.99)	-3949.94 %
Other Sundry Expense	1	01	4190.18	5	158.57	168.55	9.98	5.92 %
Administrative Contact Costs	1	01	4190.19	5	10,283.78	10,416.03	132.25	1.27 %
Management Fee Expense - AMP	1	01	4190.21	5	9,930.92	8,653.60	(1,277.32)	-14.76 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,095.00	1,087.50	(7.50)	-0.69 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
BOARD MEETING EXPENSES	1	01	4190.9	5	764.38	0.00	(764.38)	0.00 %
<b>Total Administrative Expense</b>					<b>54,556.51</b>	<b>40,277.82</b>	<b>(14,278.69)</b>	<b>-35.45 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	784.00	784.00	0.00	0.00 %
Ten Services - Recreation, Pub	1	01	4220	5	378.71	1,007.42	628.71	62.41 %
<b>Total Tenant Services</b>					<b>1,162.71</b>	<b>1,791.42</b>	<b>628.71</b>	<b>35.10 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	80.59	195.91	115.32	58.86 %
Electricity	1	01	4320	5	1,278.82	1,084.61	(194.21)	-17.91 %
Gas	1	01	4330	5	240.17	216.69	(23.48)	-10.84 %
Other Utility Expense - Sewer	1	01	4390	5	61.77	244.79	183.02	74.77 %
<b>Total Utilities Expense</b>					<b>1,661.35</b>	<b>1,742.00</b>	<b>80.65</b>	<b>4.63 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	3,058.17	2,532.95	(525.22)	-20.74 %
Materials	1	01	4420	5	1,154.71	2,854.68	1,699.97	59.55 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	1,300.00	650.00	50.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	9,650.00	5,496.25	(4,153.75)	-75.57 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	33.16	16.55	(16.61)	-100.36 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	58.77	66.47	7.70	11.58 %
Contract Costs-Maintenance	1	01	4430.09	5	5,261.63	0.00	(5,261.63)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 07/01/2025	Start: 07/01/2024		
					End: 07/31/2025	End: 07/31/2024	Variance	Variance %
Contract Costs-Other	1	01	4430.13	5	0.00	13,826.00	13,826.00	100.00 %
Contract Costs-Heating & Coolin	1	01	4430.17	5	6,250.00	0.00	(6,250.00)	0.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,550.00	1,800.00	(750.00)	-41.67 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	3,990.00	3,990.00	100.00 %
Contract Costs-Electrical Contr	1	01	4430.21	5	0.00	1,995.00	1,995.00	100.00 %
Contract Costs-Plumbing Contrac	1	01	4430.22	5	0.00	1,995.00	1,995.00	100.00 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	60.00	60.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	229.23	496.65	267.42	53.84 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,305.06	1,108.91	(196.15)	-17.69 %
<b>Total Ordinary Maintenance and Operation</b>					<b>30,200.73</b>	<b>37,538.46</b>	<b>7,337.73</b>	<b>19.55 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	11,213.92	1,980.92	(9,233.00)	-466.10 %
<b>Total Protective Services</b>					<b>11,213.92</b>	<b>1,980.92</b>	<b>(9,233.00)</b>	<b>-466.10 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	01	4510.01	5	8,462.44	6,584.17	(1,878.27)	-28.53 %
Insurance - General Liability	1	01	4510.02	5	121.00	121.00	0.00	0.00 %
Insurance - Automobile	1	01	4510.03	5	728.81	678.27	(50.54)	-7.45 %
Insurance - Workman's Comp	1	01	4510.04	5	498.06	913.07	415.01	45.45 %
Insurance - Fidelity Bond	1	01	4510.09	5	192.99	191.93	(1.06)	-0.55 %
Insurance - Windstorm	1	01	4510.15	5	19,592.40	22,886.00	3,293.60	14.39 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	2,916.66	327.66	11.23 %
Collection Losses	1	01	4570	5	825.00	31.00	(794.00)	-2561.29 %
<b>Total General Expense</b>					<b>33,009.70</b>	<b>34,322.10</b>	<b>1,312.40</b>	<b>3.82 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	0.00	29,500.00	29,500.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(29,500.00)	(29,500.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(131,804.92)</b>	<b>(117,652.72)</b>	<b>(14,152.20)</b>	<b>12.03 %</b>
<b>Net Income (Loss)</b>					<b>(25,387.23)</b>	<b>(16,569.34)</b>	<b>(8,817.89)</b>	<b>-124.82 %</b>

Report Criteria PHA: 1 Project: '01'

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

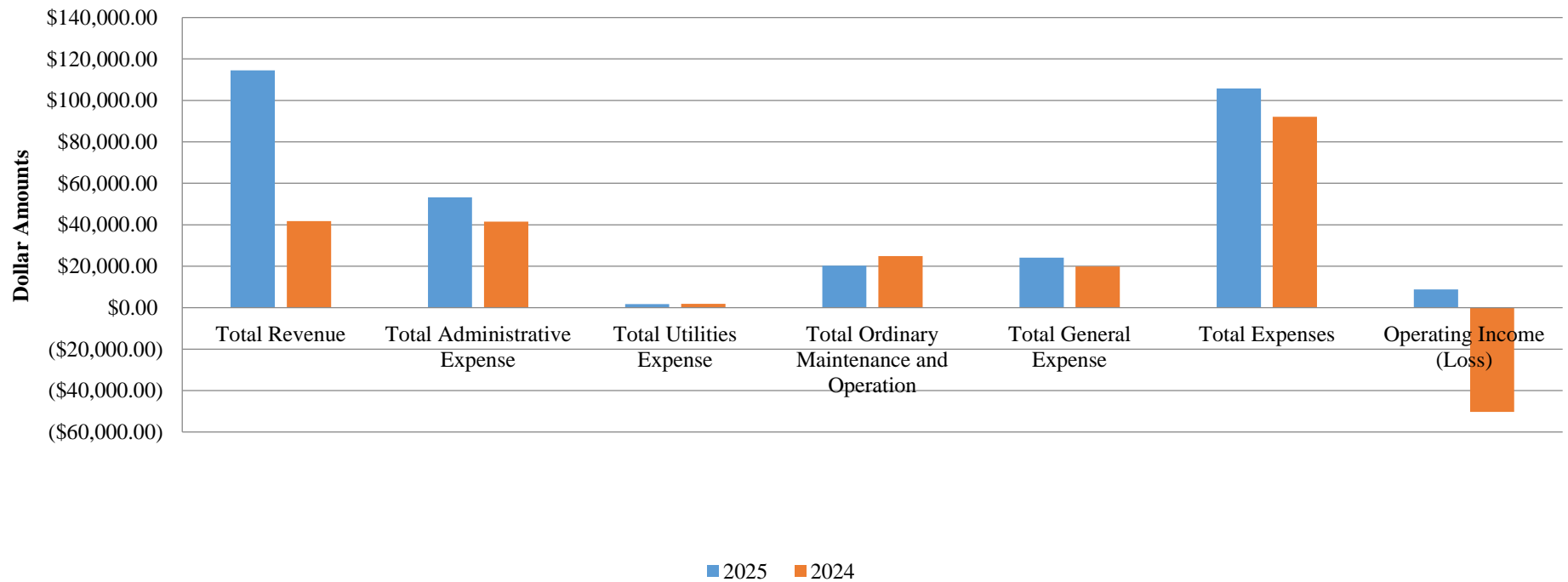
Custom 2: AMP1

Custom 3: PHA

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

	Start: 7/01/2025 End: 7/31/2025	Start: 7/01/2024 End: 7/31/2024
Total Revenue	\$114,490.12	\$41,766.72
Total Administrative Expense	\$53,191.05	\$41,479.18
Total Utilities Expense	\$1,764.21	\$1,849.40
Total Ordinary Maintenance and Operation	\$20,256.66	\$24,862.04
Total General Expense	\$24,155.73	\$19,817.16
Total Expenses	\$105,736.22	\$92,110.78
Operating Income (Loss)	\$8,753.90	(\$50,344.06)

**Bonita Park Comparative July 2025 - July 2024**



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

					Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	36,686.00	31,657.00	5,029.00	15.89 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
<b>Total Rental Income</b>					<b>37,036.00</b>	<b>32,007.00</b>	<b>5,029.00</b>	<b>15.71 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,967.12	2,302.05	(334.93)	-14.55 %
Other Income - Tenants	1	02	3690	5	3,539.00	3,300.00	239.00	7.24 %
<b>Total Other Income</b>					<b>5,506.12</b>	<b>5,602.05</b>	<b>(95.93)</b>	<b>-1.71 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	71,948.00	4,157.67	67,790.33	1630.49 %
<b>Total Other Receipts</b>					<b>71,948.00</b>	<b>4,157.67</b>	<b>67,790.33</b>	<b>1630.49 %</b>
<b>Total Revenue</b>					<b>114,490.12</b>	<b>41,766.72</b>	<b>72,723.40</b>	<b>174.12 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	10,843.39	7,274.17	(3,569.22)	-49.07 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	134.67	134.67	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,481.98	3,072.00	(1,409.98)	-45.90 %
Postage/FedEx/UPS	1	02	4190.03	5	147.42	0.00	(147.42)	0.00 %
Publications	1	02	4190.11	5	1,839.20	525.40	(1,313.80)	-250.06 %
Membership Dues and Fees	1	02	4190.12	5	0.00	49.81	49.81	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,272.22	6,499.48	(772.74)	-11.89 %
Forms & Office Supplies	1	02	4190.17	5	3,504.61	822.96	(2,681.65)	-325.85 %
Other Sundry Expense	1	02	4190.18	5	216.00	113.91	(102.09)	-89.62 %
Administrative Contact Costs	1	02	4190.19	5	11,546.49	11,536.86	(9.63)	-0.08 %
Management Fee Expense - AMP	1	02	4190.21	5	9,726.86	8,593.92	(1,132.94)	-13.18 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,072.50	1,080.00	7.50	0.69 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Board Meeting Expense	1	02	4190.9	5	764.38	0.00	(764.38)	0.00 %
<b>Total Administrative Expense</b>					<b>53,191.05</b>	<b>41,479.18</b>	<b>(11,711.87)</b>	<b>-28.24 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	672.00	672.00	0.00	0.00 %
Ten Services - Recreation, Pub	1	02	4220	5	0.00	1,007.42	1,007.42	100.00 %
<b>Total Tenant Services</b>					<b>672.00</b>	<b>1,679.42</b>	<b>1,007.42</b>	<b>59.99 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	106.29	280.71	174.42	62.14 %
Electricity	1	02	4320	5	1,257.54	1,197.93	(59.61)	-4.98 %
Gas	1	02	4330	5	356.47	302.33	(54.14)	-17.91 %
Other Utility Expense - Sewer	1	02	4390	5	43.91	68.43	24.52	35.83 %
<b>Total Utilities Expense</b>					<b>1,764.21</b>	<b>1,849.40</b>	<b>85.19</b>	<b>4.61 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	3,902.38	5,565.87	1,663.49	29.89 %
Materials	1	02	4420	5	3,426.37	7,101.22	3,674.85	51.75 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	1,650.00	900.00	54.55 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	33.16	16.55	(16.61)	-100.36 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	02	4430.09	5	2,596.24	0.00	(2,596.24)	0.00 %
Contract Costs-Other	1	02	4430.13	5	0.00	1,326.00	1,326.00	100.00 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	0.00	137.00	137.00	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	4,595.00	2,600.00	(1,995.00)	-76.73 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	0.00	1,995.00	1,995.00	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 07/01/2025	Start: 07/01/2024		
					End: 07/31/2025	End: 07/31/2024	Variance	Variance %
Contact Costs-Electrical Contr	1	02	4430.21	5	1,950.00	1,350.00	(600.00)	-44.44 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	60.00	30.00	50.00 %
Garbage and Trash Collection	1	02	4431	5	1,646.57	441.44	(1,205.13)	-273.00 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,268.17	2,566.49	1,298.32	50.59 %
<b>Total Ordinary Maintenance and Operation</b>					<b>20,256.66</b>	<b>24,862.04</b>	<b>4,605.38</b>	<b>18.52 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	5,696.57	2,423.58	(3,272.99)	-135.05 %
<b>Total Protective Services</b>					<b>5,696.57</b>	<b>2,423.58</b>	<b>(3,272.99)</b>	<b>-135.05 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	02	4510.01	5	8,462.44	6,584.17	(1,878.27)	-28.53 %
Insurance - General Liability	1	02	4510.02	5	110.00	110.00	0.00	0.00 %
Insurance - Automobile	1	02	4510.03	5	728.81	678.27	(50.54)	-7.45 %
Insurance - Workman's Comp	1	02	4510.04	5	468.76	859.36	390.60	45.45 %
Insurance - Fidelity Bond	1	02	4510.09	5	181.64	180.64	(1.00)	-0.55 %
Insurance - Windstorm	1	02	4510.15	5	9,514.08	8,662.72	(851.36)	-9.83 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	2,500.00	(385.00)	-15.40 %
Collection Losses	1	02	4570	5	1,805.00	242.00	(1,563.00)	-645.87 %
<b>Total General Expense</b>					<b>24,155.73</b>	<b>19,817.16</b>	<b>(4,338.57)</b>	<b>-21.89 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	25,470.00	0.00	(25,470.00)	0.00 %
Operating Exp For Property - C	1	02	7590	5	(25,470.00)	0.00	25,470.00	0.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(105,736.22)</b>	<b>(92,110.78)</b>	<b>(13,625.44)</b>	<b>14.79 %</b>
<b>Net Income (Loss)</b>					<b>8,753.90</b>	<b>(50,344.06)</b>	<b>59,097.96</b>	<b>-66.80 %</b>

Report Criteria PHA: 1 Project: '02'

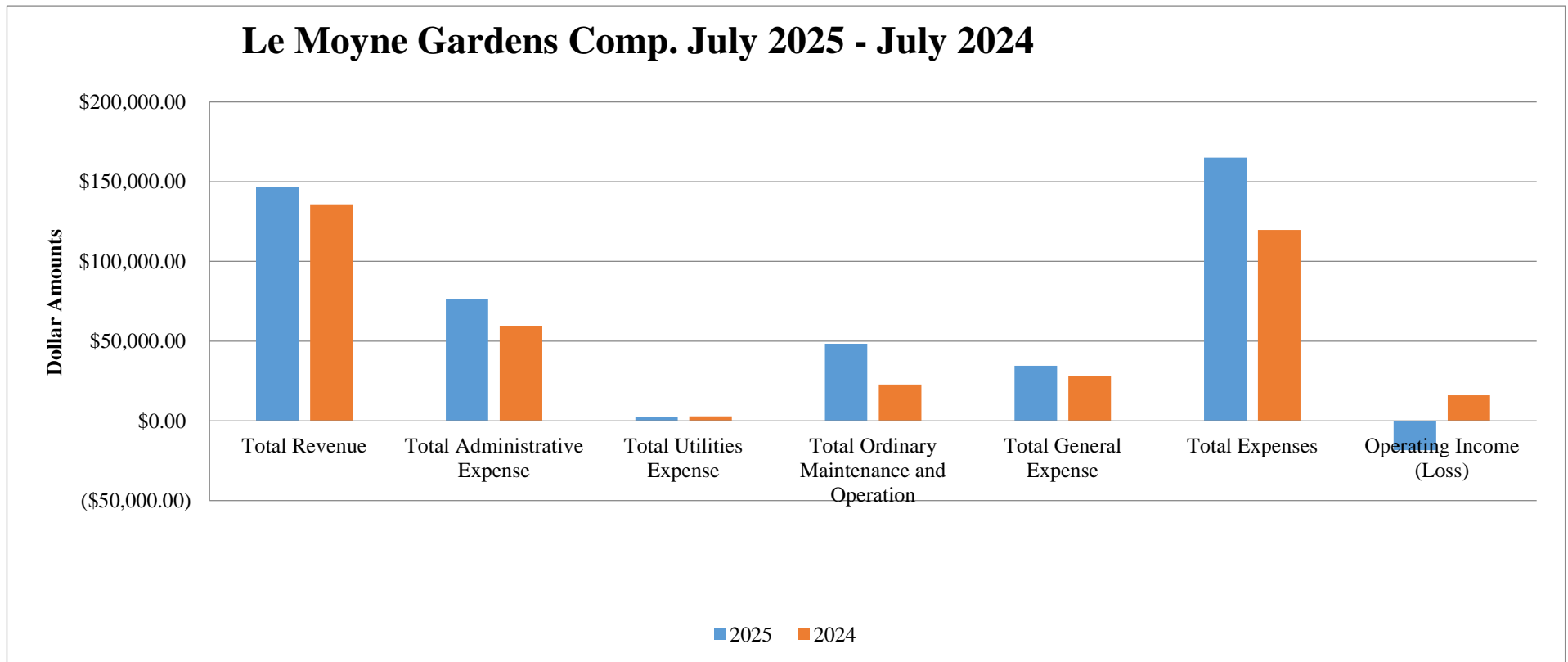
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 7/01/2025 End: 7/31/2025	Start: 7/01/2024 End: 7/31/2024
Total Revenue	\$146,734.52	\$135,846.86
Total Administrative Expense	\$76,209.08	\$59,509.89
Total Utilities Expense	\$2,610.07	\$2,913.81
Total Ordinary Maintenance and Operation	\$48,337.79	\$22,766.27
Total General Expense	\$31,565.66	\$27,984.78
Total Expenses	\$165,164.92	\$119,736.44
Operating Income (Loss)	(\$18,430.40)	\$16,110.42



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

					Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	38,032.00	40,281.00	(2,249.00)	-5.58 %
<b>Total Rental Income</b>					<b>38,032.00</b>	<b>40,281.00</b>	<b>(2,249.00)</b>	<b>-5.58 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,370.02	3,237.86	132.16	4.08 %
Other Income-Tenants	1	03	3690	5	4,394.00	5,376.00	(982.00)	-18.27 %
<b>Total Other Income</b>					<b>7,764.02</b>	<b>8,613.86</b>	<b>(849.84)</b>	<b>-9.87 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	100,938.50	86,952.00	13,986.50	16.09 %
<b>Total Other Receipts</b>					<b>100,938.50</b>	<b>86,952.00</b>	<b>13,986.50</b>	<b>16.09 %</b>
<b>Total Revenue</b>					<b>146,734.52</b>	<b>135,846.86</b>	<b>10,887.66</b>	<b>8.01 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	13,495.80	11,597.97	(1,897.83)	-16.36 %
Legal Expense	1	03	4130	5	146.00	207.00	61.00	29.47 %
Travel	1	03	4150	5	1,620.00	0.00	(1,620.00)	0.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	168.00	113.57	(54.43)	-47.93 %
Employee Benefits Cont - Admin	1	03	4182	5	7,255.16	4,086.84	(3,168.32)	-77.52 %
Postage/FedEx/UPS	1	03	4190.03	5	147.42	0.00	(147.42)	0.00 %
Publications	1	03	4190.11	5	2,023.81	710.00	(1,313.81)	-185.04 %
Membership Dues and Fees	1	03	4190.12	5	0.00	67.31	67.31	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,369.33	9,162.12	(1,207.21)	-13.18 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	2,954.00	130.35	(2,823.65)	-2166.21 %
Other Sundry Expense	1	03	4190.18	5	219.29	152.39	(66.90)	-43.90 %
Administrative Contact Costs	1	03	4190.19	5	19,282.05	17,052.60	(2,229.45)	-13.07 %
Management Fee Expense - AMP	1	03	4190.21	5	13,059.84	11,518.24	(1,541.60)	-13.38 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,440.00	1,447.50	7.50	0.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Board Meeting Expense	1	03	4190.9	5	764.38	0.00	(764.38)	0.00 %
<b>Total Administrative Expense</b>					<b>76,209.08</b>	<b>59,509.89</b>	<b>(16,699.19)</b>	<b>-28.06 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	784.00	784.00	0.00	0.00 %
Ten Services - Recreation, Pub	1	03	4220	5	317.21	1,007.41	690.20	68.51 %
<b>Total Tenant Services</b>					<b>1,101.21</b>	<b>1,791.41</b>	<b>690.20</b>	<b>38.53 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	124.06	385.08	261.02	67.78 %
Electricity	1	03	4320	5	2,131.66	2,254.89	123.23	5.47 %
Gas	1	03	4330	5	243.07	217.80	(25.27)	-11.60 %
Other Utility Expense - Sewer	1	03	4390	5	111.28	56.04	(55.24)	-98.57 %
<b>Total Utilities Expense</b>					<b>2,610.07</b>	<b>2,913.81</b>	<b>303.74</b>	<b>10.42 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	6,131.05	3,659.75	(2,471.30)	-67.53 %
Materials	1	03	4420	5	11,125.64	1,106.16	(10,019.48)	-905.79 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	825.00	1,875.00	1,050.00	56.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	4,395.00	0.00	(4,395.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	44.22	22.07	(22.15)	-100.36 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	83.64	52.47	(31.17)	-59.41 %
Contract Costs-Maintenance	1	03	4430.09	5	451.52	4,384.88	3,933.36	89.70 %
Contract Costs-Other	1	03	4430.13	5	0.00	2,428.00	2,428.00	100.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA



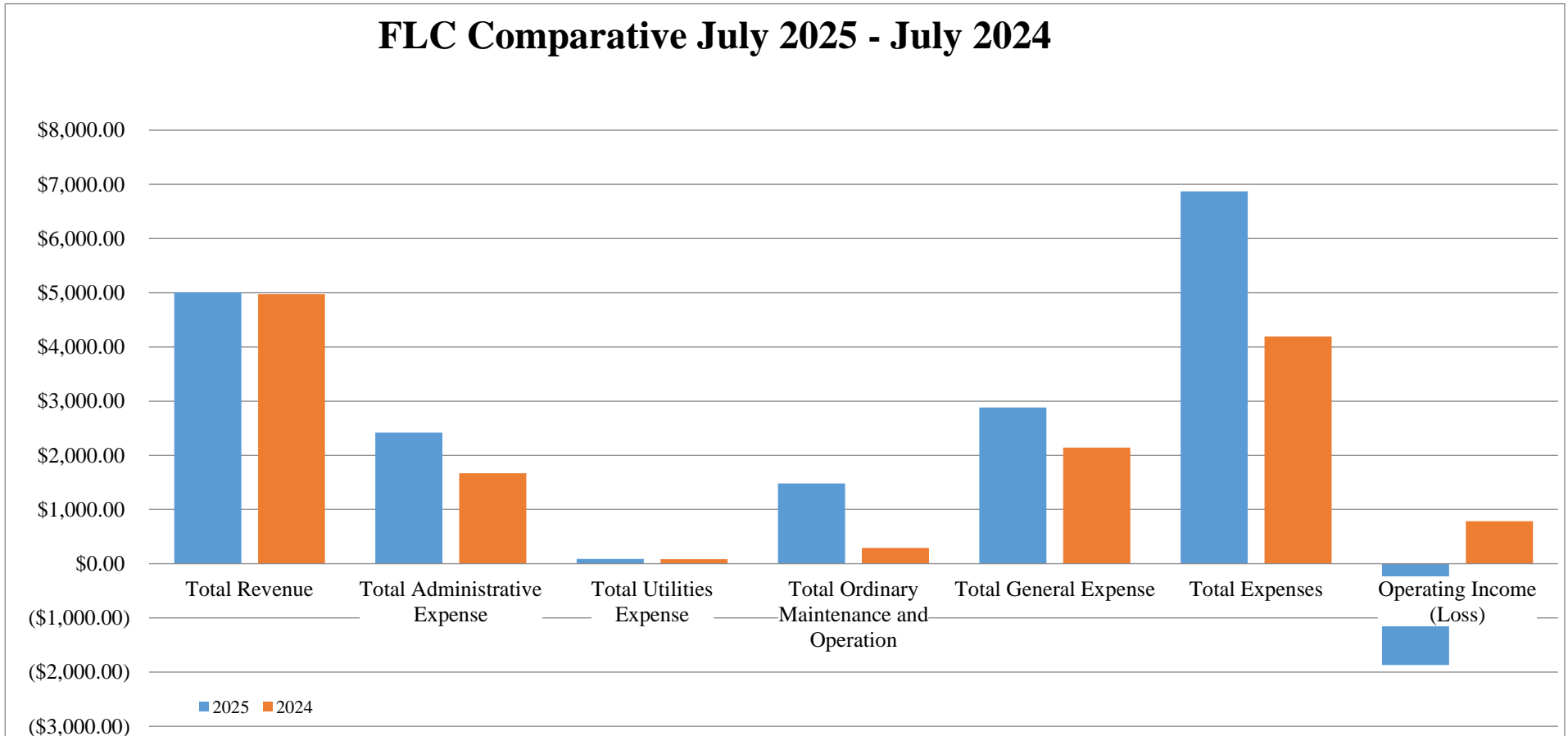
Housing Authority of the City of Harlingen  
**Comparative Income Statement**  
HHA Low Rent  
Le MOYNE GARDENS

					Start: 07/01/2025	Start: 07/01/2024		
					End: 07/31/2025	End: 07/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,725.00	2,900.00	(1,825.00)	-62.93 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	15,960.00	1,995.00	(13,965.00)	-700.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	0.00	2,140.00	2,140.00	100.00 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	1,995.00	0.00	(1,995.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	105.00	90.00	(15.00)	-16.67 %
Garbage and Trash Collection	1	03	4431	5	343.69	198.95	(144.74)	-72.75 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,153.03	1,913.99	(239.04)	-12.49 %
<b>Total Ordinary Maintenance and Operation</b>					<b>48,337.79</b>	<b>22,766.27</b>	<b>(25,571.52)</b>	<b>-112.32 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	5,341.11	4,770.28	(570.83)	-11.97 %
<b>Total Protective Services</b>					<b>5,341.11</b>	<b>4,770.28</b>	<b>(570.83)</b>	<b>-11.97 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	1	03	4510.01	5	10,275.82	7,997.75	(2,278.07)	-28.48 %
Insurance - General Liability	1	03	4510.02	5	165.00	165.00	0.00	0.00 %
Insurance - Automobile	1	03	4510.03	5	982.31	914.19	(68.12)	-7.45 %
Insurance - Workman's Comp	1	03	4510.04	5	791.03	1,450.17	659.14	45.45 %
Insurance - Fidelity Bond	1	03	4510.09	5	306.52	304.83	(1.69)	-0.55 %
Insurance - Windstorm	1	03	4510.15	5	12,924.98	13,062.93	137.95	1.06 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	2,916.66	(215.34)	-7.38 %
Collection Losses	1	03	4570	5	2,988.00	1,173.25	(1,814.75)	-154.68 %
<b>Total General Expense</b>					<b>31,565.66</b>	<b>27,984.78</b>	<b>(3,580.88)</b>	<b>-12.80 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	0.00	34,200.00	34,200.00	100.00 %
Operating Exp For Property - C	1	03	7590	5	0.00	(34,200.00)	(34,200.00)	100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(165,164.92)</b>	<b>(119,736.44)</b>	<b>(45,428.48)</b>	<b>37.94 %</b>
<b>Net Income (Loss)</b>					<b>(18,430.40)</b>	<b>16,110.42</b>	<b>(34,540.82)</b>	<b>-2.12 %</b>

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

	Start: 7/01/2025 End: 7/31/2025	Start: 7/01/2024 End: 7/31/2024
<b>Total Revenue</b>	<b>\$5,006.45</b>	<b>\$4,977.89</b>
<b>Total Administrative Expense</b>	<b>\$2,420.46</b>	<b>\$1,670.97</b>
<b>Total Utilities Expense</b>	<b>\$89.75</b>	<b>\$82.68</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$1,481.58</b>	<b>\$293.94</b>
<b>Total General Expense</b>	<b>\$2,881.87</b>	<b>\$2,144.56</b>
<b>Total Expenses</b>	<b>\$6,873.66</b>	<b>\$4,192.15</b>
<b>Operating Income (Loss)</b>	<b>(\$1,867.21)</b>	<b>\$785.74</b>

**FLC Comparative July 2025 - July 2024**



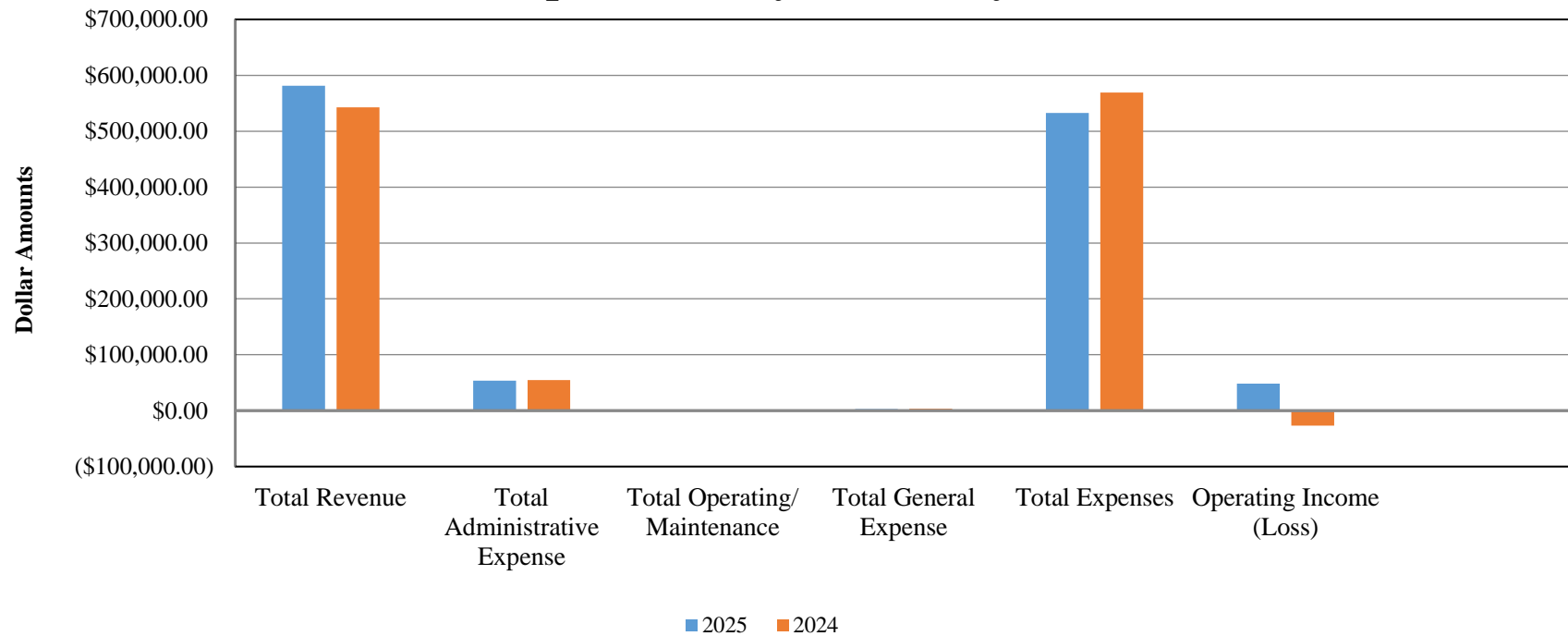
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Family Living Center

					Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,600.00	4,400.00	200.00	4.55 %
<b>Total Rental Income</b>					<b>4,600.00</b>	<b>4,400.00</b>	<b>200.00</b>	<b>4.55 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	211.45	252.89	(41.44)	-16.39 %
Other Income-Tenants	3	01	3690	5	195.00	325.00	(130.00)	-40.00 %
<b>Total Other Income</b>					<b>406.45</b>	<b>577.89</b>	<b>(171.44)</b>	<b>-29.67 %</b>
<b>Total Revenue</b>					<b>5,006.45</b>	<b>4,977.89</b>	<b>28.56</b>	<b>0.57 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	234.40	176.86	(57.54)	-32.53 %
Employee Benefits Cont - Admin	3	01	4182	5	79.14	12.80	(66.34)	-518.28 %
Publications	3	01	4190.11	5	42.60	42.60	0.00	0.00 %
Other Sundry Expense	3	01	4190.18	5	2,064.32	1,438.71	(625.61)	-43.48 %
<b>Total Administrative Expense</b>					<b>2,420.46</b>	<b>1,670.97</b>	<b>(749.49)</b>	<b>-44.85 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	33.29	31.09	(2.20)	-7.08 %
Other Utility Expense - Sewer	3	01	4390	5	56.46	51.59	(4.87)	-9.44 %
<b>Total Utilities Expense</b>					<b>89.75</b>	<b>82.68</b>	<b>(7.07)</b>	<b>-8.55 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	3	01	4410	5	60.85	0.00	(60.85)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	198.00	99.00	50.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	500.00	0.00	(500.00)	0.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	714.00	0.00	(714.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	11.79	0.00	(11.79)	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,481.58</b>	<b>293.94</b>	<b>(1,187.64)</b>	<b>-404.04 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	3	01	4510.01	5	1,511.15	1,172.15	(339.00)	-28.92 %
Insurance - General Liability	3	01	4510.02	5	16.50	16.50	0.00	0.00 %
Insurance - Windstorm	3	01	4510.15	5	1,354.22	955.91	(398.31)	-41.67 %
<b>Total General Expense</b>					<b>2,881.87</b>	<b>2,144.56</b>	<b>(737.31)</b>	<b>-34.38 %</b>
<b>Total Expenses</b>					<b>(6,873.66)</b>	<b>(4,192.15)</b>	<b>(2,681.51)</b>	<b>63.97 %</b>
<b>Net Income (Loss)</b>					<b>(1,867.21)</b>	<b>785.74</b>	<b>(2,652.95)</b>	<b>-286.94 %</b>

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

	<b>Start: 7/01/2025</b> <b>End: 7/31/2025</b>	<b>Start: 7/01/2024</b> <b>End: 7/31/2024</b>
<b>Total Revenue</b>	<b>\$581,286.23</b>	<b>\$542,506.59</b>
<b>Total Administrative Expense</b>	<b>\$53,440.36</b>	<b>\$54,625.69</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,267.67</b>	<b>\$1,547.55</b>
<b>Total General Expense</b>	<b>\$2,879.39</b>	<b>\$3,149.21</b>
<b>Total Expenses</b>	<b>\$532,881.90</b>	<b>\$569,178.41</b>
<b>Operating Income (Loss)</b>	<b>\$48,404.33</b>	<b>(\$26,671.82)</b>

**Section 8 Comparative July 2025 - July 2024**



08/25/2025 04:21 PM

# Housing Authority of the City of Harlingen

## Comparative Income Statement

### Voucher

					Start: 07/01/2025	Start: 07/01/2024		
					End: 07/31/2025	End: 07/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	57,520.00	65,788.00	(8,268.00)	-12.57 %
Interest Income HA Portion	7	01	3300	5	245.16	308.90	(63.74)	-20.63 %
Portable Admin Fees Earned	7	01	3300.P	5	414.07	134.69	279.38	207.42 %
HAP Earned Income	7	01	4902	5	523,107.00	476,275.00	46,832.00	9.83 %
<b>Total Operating Income</b>					<b>581,286.23</b>	<b>542,506.59</b>	<b>38,779.64</b>	<b>7.15 %</b>
<b>Total Revenue</b>					<b>581,286.23</b>	<b>542,506.59</b>	<b>38,779.64</b>	<b>7.15 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	14,408.73	14,758.73	350.00	2.37 %
Travel	7	01	4150	5	1,620.00	2,810.52	1,190.52	42.36 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	5,830.62	6,181.82	351.20	5.68 %
Postage/FedEx/UPS	7	01	4190.03	5	732.34	0.00	(732.34)	0.00 %
Publications	7	01	4190.11	5	1,496.17	1,185.70	(310.47)	-26.18 %
Membership Dues and Fees	7	01	4190.12	5	0.00	168.40	168.40	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,837.70	1,582.46	(255.24)	-16.13 %
Forms & Office Supplies	7	01	4190.17	5	2,890.82	0.00	(2,890.82)	0.00 %
Other Sundry Expense	7	01	4190.18	5	96.60	405.48	308.88	76.18 %
Administrative Contact Costs	7	01	4190.19	5	6,880.50	9,811.58	2,931.08	29.87 %
Asset Management Fee - AMP	7	01	4190.22	5	8,748.00	9,336.00	588.00	6.30 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,467.50	5,835.00	367.50	6.30 %
Board Meeting Expense	7	01	4190.9	5	764.38	0.00	(764.38)	0.00 %
Asset Management Fee - AMP	7	03	4190.22	5	984.00	912.00	(72.00)	-7.89 %
AMP Bookkeeping Fees	7	03	4190.23	5	615.00	570.00	(45.00)	-7.89 %
<b>Total Administrative Expense</b>					<b>53,440.36</b>	<b>54,625.69</b>	<b>1,185.33</b>	<b>2.17 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	78.09	364.27	286.18	78.56 %
Vehicle Maintenance	7	01	4430.1	5	58.77	52.47	(6.30)	-12.01 %
<b>Total Operating Expenses</b>					<b>1,267.67</b>	<b>1,547.55</b>	<b>279.88</b>	<b>18.09 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	7	01	4510.01	5	0.00	6.11	6.11	100.00 %
Insurance - Automobile	7	01	4510.03	5	221.81	206.43	(15.38)	-7.45 %
Insurance - Workman's Comp	7	01	4510.04	5	498.06	913.07	415.01	45.45 %
Insurance - Fidelity Bond	7	01	4510.09	5	192.99	191.93	(1.06)	-0.55 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	170.86	50.86	(120.00)	-235.94 %
Portability - Port In Deposits	7	01	4590.PID	5	(7,940.00)	(4,856.90)	3,083.10	-63.48 %
Portability - Port In Expenses	7	01	4590.PIE	5	7,940.00	4,856.90	(3,083.10)	-63.48 %
Portable Admin Fees Paid	7	03	4590.P	5	1,795.67	1,780.81	(14.86)	-0.83 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,105.90)	(2,290.00)	(1,184.10)	51.71 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,105.90	2,290.00	1,184.10	51.71 %
<b>Total General Expense</b>					<b>2,879.39</b>	<b>3,149.21</b>	<b>269.82</b>	<b>8.57 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	431,282.36	458,508.96	27,226.60	5.94 %
HAP Payments - Utilities	7	01	4715.4	5	8,010.00	12,808.00	4,798.00	37.46 %
HAP Portability	7	01	4715.P	5	(6,222.00)	(1,782.00)	4,440.00	-249.16 %
HAP Payments - Port Out	7	01	4715.PO	5	2,153.00	1,101.00	(1,052.00)	-95.55 %
HAP Payments - Rents	7	02	4715.1	5	3,690.00	3,501.00	(189.00)	-5.40 %
HAP Payments - Rent - VASH	7	03	4715.1	5	19,048.12	20,411.00	1,362.88	6.68 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	111.00	183.00	72.00	39.34 %
HAP Payments - Port Out	7	03	4715.PO	5	15,323.00	13,795.00	(1,528.00)	-11.08 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	382.00	463.00	81.00	17.49 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,517.00	825.00	(692.00)	-83.88 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	42.00	42.00	100.00 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen  
Comparative Income Statement  
Voucher

	Start: 07/01/2025 End: 07/31/2025	Start: 07/01/2024 End: 07/31/2024	Variance	Variance %
Total Housing Assistance Payments	475,294.48	509,855.96	34,561.48	6.78 %
Total Expenses	(532,881.90)	(569,178.41)	36,296.51	-6.38 %
Net Income (Loss)	48,404.33	(26,671.82)	75,076.15	-281.32 %

Chief Financial Officer Report  
September 24, 2025  
Highlights of Activities for August 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  
Annual Board Assignment meetings  
Accounting Admin meeting  
Pay app. review meeting  
HCISD Counselor meeting  
Two-Year Tool meeting  
Rerate Insurance meeting with Robert Hinojosa  
Website update meeting  
Bid opening for LMG Exterior contract  
Public Interest Request meeting with Mr. Ozuna  
HUD VMS Audit 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 and check registers for payrolls
- Signed checks for payrolls, accounts payables, HAP checks, and reimbursements
- Reviewed Weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on Aprio audit and PILOT taxes payment
- Worked with Patty on Payroll for 08/22/2025
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

## Accounting Assistant /MIS Coordinator

Board Report September 24, 2025

## August 2025 Activities

- Attended meeting at Harlingen Convention Center for Annual Board meeting
- Attended weekly Staff meetings and Security meetings
- Attended Annual board meeting committee meetings
- Attended HCISD counselor meeting
- Attended website update meeting
- Attended Admin meeting
- Completed my employee evaluation
- Coverage for Ms. Melissa, Ms. Ariana, and Ms. Lucio
- Worked with Ms. Lucio to process payroll
- Submitted notes for all meetings attended
- Submitted activity for Friday motivational meeting
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates/site observations
- 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
- Uploaded Positive Pay 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, Goals, Board, and Admin)
- Saved completed work orders from CNG on the S drive
- Continued to monitor the website and recommended changes as needed
- CNG/Internet updates:
  - Working with MRI & CNG to address the cloud server connection issues that some staff are experiencing. Working with Jennifer Sherman, providing splash top number from staff so she can review workstation settings.
  - I have cancelled the Spectrum coax service, except for Bonita Park due to construction, internet is working well at this time. Electrical issues still go on with the dimming of the lights. H2O will have the electrician check.
  - CNG is working on configuring the cameras at Bonita Park, they are down due to construction.
  - CNG is working on Ms. Cynthia De La Fuente's email.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator



HR/Accounting Coordinator Report  
 September 24, 2025  
 Highlights of Activities for August 2025

- Prepared Weekly Reports, Monthly Board Reports, Goals Reports, and the Admin Agenda
- Attended meetings for the month:
  - Staff meetings on Mondays
  - Security meetings
  - Maintenance meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month
  - Motivational staff meetings on Fridays
  - Annual Board Committee meetings
  - Open Enrollment for all Staff
  - Reports corrections review
  - Texas Housing Association Conference
  - Accounting Admin meeting
  - Two-year tool meeting
- Reviewed and responded to emails and phone calls
- Entered invoices and reimbursements and processed them for payment
- Reviewed deposits that were made to all bank accounts
- Met with the CFO on personnel matters
- Updated employee annual and sick leave balances for the end of July
- Reviewed time sheets and processed payroll for August
- 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
- Reviewed the Inventory and adjustments
- Processed and submitted the HART Retirement spreadsheet
- Printed out the bank ACH verifications for online rent payments
- Sent out employee evaluations and letters
- 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
- Practiced the camera footage with staff
- Morning duties: checked the mail, accounting mailboxes, the cameras, sent out the Valley Morning Star article and website updates
- Prepared and submitted payment for Property Insurance
- Met with Robert Hinojosa on rates for the general insurance renewal
- Other duties as assigned

Sincerely,

Melissa Guajardo  
 HR/Accounting Coordinator

**Date: September 1, 2025**

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

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

**Subject: Public Housing Board Report – July 2025 and August 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.

**June 2025 Score is 100% and July 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 four (4) tenant concerns. I had one (1) Termination of Assistance Hearings for the Public Housing Program, one (1) Denial Hearings for the HCV/S8 Program and audited (4) HCV/S8 program files.

**Files audited HCV/S8:**

- #24807
- #30613
- #28784
- #32692

**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 on 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
- Conducted the monthly HCISD Counselors meeting with staff
- 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
- Reviewed one (1) LR maintenance employee evaluation
- Annual leave July 23, 2025, to July 29, 2025

# HARLINGEN



Housing Authority

September 24, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Months of July and August 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	131;202;259	107;112;119;124	0	7
Bonita Park	0	20;70	94	0	3
Le Moyne Gardens	07	171;178;192;199	37;51;163	0	8
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	9	8	0	18

Work orders completed for the Months of July and August 2025

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
07/01/2025 to 7/31/2025	88	66	198	36	388
08/01/2025 to 08/31/2025	118	119	193	27	457

Work orders completed for the Month of July and August 2024 (Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
07/01/2024 to 07/31/2024	164	78	236	30	508
08/01/2024 to 08/31/2024	121	90	246	23	480

**Resident Events Coordinator Board Report**  
**September 24, 2025**  
**By: Norma Serino**  
**July and August 2025 Activities**

Tenant Association Meetings: Meetings held twice a month.

- Los Vecinos: Los Vecinos Community Center at 2:00 p.m.  
**Topics: HealthCare**
  - July 8, 2025: Faith Love Hope Adult Daycare: Provider Services- 25 attended
  - July 15, 2025: Behavioral Health Solutions: Mental Health Awareness – 0 attended
  - Topic: Annual Resource Fair**
    - August 12, 2025: 6 attended
    - August 26, 2025: 9 attended
- Bonita Park: Bonita Park Community Center at 2:00 p.m.  
**Topics: Healthcare & Community Event**
  - July 9, 2025: Health Care– 0 attended
  - July 16, 2025: Back to School event– 4 attended
  - Topic: Annual Resource Fair**
    - August 13, 2025: 2 attended
    - August 27, 2025: 2 attended
- Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.  
**Topics: Healthcare & Community Event**
  - July 9, 2025: Texas A & M AgriLife – Expanded Food & Nutrition Educational Program- presenter no show.
  - July 16, 2025: Back to School event – 2 attended
  - Topics: Annual Resource Fair**
    - August 13, 2025: 3 attended
    - August 27, 2025: 5 attended
- Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.  
**Topics: Domestic Violence & Fun Day**
  - July 10, 2025: Family Crisis Center: Family Violence – 9 attended
  - July 24, 2025: Loteria - 15 attended
  - Topic: Annual Resource Fair**
    - August 14, 2025: 7 attended
    - August 28, 2025: 5 attended

**Vegetable Garden Meetings:**

- Le Moyne Gardens: Every Tuesday at 10:00 a.m.
  - We planted turnips, onions, zucchini, bell peppers, tomatoes, cucumbers, cabbage, lettuce, strawberries and watermelon. We harvested bell peppers, cucumbers and cabbage – 1 staff and 1 resident attended (residents attend at their convenience)
- Los Vecinos: Every Thursday at 10:00 a.m.
  - We planted strawberries, sweet potato, onions, asparagus, potato and pumpkin seeds – 1 staff attended (residents attend at their convenience)

**Recycling Program:**

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

### **Quarterly Crime Prevention Meeting:**

- The Quarterly Crime Prevention meeting was on August 26, 2025, at Sunset Terrace Community Center at 3:00 p.m. HHA Staff, Courtesy Officers, and G-Force Security Team - 13 attended the meeting
  - Ms. Rosa Garza from Methodist Healthcare Ministries of South Texas, Inc. conducted a presentation on the services they provide for example clinical care for the uninsured and economically disadvantaged
  - Officer Orlando Gonzales (Harlingen Police Department) conducted a presentation on Safety – Focusing on speeding

### **Connect Home USA:**

- No longer meeting, and all the sites are connected.

### **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:**

- BRE Storytime July 2025: Presented by the Le Moyne Garden Team – Ms. Angelita Sanchez, Eligibility Specialist for the Harlingen Housing Authority, read "Baby Goes to Market" by Atinuke Angela Brooksbank
- BRE Storytime August 2025: Presented by the Bonita Park Team – Mrs. Norma Tome, Eligibility Specialist for the Harlingen Housing Authority, read "If i could keep you little...." by Marianne Richmond

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

- July 8, 2025: Designing for Connection: How Technology Can Power Learning in Homes and Communities
- July 15, 2025: From Skepticism to Enthusiasm: AI and Emerging Technology's Role in Revolutionizing Teaching and Learning
- July 22, 2025: Technology-Enhanced Tutoring: High Touch + High Tech = Big Gains
- July 30, 2025: Reducing Chronic Absence: Promising Signals from Colorado and Virginia
- August 5, 2025: Topic: REBROADCAST: Implications of Accelerated Deportation
- August 12, 2025: Topic: REBROADCAST: Medicaid as Linchpin, Truth and Consequences
- August 19, 2025: Topic: REBROADCAST: SNAP's Far-Reaching Benefits for Children
- August 26, 2025: Topic: REBROADCAST: Disproportionate Impact Magnified: Rural America's Children & Families as Collateral Damage?

### **NAHRO Merit Awards:**

Merit Award applications were submitted March 4, 2025. On July 24, 2025, we received notice that the topics submitted were awarded the 2025 Award of Merit for Community Innovation.

- 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 Summer newsletter has been distributed

**Feeding Program:** The Low Rent staff is prepared for the Feeding Program with food handlers permits and City permits. No programs are currently available.

**Events:**

- July 1, 2025: Topic: Su Clinica Mobile Unit
  - 8:00 a.m. – 4:00 p.m. Su Clinica Mobile Unit was stationed at Sunset Terrace – 1 attended
- July 22, 2025: Topic: PLATICAS CON HCISD
  - 2:00 p.m. – 3:00 p.m. presentation held at Le Moyne Gardens Community Center – 30 attended
- July 24, 2025: Topic: PLATICAS CON HCISD
  - 10:00 a.m. – 11:00 a.m. presentation held at Los Vecinos – 17 attended
- July 24, 2025: Topic: Su Clinica Mobile Unit
  - 8:00 a.m. – 4:00 p.m. Su Clinica Mobile Unit was stationed at Le Moyne Gardens – 3 attended
- July 28, 2025: Topic: Su Clinica Mobile Unit
  - 8:00 a.m. – 4:00 p.m. was stationed at Sunset Terrace – 3 attended
- July 30, 2025: Topic: Su Clinica Mobile Unit
  - 8:00 a.m. – 4:00 p.m. was stationed at Los Vecinos – 0 attended
- August 2, 2025: Back To School Market Days – All staff attended – 190 books were distributed
- August 7, 2025: HCISD Texas Parent Day – 240 children stopped at our table
- August 28, 2025: La Familia Home Care hosted a bingo at Le Moyne Gardens at 1:00 p.m. – 18 attended

**Upcoming Events:**

- 10<sup>th</sup> Annual Resource Fair will be on October 23, 2025, at Los Vecinos from 4:00 p.m. to 7:00 p.m.

**Family Learning Centers:**

- We meet with the HCISD counselors monthly for updates on activities and supply requests
- The Counselors continue to recruit student mentors for the Family Learning Centers.

**Family Learning Center Attendance & Scholarships: (closed for the summer)**

**(Will re-open September 8, 2025)**

<b>Family Learning Center</b>	<b>Number of Mentors</b>	<b>Number of Students Attending</b>	<b>Number of Apt's Utilizing Center</b>
Los Vecinos Master Teacher: Ms. Cano	0	0	0
Bonita Park Master Teacher: Mrs. Cavazos	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	0	0	0
Le Moyne Gardens Master Teacher: Mr. Leal	0	0	0

<b>2025 Scholarships</b>				
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	8	2
HAHC	4/11/2025	6	6	6
TENANT ASSOCIATIONS (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/11/2025	5	5	5
NELROD	<i>Note: did not offer scholarships this year</i>			

## 2025 Scholarship updates:

<b>2025 PHADA</b>				
Tenant #	Program	Student Name	Amount Awarded	Date Received
28096	PH	Brandon Garcia	N/A	N/A
28588	PH	Ernesto Ramirez	N/A	N/A
<b>2025 TX NAHRO</b>				
Tenant #	Program	Student Name	Amount Awarded	Date Received
28978	S8	Ailyn Sanchez	<b>\$2,500.00</b>	<b>08/25/25</b>
32424	S8	Leilah Hernandez	<b>\$1,000.00</b>	<b>08/25/25</b>
25373	S8	Juliet Quilantan	<b>\$1,000.00</b>	
28096	PH	Brandon Garcia	<b>\$1,000.00</b>	
29342	PH	Ruby Villarreal	<b>\$1,000.00</b>	
<b>2025 SW NAHRO</b>				
28978	S8	Ailyn Sanchez	N/A	
32424	S8	Leilah Hernandez	N/A	
<b>2025 HAVE-STR</b>				
28978	S8	Ailyn Sanchez	<b>\$1,000.00</b>	06/04/25
32424	S8	Leilah Hernandez	<b>\$600.00</b>	06/04/25
25373	S8	Juliet Quilantan	N/A	N/A
32682	S8	Isabella Maydon	N/A	N/A
28096	PH	Brandon Garcia	N/A	N/A
29530	PH	Alexis Reyna	N/A	N/A
28588	PH	Ernesto Ramirez	N/A	N/A
28033	PH	Santiago Gonzalez	N/A	N/A
<b>HAHC</b>				
28978	S8	Ailyn Sanchez	<b>\$500.00</b>	
32424	S8	Leilah Hernandez	<b>\$500.00</b>	<b>08/14/25</b>
25373	S8	Juliet Quilantan	<b>\$500.00</b>	
32682	S8	Isabella Maydon	<b>\$500.00</b>	<b>07/25/25</b>
28588	PH	Ernesto Ramirez	<b>\$500.00</b>	
28033	PH	Santiago Gonzalez	<b>\$500.00</b>	

### Tenant Association

28096	PH	Brandon Garcia (LMG)	\$ 100.00	
29530	PH	Alexis Reyna (LMG)	\$ 100.00	08/21/25
28588	PH	Ernesto Ramirez (BP)	\$ 100.00	
28033	PH	Santiago Gonzalez (BP)	\$ 100.00	
31736	PH	Anette Vasquez (LV)	\$ 400.00	

**Note: deadline to request scholarship funds is May 31, 2026**

### BRE Story time on Facebook

#### July 2025

Angelita Sanchez, Eligibility Specialist for the Harlingen Housing Authority, read

“Baby Goes to Market” by Angela Brooksbank



#### August 2025

Norma Tome, Eligibility Specialist for the Harlingen Housing Authority, read

"If I could keep you little...." by Marianne Richmond





## Tenant Association Meetings & Presentations



Bonita Park



Le Moyne Gardens



Sunset Terrace



Los Vecinos

## “PLATICAS CON HCISD”



Los Vecinos



Le Moyne Gardens



Su Clinica Familiar Mobile Unit at Le Moyne Gardens

## **“Back to School Market Days”**

### **Special Thank You**

to our local vendors for donating school supplies

APC Home Health Service

Cameron County Public Health

Cricket Wireless

Harlingen Family Dentistry

HCISD

HHA Staff

Matt's Cash & Carry

Ruby Cleanss

Texas Department of Family and Protective Services



# “Back to School Market Days”

Special guest appearance by:

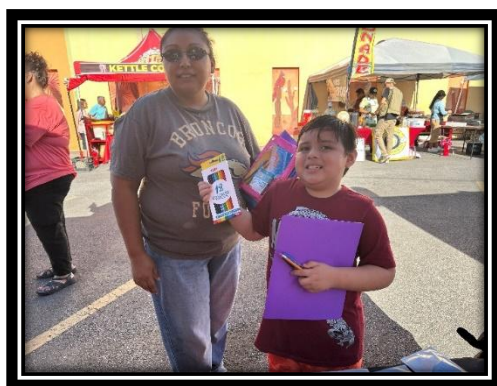
## “JURASSIC RGV”



# “Back to School Market Days”

Special guest appearance by:

## “JURASSIC RGV”



## HCISD Texas Parent Day





## Community Vegetable Garden Meetings



### Los Vecinos



### Le Moyne Gardens

**Date: September 1, 2025**

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

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

**Subject: July and August 2025 Activities**

**Report on Contracts:**

**Los Vecinos AMP #010:**

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

Fairway Construction remodeled the bathroom and kitchen in apartment #119. This job is 100% complete.

De La Cruz Drywall installed new flooring in apartment #2. This job is 100% complete.

De La Cruz Drywall installed new exterior doors in apartment #2. This job is 100% complete.

De La Cruz Drywall is installing new kitchen cabinets in apartment #202. This job is 60% complete.

De La Cruz Remodel installed new flooring in apartments #107 and #131. This job is 100% complete.

**Bonita Park AMP #020:**

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

Fairway Construction remodeled apartment #20. This job is 100% complete.

De La Cruz Remodel prepared apartments #94 and #66. This job is 100% complete.

De La Cruz Remodel installed a new granite countertop at apartment #94 and #66. 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.

Southern Construction installed new exterior lights at Arroyo Vista. This job is 100% complete.

**Sunset Terrace AMP #020:**

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

De La Cruz Remodel installed a new granite countertop in apartment #13. This job is 100% complete.



GS Electric and Remodeling is remodeling Unit #7. This job is 15% complete.

Fairway Construction installed new central A/C to apartments #3, #4, #9, #10, #12. This job is 100% complete.

Garza DLC Painting prepared apartment #16. 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 installed a new granite countertop at apartment #24. This job is 100% complete.

De La Cruz Drywall installed new LED lights at the Learning Center. This job is 100% complete.

Garza DLC Painting prepared apartments #7, #37, #51, #163, #171, #178, #192. This job is 100% complete.

Fairway Construction is remodeling apartment #10. This job is 90% complete.

Fairway Construction remodeled apartment #199. 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 replaced the flooring at 219 East Jackson Avenue (COCC). This job is 100% complete.

De La Cruz Drywall is remodeling the offices at 219 East Jackson Avenue (COCC). This job is 85% complete.

De La Cruz Drywall painted the building at 209 and 209 ½ East Jackson Avenue. This job is 100% complete.

De La Cruz Drywall installed new fencing at the Sonesta Apartments. This job is 100% complete.

Garza DLC Painting installed new fencing at the Washington Apartments. This job is 100% complete.

# Housing Authority of the City of Harlingen, Texas

114

August 31, 2025

## Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHH Totals
Units Leased →	147	115	17	4	4	195	482
Special Units → (Headstart / Police Officer)	0	3	1	0	0	0	4

### *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	2	0	0	0	5	8
3 bed	2	0	2	0	0	0	4
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	3	2	2	0	0	5	12
Total Vacancies →	3	2	2	0	0	5	12

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 8/31/2025

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:** 98.00% 98.33% 90.00% 100.00% 100.00% 97.50% **97.59%**

\* **VACANCY RATE:** 2.00% 1.67% 10.00% 0.00% 0.00% 2.50% **2.41%**

\* does not include CFP units

<b>Total Points per AMP</b>	16	16	1	16	16	12	
							<b>GRAND TOTAL POINTS 12</b>

*Per unit Fee count* 147 118 18 4 4 195 486

114

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 September 24, 2025

Activities for the month of August

WAITING LIST AS OF 8/31/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	91
2 Bedroom	9
3 Bedroom	4
4 Bedroom	3
<u>Total:</u>	<u>107</u>

Unit offers mailed: 25

Security Deposits received: 12

Applications ready for review: 23

Applications pending: 103

## 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 August 2025	737	682	160	331	29	244	59	57	23%
January through August 2024	675	661	170	430	40	184	58	52	28%
<b>Increase</b>	<b>62</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>1</b>	<b>5</b>	<b>0</b>
<b>Decrease</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>99</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5%</b>

Move-In % Rate = Move-ins / Unit offer

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%
May-25	75	71	15	10	1	32	11	6	19%
Jun-25	84	74	15	6	3	15	9	9	60%
Jul-25	119	111	18	73	3	37	5	7	19%
Aug-25	104	97	23	28	0	25	12	12	48%
YTD Total:	737	682	160	331	29	244	59	57	23%

## LOW RENT PROGRAM

### Monthly Summary Report

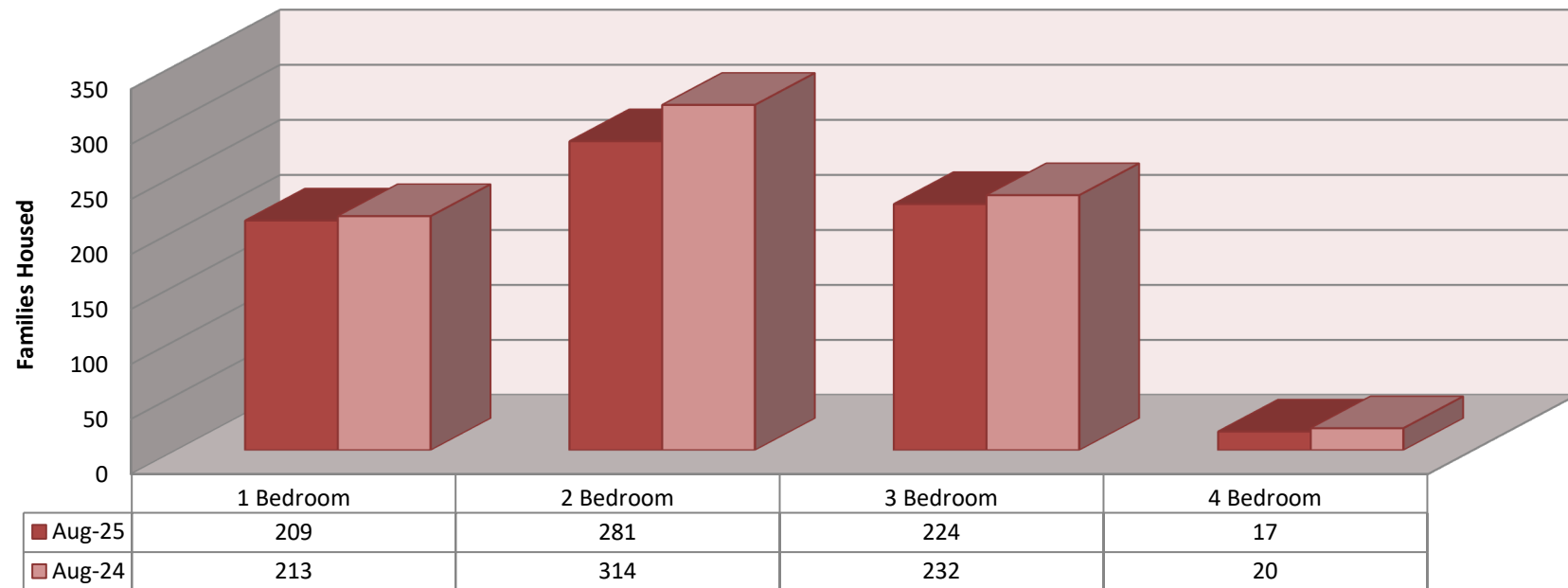
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-24	59	59	19	98	3	13	7	9	69%
Feb-24	65	60	16	34	10	30	3	5	17%
Mar-24	64	59	19	64	5	19	5	7	37%
Apr-24	81	79	23	47	4	6	8	4	67%
May-24	140	141	30	15	3	15	6	3	20%
Jun-24	101	102	20	43	4	51	10	9	18%
Jul-24	81	77	22	72	7	26	9	9	35%
Aug-24	84	84	21	57	4	24	10	6	25%
YTD Total:	675	661	170	430	40	184	58	52	28%

Report By: Nancy Garza -Admissions Coordinator

## Board Meeting Report September 24, 2025

**Total Alloted Vouchers: 743**  
**Vouchers Leased: 731**  
**Vouchers Pending: 12**  
**Vouchers Searching: 52**

### HCV/Section 8 Program Comparison of Leased Vouchers August 2025/2024

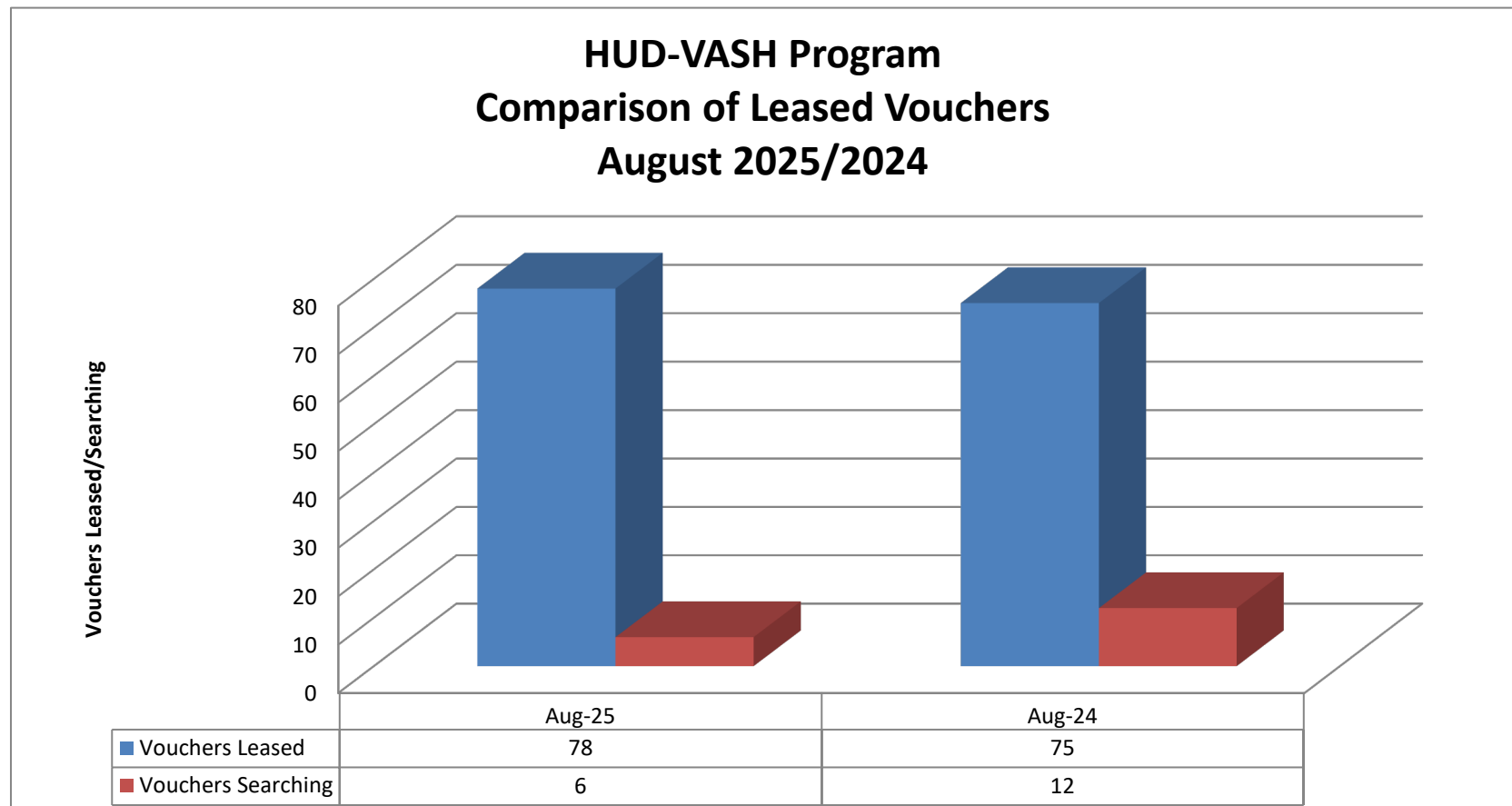


**Total Families on Waiting List**

**586**

**Board Meeting Report  
September 24, 2025**

**Total Alloted Vouchers: 87**  
**VASH Vouchers Leased: 78**  
**Port-outs: 46**  
**Housed in Harlingen: 32**



# Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report September 24, 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  
July 2025 Score is  
98.83%

## Quality Control

QC files audits for August 26, 2025, at Le Moyne Gardens.

- #29246
- #32690
- #29664
- #24957

## Activities for the month of August 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on August 14<sup>th</sup> (20 were received)
- Issued HAP Checks for September 2025
- Submitted VMS monthly report
- Submitted lease-up report to Finance Dept.
- Attended THA Annual Conference in Round Rock, TX
- 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
- Attended Crime Prevention Meeting
- 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 August 2025	288	214	221	57	562	562	109	3	37	65
January through August 2024	264	228	347	46	545	545	81	5	90	56
Increase	24	0	0	11	17	17	28	0	0	9
Decrease	0	14	126	0	0	0	0	2	53	0

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

HCV/SECTION 8 PROGRAM Monthly Summary Report										
MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-25	35	22	25	0	51	51	0	7	1	3
Feb-25	37	33	22	0	70	70	6	1	2	14
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	7
May-25	43	30	34	7	65	65	14	1	8	10
Jun-25	30	28	34	6	74	74	21	3	3	4
Jul-25	35	23	33	10	71	71	15	-1	8	10
Aug-25	30	24	28	14	79	79	27	-10	8	9
YTD	288	214	221	57	562	562	109	3	37	65

Monthly Summary Report										
MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
Feb-24	40	28	34	8	59	59	12	1	19	8
Mar-24	17	26	33	6	67	67	14	0	12	9
Apr-24	30	21	138	5	89	89	11	4	8	11
May-24	42	30	40	3	56	56	10	0	12	7
Jun-24	31	28	17	5	76	76	12	0	8	4
Jul-24	31	34	30	9	65	65	0	0	6	7
Aug-24	39	32	29	1	92	92	1	0	11	4
YTD	264	228	347	46	545	545	81	5	90	56

DATE: September 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for September 24, 2025, Annual Board Mtg (11+ months)

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**Mission Statement:**

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

**Vision Statement:**

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

**Office Hours:**

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:** Staff and I attended the Texas Housing Association Annual Conference in Round Rock, Texas, August 19-21, 2025. We were updated on the many changes and less funding for both HCV/S8 & Public Housing. Key topic was AI and how to incorporate into our daily tasks. We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training in 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 98%. Maintenance meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month at 3:00 p.m. The 2<sup>nd</sup> Thursday maintenance meetings are through Teams and the 4<sup>th</sup> Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators, and these meetings are working well.

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

**Board Recommendations:** The Board of Commissioners recommended we rotate and vary restaurants in the downtown area for our board meeting Lunch. In July lunch will be provided by Chyann's Deli. We are awarding Le Moyne Gardens' exterior stone siding at this board meeting for the office building.

**City of Harlingen Human Resource Department MOU:** Attorney, Alan Ozuna is working with the City Manager and Mayor Sepulveda on the MOU for HR services, the Board of Commissioners approved the MOU on June 18, 2025, board meeting. Attorney will update us once the MOU or MOA is ready for us to review and sign.

**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 Request for Proposals for banking services with a stipulation on loan services at a low interest rate.

**Family Learning Centers:** The Harlingen Housing Authority's Family Learning Centers is a partnership between the Harlingen Consolidated Independent School District (HCISD) and the Harlingen Housing Authority (HHA). For 31 years the Family Learning Centers (FLC) have provided after-school tutoring for school age children at our Apartments Complexes and the surrounding neighborhoods. HCISD hires master teachers and student mentors, while HHA provides the facility, supplies and free high-speed internet for students to succeed and complete all schoolwork.

**Scholarships:** The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded six (6) scholarships to the 2025 graduating seniors. Graduating seniors were recognized at the June board meeting.

**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.

**City of Harlingen Events:** No Scheduled City events.

**Market Days on Jackson Avenue:** Market Days on Jackson Avenue are scheduled for the 1<sup>st</sup> Saturday of every month. Every month we participate in the Book Rich Environment (BRE) which distributes new books to school age children. The Back-to-School Event was scheduled for August 2, 2025, where Social Service Agencies provide children with back-to-school supplies. We had approximately 190 children visit our booths to receive school supplies and books.

**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 Administrative Staff reviewed the minutes for July 16, 2025, HHA & HAHC board meetings. We also reviewed the Agendas for the Annual HHA and the HAHC board meetings schedule for September 24, 2025, at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas. The next Board Meeting is scheduled for Wednesday, October 15, 2025, starting at 12:00 p.m. at the Administrative Building, 219 E. Jackson Avenue, Harlingen, Texas. The option to attend the board meetings virtually or conference call is available. A board quorum must be present in person.

#### **Planned Activities:**

#### **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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 02: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 02: Final Board Reports are due 12:00 p.m.
- 02: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m.
- 02: Mtg to review Letter for funding from HUD for HCV/S8 at 3pm Teams
- 03: Review Monday Reports for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 03: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

- 03: Mtg with Aprio Auditor & Beka Harrison Fee Accountant, HCV/VMS at 11:30 a.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: Signing of new Contract with Blue Line Security at COCC at 10:00 a.m.
- 04: Annual Board Committee Mtg at 3:00 p.m. Teams
- 04: HCISD Counselors Mtg at 4:00 p.m. Teams
- 05: HUD PIC Errors Mtg with HCV/S8 & LR/PH at 10:00 a.m.
- 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 Ave.
- 08: Security Mtg Monday at 9:00 a.m.
- 08: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 08: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 08: PIC Dashboard errors meeting via Teams at 1:00 p.m. D. Perez
- 08: Family Learning Centers open at sites 4:30 – 7:30 p.m.
- 08: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 08: Security Mtg Monday at 9:00 a.m.
- 08: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 08: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 08: PIC Dashboard errors meeting via Teams at 1:00 p.m. D. Perez
- 08: Family Learning Centers open at sites 4:30 – 7:30 p.m.
- 09: Pest Control Los Vecinos
- 09: Cintas Training on AED/CPR at COCC from 8:00 a.m. – 12:00 p.m.
- 09: Lone Star Shredding (bins are due on Monday)
- 09: Internet & Audio Testing via Teams at 3:00 p.m. for COCC
- 10: Pest Control Bonita Park
- 10: Cintas Training on AED/CPR at COCC from 8:00 a.m. – 12:00 p.m.
- 10: Review Monday Reports for corrections at 1:30 p.m.
- 10: Practice Annual Board Mtgs at COCC at 3:00 p.m.
- 11: HCV/S8 Applications (20)
- 11: Los Vecinos Construction Mtg at 9:00 a.m.
- 11: Internet & Audio Testing via Teams at 10:15 a.m. for LMG
- 11: Maintenance Mtg at 3:00 p.m. TEAMS (Board Mtg Attire)
- 12: Practice Annual Board Mtgs at LMG at 9:00 a.m. (units #10 & #102)
- 12: Newsletter Articles are due at 12:00 p.m.
- 12: Mtg with HUD Ms. Pierce for HCV/VMS final closeout of audit at 2:00 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: Mtg with Ariana to review the Calendar at 9:30 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. (unit)
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control LMG & Non-Profit
- 18: Practice Annual Board Mtgs at 9:00 a.m. at LV (unit)

- 18: Lunch meeting D. Flores on her new project in Cameron County at 11:30 a.m.
- 18: Annual Board Committee Mtg at 3:00 p.m. Teams
- 19: Vehicle Inspection at COCC at 9:00 a.m. (J. Montoya)
- 19: Friday Staff Mtg at 3:00 p.m. (Topic September 16) LV
- 22: Security Mtg Monday at 9:00 a.m.
- 22: Practice Annual Board Mtgs at ST at 9:30 a.m. (unit)
- 22: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 23: Annual Board Committee Mtg at 8:15 a.m. Teams
- 23: LMG and/or BP Construction Mtg at 1:30 p.m.
- 23: Practice Annual Board Mtg at Convention Center at 3:00 p.m.
- 24: Practice Annual Board Mtg at Convention Center at 9:00 a.m.
- 24: **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.**  
Lunch by Convention Center
- 25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: Thursday Maintenance Mtg at 3:00 p.m. at LMG (Active Shooter)
- 26: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Los Vecinos**  
(Supervisors will Quality Control audited files by staff)  
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2024
- 26: Overview of Annual Board Mtgs at 10:00 a.m.
- 26: 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
- 28-30: NAHRO Conference at Phoenix Convention Center – Phoenix, AZ
- 29: Security Mtg Monday at 9:00 a.m.
- 29: Mtg with Ariana to review the Calendar at 9:30 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: Review Monday Reports for corrections at 8:30 a.m.
- 01: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 02: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 02: HCISD Counselors Mtg at 4:00 p.m. Teams
- 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 1<sup>st</sup> Monday of month LV, BP, **LMG**
- 06: Security Mtg Monday at 9:00 a.m.
- 06: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 06: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 06: Review Board Packet for corrections at 2:00 p.m. via Teams
- 07: Practice Board Mtg at 9:00 a.m. at LMG (unit)
- 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 (unit)
- 08: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 09: HCV/S8 Applications (20)
- 09: Los Vecinos Construction Mtg at 9:00 a.m.
- 09: Practice Board Mtg at 10:00 a.m. at LV (unit)
- 09: Maintenance Meeting at 3:00 p.m. Resource Fair/EIV Teams
- 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 (unit)
- 13: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 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 Ave.
- 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 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. at COCC Invocation by D Perez  
Lunch provided 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
- 17: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 17: PIC Review with Diana, Mary, Cindy L. at 1:30 p.m. (Friday)
- 17: Friday Staff Mtg at 3:00 p.m. (Topic on Mammogram Day) BP
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Mtg with Ariana to review the Calendar at 9:30 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: 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: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 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
- 25: City of Harlingen Auction
- 27: Security Mtg Monday at 9:00 a.m.
- 27: Mtg with Ariana to review the Calendar at 9:30 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.
- 30: Financial Workshop at COCC/Teams at 10:00 a.m.
- 31: eLOCCS Recertification for Staff
- 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 1<sup>st</sup> Monday of month LV, BP, LMG
- 03: Security Mtg Monday at 9:00 a.m.
- 03: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 03: Final Board Report due by 12:00 p.m.
- 04: Election Day!
- 04-06: TX NAHRO Fall Conference San Marcos, Texas
- 05: Review Monday Reports for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & mailroom 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 06: 2026 Calendar review with Acct Dept at 10:30 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 Ave.
- 10: Security Mtg at 9:00 a.m.
- 10: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 10: Review Board Packet for corrections at 2:00 p.m.
- 11: Pest Control at Los Vecinos
- 11: Practice at 9:00 a.m. at LMG (unit)
- 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. (unit)
- 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: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 13: Annual & Five-Year Plan Public Hearing at Le Moyne Gardens at 10:30 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. Fire Safety/Emergency Contact Info Teams
- 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 (unit)
- 17: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 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  
Lunch provided by
- 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: Los Vecinos Construction Mtg at 9:00 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: Mtg with Ariana to review the Calendar at 9:30 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: 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 01: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

- 01: Final Board Reports due by 12:00 p.m.
- 03: Review Monday Reports for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 03: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: Los Vecinos Construction Mtg at 9:00 a.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. Teams
- 04-05: HAVE-STR San Antonio Field Office Training
- 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 Ave.
- 08: Security Mtg Monday at 9:00 a.m.
- 08: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 08: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 08: Review Board Packet for corrections at 2:00 p.m.
- 09: Pest Control Los Vecinos
- 09: Practice Board Mtg at LMG at 9:00 a.m. (unit)
- 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. (unit)
- 11: HCV/S8 Applications (20)
- 11: Los Vecinos Construction Mtg at 9:00 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 at 9:00 a.m. (unit)
- 12: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 12: Newsletter Articles are due at 12:00 p.m.
- 12: Employee Christmas Celebration at LMG 1:00–5:00 p.m. (Board Approved 07/16/25)
- 13: Financial Workshop to finalize budget at 9:00 a.m. Teams
- 15: Security Mtg Monday at 9:00 a.m. ST
- 15: Practice Board Mtg at ST at 9:30 a.m. (unit)
- 15: Mtg with Ariana to review the Calendar at 10:30 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 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  
Lunch provided by
- 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
- 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 22: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 23: Review Monday Reports 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 29: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 31: Review Monday Reports for corrections at 8:30 a.m.
- 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: Mtg with Ariana to review the Calendar at 9:30 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: Maintenance Mtg at 3:00 p.m. Teams
- 08: HCISD Counselors Mtg at 4:00 p.m. Teams
- 09: Review Board Packet for corrections at 9:00 a.m.
- 09: Friday Staff Mtg at 3:00 p.m.
- 12: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 12: Security Mtg Monday at 9:00 a.m.
- 12: Mtg with Ariana to review the Calendar at 9:30 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. (unit)
- 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. (unit)
- 15: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 16: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 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 (unit)
- 19: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 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  
Lunch provided 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: Vehicle Inspection at COCC 9-11am (J. Montoya)
- 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 at 9:00 a.m.
- 26: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 26: **Monday Staff Mtg 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

- 02: Final Board Reports due by 12:00 p.m.
- 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.
- 06: Review Board Packet for corrections at 9:00 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 Ave.
- 09: Security Mtg Monday at 9:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 9:30 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. (unit)
- 10: Construction Mtg at Le Moyne Gardens or **Bonita Park** at 1:30 p.m.
- 11: Review Monday Reports for corrections at 8:30 a.m.
- 11: Practice Board Mtg at BP at 10:00 a.m. (unit)
- 11: Pest Control at Bonita Park
- 12: HCV/S8 Applications (20)
- 12: Practice Board Mtg at LV at 9:00 a.m. (unit)
- 12: Maintenance Mtg at 3:00 p.m. Teams
- 13: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 02/24/26**
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg at 9:00 a.m. ST
- 16: Practice Board Mtg at 9:30 a.m. at ST (unit)
- 16: Mtg with Ariana to review the Calendar at 10:30 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 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 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  
Lunch provided 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.
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: Friday Staff Mtg at 3:00 p.m.
- 20: Board Reports due at 12:00 p.m.
- 23: Security Mtg Monday at 9:00 a.m.
- 23: Mtg with Ariana to review the Calendar at 9:30 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**
- 25-27: Nelrod Annual Conference, Las Vegas, NV
- 26: Maintenance Mtg at 3:00 p.m. at
- 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 02: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 02: Final Board Reports due by 12:00 p.m.
- 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.
- 06: Review Board Packet for corrections at 9:00 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: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 09: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 09-11: NAHRO Legislative Conference Washington DC
- 10: Pest Control at Los Vecinos
- 10: Practice Board Mtg at LMG at 9:00 a.m. (unit)
- 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. (unit)
- 11: Pest Control at Bonita Park
- 12: HCV/S8 Applications (20)
- 12: Practice Board Mtg at LV at 9:00 a.m. (unit)
- 12: Maintenance Mtg at 3:00 p.m. Teams
- 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: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg at 9:00 a.m. ST
- 16: Practice Board Mtg at ST at 9:30 a.m. (unit)



- 16: Mtg with Ariana to review the Calendar at 10:30 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 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  
Lunch provided 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.
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: Friday Staff Mtg at 3:00 p.m.
- 23: Security Mtg Monday at 9:00 a.m.
- 23: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 23: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 23-25: Texas NAHRO Annual Conference Corpus Christi, Texas
- 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: 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.
- 30: Security Mtg Monday at 9:00 a.m.
- 30: Mtg with Ariana to review the Calendar at 9:30 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: Review Monday Reports for corrections at 8:30 a.m.
- 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.
- 03: Holiday (Good Friday)

- 04: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG
- 06: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, BP, LMG
- 06: Security Mtg Monday at 9:00 a.m.
- 06: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 06: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 06: Review Board Packet for corrections at 2:00 p.m.
- 07: Practice Board Mtg at 9:00 a.m. at LMG (unit)
- 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 (unit)
- 08: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 09: HCV/S8 Applications (20)
- 09: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 09: Maintenance Meeting at 3:00 p.m. via Teams
- 09: HCISD Counselors Mtg at 4:00 p.m. Teams
- 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 (unit)
- 13: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 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 Avenue
- 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  
Lunch provided 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
- 17: Vehicle inspections at COCC at 9:00 -11:00 a.m.
- 17: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Mtg with Ariana to review the Calendar at 9:30 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 04/10/26 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, 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.  
Agenda for Mtg is 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: 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: Mtg with Ariana to review the Calendar at 9:30 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.
- May 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!**
  - 01: Final Board Reports due at 12:00 p.m.
  - 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
  - 04: BRE Read a Book to children on HHA Facebook 1<sup>st</sup>Monday of month by LV, BP, LMG
  - 04: Security Mtg Monday at 9:00 a.m.
  - 04: Mtg with Ariana to review the Calendar at 9:30 a.m.
  - 04: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
  - 06: Review Monday Reports for corrections at 8:30 a.m.
  - 06: Board Packet Review by Administration at 10:00 a.m. & 2:00 p.m.
  - 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
  - 07: HCISD Counselors Mtg at 4:00 p.m. Teams
  - 08: Review Board Packet for corrections at 9:00 a.m.
  - 08: Friday Staff Mtg at 3:00 p.m.
  - 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
  - 11: Security Mtg Monday at 9:00 a.m.
  - 11: Mtg with Ariana to review the Calendar at 9:30 a.m.
  - 11: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
  - 12: Pest Control Los Vecinos
  - 12: Practice Board Mtg at 9:00 a.m. at LMG (unit)
  - 13: Pest control Bonita Park
  - 13: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
  - 13: Practice Board Mtg at 10:00 a.m. at BP (unit)
  - 14: HCV/S8 Applications (20)
  - 14: Practice Board Mtg at 9:00 a.m. at LV (unit)
  - 14: Thursday Maintenance Mtg at 3:00 p.m. Teams
  - 15: Vehicle inspections at COCC at 9:00 -11:00 a.m.
  - 15: Agendas due for Accounting & Administrative Asst. by 12 noon for Mtgs on 05/26/26**
  - 15: Friday Staff Mtg at 3:00 p.m.
  - 18: Security Mtg Monday at 9:00 a.m.

- 18: Practice Board Mtg at COCC at 9:30 a.m.
- 18: Mtg with Ariana to review the Calendar at 10:30 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 05/27/26
- 18: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 19: Practice Board Mtg at ST at 9:00 a.m. (unit walk-thru 1or 2 units)
- 20: Review Monday Reports for corrections at 8:30 a.m.
- 20: Practice Board Mtg at Sunset Terrace at 10:00 a.m.
- 20: **Regular Board Meeting 12:00 p.m. at Sunset Terrace** Invocation by  
Lunch provided by
- 20: Board Mtg Overview at 2:00 p.m.
- 20: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 20-21: Pest Control LMG & Non-Profit
- 22: 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
- 22: Vehicle inspections at COCC at 9:00 -11:00 a.m.
- 22: Board Report are due at 12:00 p.m.
- 22: June 17, Board Agendas & Minutes for May 20, Board Mtgs due 12 (noon)
- 22: Tentative Board Agendas due June, July & August 2026
- 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.
- 25: Memorial Day (Holiday)
- 26: Security Mtg at 9:00 a.m. (Tuesday)
- 26: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 26: **Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 26: HAP Checks June 2026
- 26: Admin Mtg with Administrative Assistant at 1:30 p.m.  
Agenda for Mtg due by Ariana **Friday 05/15/26**
- 26: Admin Mtg with the Accounting Team at 3:00 p.m.  
Agenda for Mtg due by Accounting Team, **Friday 05/15/26**
- 27: Review Monday Reports 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 05/18/26**
- 27: Admin Mtg with Low Rent Team at 2:00 p.m.  
Agenda for Mtg due by Low Rent **Monday 05/18/26**
- 28: Los Vecinos Construction Mtg at 9:00 a.m.
- 28: Thursday Maintenance Mtg at 3:00 p.m. at
- 29: Vehicle Inspections at COCC at 9:00 a.m. by J Montoya
- 29: Final Board Reports due at 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.
- June 2026: Schedule may change at any time**
- 01: **Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 02: Security Mtg Monday at 9:00 a.m.
- 02: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 02: Final Board Reports are due 12:00 p.m.

- 03: Review Monday Reports 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.
- 03-05: HAVE-STR Annual Conference, SPI?
- 04: HCISD Counselors Mtg at 4:00 p.m. Teams
- 05: Review Board Packet for corrections at 9:00 a.m.
- 05: Friday Staff Mtg at 3:00 p.m.
- 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 Ave.
- 08: Security Mtg Monday at 9:00 a.m.
- 08: Mtg with Ariana to review the Calendar at 9:30 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. (unit)
- 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. (unit)
- 10-12: HAVE-STR Annual Conference, SPI?
- 11: HCV/S8 Applications (20)
- 11: Practice Board Mtg at LV at 9:00 a.m. (unit)
- 11: Maintenance Mtg at 3:00 p.m. TEAMS
- 12: Friday Staff Mtg at 3:00 p.m.
- 15: Security Mtg Monday at 9:00 a.m.
- 15: Practice Board Mtg at ST at 9:30 a.m. (unit)
- 15: Mtg with Ariana to review the Calendar at 9:30 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 Mtgs at COCC at 9:00 a.m.
- 17: Review Monday Reports for corrections at 8:30 a.m.
- 17: Practice Board Mtgs at COCC at 10:00 a.m.
- 17: **Regular Board Mtg at 12:00 p.m. at COCC** Invocation by  
Lunch provided by
- 17: Board Mtg Overview at 2:00 p.m.
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control LMG & Non-Profit
- 19: Vehicle inspections at COCC at 9:00 -11:00 a.m.
- 19: Friday Staff Mtg at 3:00 p.m.
- 22: Security Mtg Monday at 9:00 a.m.
- 22: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 24: Review Monday Reports for corrections at 8:30 a.m.
- 25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 25: Thursday Maintenance Mtg at 3:00 p.m. at
- 26: 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

- 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.
- 29: Security Mtg Monday at 9:00 a.m.
- 29: Mtg with Ariana to review the Calendar at 9:30 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.
- July 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2026!!
- 01: Review Monday Reports for corrections at 8:30 a.m.
- 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.
- 03: Holiday (Independence Day)
- 04: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 06: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, BP, LMG
- 06: Security Mtg Monday at 9:00 a.m.
- 06: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 06: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06: Review Board Packet for corrections at 2:00 p.m.
- 07: Practice Board Mtg at 9:00 a.m. at LMG (unit)
- 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 (unit)
- 08: Cintas Medicine Cabinet & back Copier Restock by Accounting
- 09: HCV/S8 Applications (20)
- 09: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 09: Maintenance Meeting at 3:00 p.m. via Teams
- 09: HCISD Counselors Mtg at 4:00 p.m. Teams
- 10: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 07/21/26
- 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 (unit)
- 13: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 13: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 07/22/26
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 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  
Lunch provided 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
- 17: Vehicle inspections at COCC at 9:00 -11:00 a.m.
- 17: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 17: Friday Staff Mtg at 3:00 p.m.

- 20: Security Mtg Monday at 9:00 a.m.
- 20: Mtg with Ariana to review the Calendar at 9:30 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 07/10/26 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, 07/10/26 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.
- Agenda for Mtg due Monday, 07/13/26 by 12:00 p.m.
- 22: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due Monday, 07/13/26 at 12:00 p.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: September 23, Board Agendas & Minutes for July15, Board Mtgs due 12:00 p.m.
- 24: Tentative Board Agendas due September, October & November 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: Mtg with Ariana to review the Calendar at 9:30 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.
- 31: Friday Staff Mtg at 3:00 p.m.
- August 2026: 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 2027!!
- 03: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, BP, LMG
- 03: Security Mtg Monday at 9:00 a.m.
- 03: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 03: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 03: Final Board Report due by 12:00 p.m.
- 05: Review Monday Reports for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 07: Friday Staff Mtg at 3:00 p.m.
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 10: Security Mtg at 9:00 a.m.
- 10: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos

- 12: Pest Control at Bonita Park
- 13: HCV/S8 Applications (20)
- 13: Thursday Maintenance Mtg at 3:00 p.m.
- 14: Friday Staff Mtg at 3:00 p.m.
- 17: Security Mtg Monday at 9:00 a.m.
- 17: Mtg with Ariana to review the Calendar at 10:30 a.m.
- 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
- 19: Review Monday Reports for corrections at 8:30 a.m.
- 19: **No August Board Mtg (Board of Commissioners may request a Special Board Mtg)**
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control at Le Moyne Gardens
- 21: 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
- 21: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 21: September 23, Board Agendas & Minutes for July 15, Board Mtgs due 12:00 p.m.
- 21: Tentative Board Agendas due September, October & November 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.
- 24: Security Mtg Monday at 9:00 a.m.
- 24: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 25-27: Texas Housing Association Conference Fort Worth, Texas
- 26: Review Monday Reports for corrections at 8:30 a.m.
- 27: Thursday Maintenance Mtg at 3:00 p.m.
- 28: Board Reports are due 12:00 p.m.
- 28: Friday Staff Mtg at 3:00 p.m.
- 31: Security Mtg Monday at 9:00 a.m.
- 31: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 31: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

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 <sup>th</sup> 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.