

**HARLINGEN**

REGULAR BOARD MEETING  
 Wednesday, October 15, 2025 @ 12:00 p.m.  
 At the Administrative Building  
 219 East Jackson Avenue, Harlingen, Texas 78550

**AGENDA**

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, October 15, 2025 @ 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 243 378 045 710 8, Passcode: pH7cX9i4; or join the video conference by phone at 469-480-6297, Password: 396 755 63.

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 – Alan Ozuna, Attorney Maria I. Borjas
4. Roll call/determination of a quorum – Carlos Perez
5. Invocation – Diana Perez
6. Pledge of Allegiance – Diana Perez
7. Introduction of Staff, Visitors and Guests – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Annual Board of Commissioners Meeting of September 24, 2025. (pg.4-8)
10. Presentation of “Employee of the Quarter” Award for the months of October, November, and December 2025. (pg.9)

**II. NEW BUSINESS**

1. Presentation of the Unaudited Financial Statement for all accounts for the month of August 2025, and to take action to approve the Unaudited Financial Statement as presented.  
 Presenter: Cynthia Lucio (pg.10-27)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of September 2025.  
 Presenter: Cynthia De La Fuente (pg.28-32)

3. Consider and take action to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2025.  
Presenters: Cynthia Lucio, Brandon Wilkerson, and Jesus Rosales Aprio LLP Partners (pg.33)
4. Consider and take action to approve Resolution 1523 adopting the Housing Choice Voucher/Section 8 (HCV/S8) Program fair market rents at a payment standard of 110% effective January 1, 2026.  
Presenter: Diana Perez (pg.34-35)

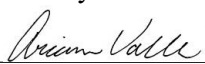
### III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.36-55)
  - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.56)
  - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.57)
  - d) Senior Property Manager Report by Mary Prieto; (pg.58)
  - e) Maintenance Report by Mary Prieto; (pg.59)
  - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.60-66)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.67-68)
  - h) Low Rent Occupancy Report by Nancy Garza; (pg.69-72)  
*(Comparative summary report for January-September 2025-2024)*
  - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.73-77)  
*(Comparative summary report for January-September 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.78-96)

### IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Avenue, at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Avenue, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Thursday, October 9, 2025, at least three business days preceding the scheduled day of said meeting.

Dated this 9<sup>th</sup> day of October 2025

  
Ariana Valle, Administrative Assistant



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

I, Maria Ines Borjas 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.

Minutes of the Annual Board Meeting  
Wednesday, September 24, 2025, at 11:30 a.m.  
at the Harlingen Convention Center  
701 Harlingen Heights Drive, Harlingen, Texas 78552

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Annual Board Meeting Wednesday, September 24, 2025, at 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552.

**CONFLICT OF INTEREST**

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

**ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONERS**

Sylvia Garza-Perez, Cameron County Clerk reappointed and administered the oath of office to Commissioners, Carlos “Charlie” Perez, Carlos Muñiz, Irma Sánchez Peña and Bettina Elliott. Not present was Maria I. Borjas.

**ROLL CALL/DETERMINATION OF A QUORUM**

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Carlos Muñiz, Irma Sánchez Peña and Bettina Elliott. Not present was Maria I. Borjas.

**INVOCATION**

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

**PLEDGE OF ALLEGIANCE**

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

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

Chief Executive Officer Benavides introduced herself and welcomed staff, visitors, and guests starting with the Board of Commissioners, Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñiz, Bettina Elliott, Alan Ozuna, Attorney, Sylvia Garza-Perez, Cameron County Clerk, and Cynthia Lucio, Chief Financial Officer. Chief Financial Officer Lucio continued with the introductions of staff, Eneida Alonso, Property Manager, Adrian Azua, Maintenance Aide A, Diana Cheramie, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator, Melissa Guajardo, Human Resources/Accounting Coordinator, Yvonne Latour, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector (Virtual), Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Jose Montoya, Maintenance Aide A, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Mary Prieto, Senior Property Manager, Diana Perez, HCVP/S8 & Admissions Administrator, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Jose Zepeda, Maintenance Aide A, Visitors/Guests: Nelda Jaramillo, Home ARP Program Manager, Mayra Herrera, City Secretary, Melinda Gonzales, Deputy City Secretary, Ford Kinsley, City Commissioner District 1, Veronica Kortan, HCISD Superintendent, Sylvia Gonzalez, HCISD Director of Family and Community Engagement (FACE), Cristella Chavez, HCISD Counselor, Sandra Gonzalez, HCISD Counselor, Dorisa Hernandez, Cameron County Official Records Manager, representing the U.S. Department of

Veteran Affairs are Luis Omar Duque, Cynthia Duque, Eduardo Zuñiga, Karina Leos, Jennifer Garcia, Benito De Luna, Zeke Silva, Cameron County Director District 27, Laura Matamoros, Director District 34, Louise Bentson, Chief of Staff District 34, Brenda Watson, Director of Constituent Services District 27, Roan Gomez, Gomez Mendez Saenz Inc., John Alvarado, Computer Network Group, Sem Vargas, S.V. Photography, Laura Saucedo, Harlingen Convention Center Sales Manager, E&F Audio Visual Rental Services: Joe Valdez and Nayeli Ruiz, Guests: Ruben Peña and Tim Elliott.

### **PUBLIC COMMENTS**

No members of the public were present at the Annual Board of Commissioners Meeting at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, TX 78552, via telephone or video conference and there were no public comments.

### **ELECTION OF CHAIR FOR THE INCOMING YEAR**

Commissioner Elliott made a motion to nominate Carlos “Charlie” Perez for Chairperson. Motion was seconded by Vice Chairperson Sánchez Peña and passed unanimously, with Chair Perez abstaining.

### **ELECTION OF VICE-CHAIR FOR THE INCOMING YEAR**

Commissioner Muñoz made a motion to nominate Irma Sánchez Peña for Vice-Chair. Motion was seconded by Commissioner Elliott and passed unanimously, with Vice-Chair Sánchez Peña abstaining.

### **CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 16, 2025.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of July 16, 2025. Vice Chair Sánchez Peña made the motion to approve the Minutes of the Regular Board Meeting of July 16, 2025. Motion was seconded by Commissioner Muñoz and passed unanimously.

### **SERVICE AWARDS TO THE FOLLOWING TENURED EMPLOYEES:**

Senior Property Manager Prieto introduced the following tenured employees with their service awards. Service Award for 5 years to Anita Maldonado. Service Awards for 10 years to Cynthia De La Fuente, Melissa Guajardo, Norma Serino, Patricia Vega, and Jose Zepeda. Service Award for 25 years to Cynthia Lucio. A plaque was presented to the tenured employees; the Board of Commissioners and the Chief Executive Officer congratulated the tenured employees for their service to the Harlingen Housing Authority.

### **PRESENTATION OF ANNUAL REPORT AND FINANCIAL STATEMENT**

Chief Financial Officer Lucio and the Harlingen Housing Authority staff presented the Annual Report and Financial Statement for FYE March 31, 2025. No action taken.

## **II. NEW BUSINESS**

### **1. PRESENTATION OF THE 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.**

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statements for all accounts for the months of June and July 2025 were included in their agenda packets. She reported as follows:

| <b>Harlingen Housing Authority</b><br><b>Summary of Revenues &amp; Expenditures</b><br><b>For the Month Ended June 2025</b>                                                                                                                                |                                   |              |                             |                             |                                  |                             |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------|-----------------------------|-----------------------------|----------------------------------|-----------------------------|----------------------|
|                                                                                                                                                                                                                                                            | <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                                                                                                                                                                                                                                             | \$431,448.56                      | \$76,154.81  | \$103,600.40                | \$104,591.52                | \$142,114.22                     | \$4,987.61                  | \$569,400.25         |
| Total Expenditures                                                                                                                                                                                                                                         | \$396,466.23                      | \$83,571.13  | \$110,800.53                | \$87,040.24                 | \$112,170.42                     | \$2,883.91                  | \$582,933.21         |
| Revenues Over (Under) Expenditures                                                                                                                                                                                                                         | \$34,982.33                       | (\$7,416.32) | (\$7,200.13)                | \$17,551.28                 | \$29,943.80                      | \$2,103.70                  | (\$13,532.96)        |
| Cash reserves or funds transferred in                                                                                                                                                                                                                      | \$0.00                            | \$7,416.32   | \$7,200.13                  | \$0.00                      | \$0.00                           | \$0.00                      | \$13,532.96          |
| <b>Note:</b> <input type="checkbox"/><br><b>COCC - Office furniture replacement from Flood damages</b><br><b>LV- More maintenance contracts and materials needed</b><br><b>HCV- Program costs vary due to assisting more families and rental increases</b> |                                   |              |                             |                             |                                  |                             |                      |

| <b>Harlingen Housing Authority</b><br><b>Summary of Revenues &amp; Expenditures</b><br><b>For the Month Ended July 2025</b>                                                                |                                   |               |                             |                             |                                  |                             |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------|-----------------------------|-----------------------------|----------------------------------|-----------------------------|----------------------|
|                                                                                                                                                                                            | <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                                                                                                                                                                             | \$434,134.78                      | \$61,486.00   | \$106,417.69                | \$114,490.12                | \$146,734.52                     | \$5,006.45                  | \$581,286.23         |
| Total Expenditures                                                                                                                                                                         | \$506,730.85                      | \$97,151.13   | \$131,804.92                | \$105,736.22                | \$165,164.92                     | \$6,873.66                  | \$532,881.90         |
| Revenues Over (Under) Expenditures                                                                                                                                                         | (\$72,596.07)                     | (\$35,665.13) | (\$25,387.23)               | \$8,753.90                  | (\$18,430.40)                    | (\$1,867.21)                | \$48,404.33          |
| Cash reserves or funds transferred in                                                                                                                                                      | \$72,596.07                       | \$35,665.13   | \$25,387.23                 | \$0.00                      | \$18,430.40                      | \$1,867.21                  | \$0.00               |
| <b>Note:</b> <input type="checkbox"/><br><b>COCC - Office furniture replacement from Flood damages</b><br><b>LV/LMG/FLC - More maintenance contracts, appliances, and materials needed</b> |                                   |               |                             |                             |                                  |                             |                      |

No questions were asked. Chair Perez entertained a motion to approve the 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. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statements for all accounts for the months of June and July 2025 as presented by Administration. Motion was seconded by Commissioner Muñiz and passed unanimously.

## 2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JULY AND AUGUST 2025.

Procurement Specialist/Property Manager De La Fuente noted that the agenda packets contained a listing of unpaid balances due for vacated unit accounts for the months of July and August 2025 in the total amount of \$6,950.00 for July and August 2025. The total amount consists of:

| For the month of July & August 2025 |             |                    |                    |        |              |                  |
|-------------------------------------|-------------|--------------------|--------------------|--------|--------------|------------------|
| Development                         | Los Vecinos | Bonita Park        | Sunset Terrace     | Aragon | Arroyo Vista | Le Moyne Gardens |
| <b>Total Charge-Off</b>             | \$ 2,661.00 | \$ 1,281.00        | \$ 2,710.00        | \$ -   | \$ -         | \$ 298.00        |
|                                     |             |                    |                    |        |              |                  |
|                                     |             |                    |                    |        |              |                  |
|                                     |             | <b>Grand Total</b> | <b>\$ 6,950.00</b> |        |              |                  |

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2025 in the total amount of \$6,950.00. Commissioner Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of July and August 2025 in the total amount of \$6,950.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**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).**

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

| Received Date & Time:      | Company Name:                  | Bid Amount : | Required Insurance: |
|----------------------------|--------------------------------|--------------|---------------------|
| 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 recommended the lowest bidder, SKO Elite, to be awarded the contract in the amount of \$95,077.81. References were verified. Chair Perez asked about the difference regarding the bid amounts? Roan Gomez, Architect stated there is a 10% price difference with the second lowest bidder. Chair Perez asked if SKO Elite's work has been verified? Roan Gomez, Architect stated yes. Chair Perez entertained a motion to accept the bid from SKO Elite in the amount of \$95,077.81. Commissioner Muñiz made the motion to accept the bid from SKO Elite in the amount of \$95,077.81. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

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

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

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

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets, and she asked if they had any questions. After some discussion 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 was included in the agenda packet. She informed the Board that our next Regular Board Meeting will be on October 15, 2025, at 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, the Annual Audit will be presented. She informed everyone that they are welcome to take the book markers made by the students from the Family Learning Centers. Chair Perez asked how many HAHC scholarships were awarded? Chief Executive Officer Benavides stated 6 scholarships were awarded. After some discussion no questions were asked, and no action was taken.

**IV. ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Elliott. The meeting was adjourned at 12:50 p.m.

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

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

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

# HOUSING AUTHORITY OF THE CITY OF HARLINGEN

HUD Recognized "High Performer"

Established 1949

**Commissioners:**

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

October 01, 2025

Counselor:  
Law Office of  
Alan T. Ozuna

Diana Cheramie, Property Manager  
Harlingen Housing Authority  
219 E. Jackson Avenue  
Harlingen, TX 78550

Chief Executive Officer:  
Hilda Benavides

Dear Ms. Cheramie:

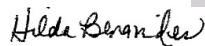
Congratulations on being selected as the "Employee of the Quarter", for the months of October, November, and December 2025.

Your employment with us began February 26, 2023, as an Assistant Property Manager. Currently you are the Property Manager at the Los Vecinos Apartments. You take the lead at the bi-weekly construction meetings for street repairs. You demonstrate great responsibility, respect, and courtesy to everyone you encounter daily.

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

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

Sincerely,



Hilda Benavides,  
CEO

Carlos Perez,  
Chair

Irma Sánchez Peña,  
Vice-Chair

Carlos Muñoz,  
Commissioner

Maria I. Borjas,  
Commissioner

Bettina Elliott,  
Commissioner



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

## **Unaudited Financial Statement**

**August 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 August 2025**

|                                       | <b>COCC/Low-<br/>Rent/FLC<br/>Combined</b> | <b>COCC</b>               | <b>Los Vecinos<br/>AMP #010</b> | <b>Bonita Park<br/>AMP #020</b> | <b>Le Moyne<br/>Gardens<br/>AMP #030</b> | <b>Family<br/>Living<br/>Center</b> | <b>HCV/Section 8</b>     |
|---------------------------------------|--------------------------------------------|---------------------------|---------------------------------|---------------------------------|------------------------------------------|-------------------------------------|--------------------------|
| Total Revenues                        | <u>\$799,612.77</u>                        | <u>\$89,494.24</u>        | <u>\$207,224.08</u>             | <u>\$214,123.05</u>             | <u>\$283,730.60</u>                      | <u>\$5,040.80</u>                   | <u>\$575,810.38</u>      |
| Total Expenditures                    | <u>\$378,464.50</u>                        | <u>\$68,263.22</u>        | <u>\$94,145.90</u>              | <u>\$97,822.71</u>              | <u>\$113,936.00</u>                      | <u>\$4,296.67</u>                   | <u>\$566,596.38</u>      |
| Revenues Over (Under) Expenditures    | <u><u>\$421,148.27</u></u>                 | <u><u>\$21,231.02</u></u> | <u><u>\$113,078.18</u></u>      | <u><u>\$116,300.34</u></u>      | <u><u>\$169,794.60</u></u>               | <u><u>\$744.13</u></u>              | <u><u>\$9,214.00</u></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>\$0.00</u>            |

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended August 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>\$2,528,396.49</u>             | <u>\$378,680.60</u> | <u>\$622,723.74</u>         | <u>\$650,577.75</u>         | <u>\$851,355.58</u>              | <u>\$25,058.82</u>          | <u>\$2,700,347.48</u> |
| Total Expenditures                    | <u>\$1,984,985.40</u>             | <u>\$375,021.08</u> | <u>\$534,571.94</u>         | <u>\$448,870.14</u>         | <u>\$604,119.85</u>              | <u>\$22,402.39</u>          | <u>\$2,763,485.23</u> |
| Revenues Over (Under) Expenditures    | <u>\$543,411.09</u>               | <u>\$3,659.52</u>   | <u>\$88,151.80</u>          | <u>\$201,707.61</u>         | <u>\$247,235.73</u>              | <u>\$2,656.43</u>           | <u>(\$63,137.75)</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>\$63,137.75</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<br>August 31, 2025 | 5 Month(s) Ended<br>August 31, 2025 | Budget            | Variance          | Variance %      |
|-------------------------------------------------|-----------|--------------|-------------------------------------|-------------------------------------|-------------------|-------------------|-----------------|
| <b>Revenue</b>                                  |           |              |                                     |                                     |                   |                   |                 |
| <b>Operating Income</b>                         |           |              |                                     |                                     |                   |                   |                 |
| Other Income - Operatating transfer in /        | 1         | 06 3690.22 5 | 0.00                                | 0.00                                | 5,000.00          | (5,000.00)        | -100.00 %       |
| Other Income - CFP24                            | 1         | 06 3690.31 5 | 0.00                                | 41,685.00                           | 67,500.00         | (25,815.00)       | -38.24 %        |
| Other Income - CFP25                            | 1         | 06 3690.32 5 | 27,790.00                           | 27,790.00                           | 0.00              | 27,790.00         | 100.00 %        |
| <b>Total Operating Income</b>                   |           |              | <b>27,790.00</b>                    | <b>69,475.00</b>                    | <b>72,500.00</b>  | <b>(3,025.00)</b> | <b>-4.17 %</b>  |
| <b>Rental Income</b>                            |           |              |                                     |                                     |                   |                   |                 |
| NON-DWELLING RENT                               | 1         | 06 3190 5    | 2,198.81                            | 10,994.05                           | 10,990.00         | 4.05              | 0.04 %          |
| <b>Total Rental Income</b>                      |           |              | <b>2,198.81</b>                     | <b>10,994.05</b>                    | <b>10,990.00</b>  | <b>4.05</b>       | <b>0.04 %</b>   |
| <b>Other Income</b>                             |           |              |                                     |                                     |                   |                   |                 |
| Investment Income - Unrestricted                | 1         | 06 3610 5    | 1,145.37                            | 5,479.20                            | 5,315.00          | 164.20            | 3.09 %          |
| OTHER INCOME                                    | 1         | 06 3690 5    | 56.88                               | 484.40                              | 665.00            | (180.60)          | -27.16 %        |
| 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  | 32,921.68                           | 164,268.30                          | 164,390.00        | (121.70)          | -0.07 %         |
| Other Income - Asset Management Fe              | 1         | 06 3690.3 5  | 14,688.00                           | 73,560.00                           | 74,300.00         | (740.00)          | -1.00 %         |
| Other Income - Bookkeeping Fee - CC             | 1         | 06 3690.4 5  | 9,697.50                            | 48,525.00                           | 49,050.00         | (525.00)          | -1.07 %         |
| IT Fees                                         | 1         | 06 3690.5 5  | 996.00                              | 4,980.00                            | 4,980.00          | 0.00              | 0.00 %          |
| Other Income - Gain/Loss on Sale of E           | 1         | 06 3690.88 5 | 0.00                                | 65.38                               | 40.00             | 25.38             | 63.45 %         |
| <b>Total Other Income</b>                       |           |              | <b>59,505.43</b>                    | <b>298,211.55</b>                   | <b>298,740.00</b> | <b>(528.45)</b>   | <b>-0.18 %</b>  |
| <b>Total Revenue</b>                            |           |              | <b>89,494.24</b>                    | <b>378,680.60</b>                   | <b>382,230.00</b> | <b>(3,549.40)</b> | <b>-0.93 %</b>  |
| <b>Expenses</b>                                 |           |              |                                     |                                     |                   |                   |                 |
| <b>Administrative Expense</b>                   |           |              |                                     |                                     |                   |                   |                 |
| NONTECHNICAL SALARIES                           | 1         | 06 4110 5    | 31,977.94                           | 162,349.67                          | 177,080.00        | 14,730.33         | 8.32 %          |
| LEGAL EXPENSE                                   | 1         | 06 4130 5    | 0.00                                | 1,324.38                            | 2,915.00          | 1,590.62          | 54.57 %         |
| STAFF TRAINING                                  | 1         | 06 4140 5    | 0.00                                | 4,575.00                            | 5,000.00          | 425.00            | 8.50 %          |
| TRAVEL                                          | 1         | 06 4150 5    | 466.22                              | 11,867.20                           | 10,416.65         | (1,450.55)        | -13.93 %        |
| Travel-Mileage Reimbursment                     | 1         | 06 4150.2 5  | 487.20                              | 885.15                              | 833.30            | (51.85)           | -6.22 %         |
| Audit Fees                                      | 1         | 06 4171 5    | 797.26                              | 797.26                              | 830.00            | 32.74             | 3.94 %          |
| Employee Benefits Cont - Admin                  | 1         | 06 4182 5    | 12,291.17                           | 60,982.00                           | 77,080.00         | 16,098.00         | 20.88 %         |
| SUNDRY                                          | 1         | 06 4190 5    | 0.00                                | 300.00                              | 1,250.00          | 950.00            | 76.00 %         |
| Postage/FedEx/UPS                               | 1         | 06 4190.03 5 | 380.74                              | 1,991.45                            | 1,666.65          | (324.80)          | -19.49 %        |
| Advertising and Marketing                       | 1         | 06 4190.08 5 | 0.00                                | 0.00                                | 205.00            | 205.00            | 100.00 %        |
| PUBLICATIONS                                    | 1         | 06 4190.11 5 | 174.17                              | 2,923.04                            | 830.00            | (2,093.04)        | -252.17 %       |
| MEMBERSHIP DUES AND FEES                        | 1         | 06 4190.12 5 | 0.00                                | 135.00                              | 415.00            | 280.00            | 67.47 %         |
| Telephone/Cell Phone/Internet                   | 1         | 06 4190.13 5 | 3,204.97                            | 16,029.41                           | 15,830.00         | (199.41)          | -1.26 %         |
| FORMS & OFFICE SUPPLIES                         | 1         | 06 4190.17 5 | 6,934.62                            | 41,873.00                           | 2,080.00          | (39,793.00)       | -1913.12 %      |
| Other Sundry Expense                            | 1         | 06 4190.18 5 | 324.88                              | 2,618.20                            | 2,916.65          | 298.45            | 10.23 %         |
| Administrative Contact Costs                    | 1         | 06 4190.19 5 | 2,793.55                            | 21,236.44                           | 39,580.00         | 18,343.56         | 46.35 %         |
| BOARD MEETING EXPENSE                           | 1         | 06 4190.9 5  | 2,324.80                            | 10,164.27                           | 8,405.00          | (1,759.27)        | -20.93 %        |
| <b>Total Administrative Expense</b>             |           |              | <b>62,157.52</b>                    | <b>340,051.47</b>                   | <b>347,333.25</b> | <b>7,281.78</b>   | <b>2.10 %</b>   |
| <b>Utilities Expense</b>                        |           |              |                                     |                                     |                   |                   |                 |
| WATER                                           | 1         | 06 4310 5    | 20.30                               | 121.79                              | 205.00            | 83.21             | 40.59 %         |
| ELECTRICITY                                     | 1         | 06 4320 5    | 1,580.99                            | 4,164.65                            | 6,250.00          | 2,085.35          | 33.37 %         |
| OTHER UTILITY EXPENSE - SEWER                   | 1         | 06 4390 5    | 27.63                               | 183.24                              | 416.65            | 233.41            | 56.02 %         |
| <b>Total Utilities Expense</b>                  |           |              | <b>1,628.92</b>                     | <b>4,469.68</b>                     | <b>6,871.65</b>   | <b>2,401.97</b>   | <b>34.95 %</b>  |
| <b>Ordinary Maintenance and Operation</b>       |           |              |                                     |                                     |                   |                   |                 |
| LABOR - WAGES/SALARIES                          | 1         | 06 4410 5    | 1,634.98                            | 5,652.00                            | 4,580.00          | (1,072.00)        | -23.41 %        |
| MATERIALS                                       | 1         | 06 4420 5    | 206.92                              | 3,462.44                            | 1,665.00          | (1,797.44)        | -107.95 %       |
| Contract Cots-Extermination/Pest Con            | 1         | 06 4430.01 5 | 200.00                              | 800.00                              | 955.00            | 155.00            | 16.23 %         |
| Contract Costs-Other Repairs                    | 1         | 06 4430.03 5 | 0.00                                | 0.00                                | 415.00            | 415.00            | 100.00 %        |
| Contract Costs-Auto/Truck Maint/Rep             | 1         | 06 4430.08 5 | 58.77                               | 598.85                              | 500.00            | (98.85)           | -19.77 %        |
| Contract Costs-Heating & Cooling Cont           | 1         | 06 4430.17 5 | 0.00                                | 1,300.00                            | 2,080.00          | 780.00            | 37.50 %         |
| Contract Costs-Electrical Contracts             | 1         | 06 4430.21 5 | 0.00                                | 0.00                                | 500.00            | 500.00            | 100.00 %        |
| Garbage and Trash Removal                       | 1         | 06 4431 5    | 46.79                               | 233.95                              | 205.00            | (28.95)           | -14.12 %        |
| Emp Benefit Cont - Maintenance                  | 1         | 06 4433 5    | 222.28                              | 981.00                              | 0.00              | (981.00)          | -100.00 %       |
| <b>Total Ordinary Maintenance and Operation</b> |           |              | <b>2,369.74</b>                     | <b>13,028.24</b>                    | <b>10,900.00</b>  | <b>(2,128.24)</b> | <b>-19.53 %</b> |

Report Criteria PHA: 1 Project: '06'

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**  
HHA Low Rent  
ADMINISTRATION BUILDING

| Fiscal Year End Date:                | 3/31/2026 | ACCOUNT |         |   |             | 1 Month(s) Ended<br>August 31, 2025 | 5 Month(s) Ended<br>August 31, 2025 | Budget      | Variance  | Variance % |
|--------------------------------------|-----------|---------|---------|---|-------------|-------------------------------------|-------------------------------------|-------------|-----------|------------|
| Protective Services                  |           |         |         |   |             |                                     |                                     |             |           |            |
| Protective Services - Contract Costs | 1         | 06      | 4480    | 5 | 247.08      | 1,258.86                            | 1,455.00                            | 196.14      | 13.48     | %          |
| Total Protective Services            |           |         |         |   | 247.08      | 1,258.86                            | 1,455.00                            | 196.14      | 13.48     | %          |
| General Expense                      |           |         |         |   |             |                                     |                                     |             |           |            |
| Insurance -Property (Fire & EC)      | 1         | 06      | 4510.01 | 5 | 0.00        | 2,417.84                            | 1,665.00                            | (752.84)    | -45.22    | %          |
| Insurance - General Liability        | 1         | 06      | 4510.02 | 5 | 0.00        | 275.00                              | 250.00                              | (25.00)     | -10.00    | %          |
| Insurance - Automobile               | 1         | 06      | 4510.03 | 5 | 0.00        | 1,014.00                            | 830.00                              | (184.00)    | -22.17    | %          |
| Insurance - Workman's Comp           | 1         | 06      | 4510.04 | 5 | 0.00        | 1,347.68                            | 2,083.30                            | 735.62      | 35.31     | %          |
| Insurance - Fidelity Bond            | 1         | 06      | 4510.09 | 5 | 0.00        | 522.22                              | 416.65                              | (105.57)    | -25.34    | %          |
| Insurance - Windstorm                | 1         | 06      | 4510.15 | 5 | 1,472.80    | 10,248.93                           | 10,415.00                           | 166.07      | 1.59      | %          |
| MATLAND PROPERTY TAXES               | 1         | 06      | 4520.1  | 5 | 0.00        | 0.00                                | 208.30                              | 208.30      | 100.00    | %          |
| Emp Benefit Cont-Unemployment        | 1         | 06      | 4540.8  | 5 | 387.16      | 387.16                              | 0.00                                | (387.16)    | -100.00   | %          |
| Total General Expense                |           |         |         |   | 1,859.96    | 16,212.83                           | 15,868.25                           | (344.58)    | -2.17     | %          |
| Other Expenditures                   |           |         |         |   |             |                                     |                                     |             |           |            |
| Property Better & Add-Contract Costs | 1         | 06      | 7540.4  | 5 | 0.00        | 113,500.00                          | 31,250.00                           | (82,250.00) | -263.20   | %          |
| Operating Exp For Property - Contra  | 1         | 06      | 7590    | 5 | 0.00        | (113,500.00)                        | (31,250.00)                         | 82,250.00   | 263.20    | %          |
| Total Other Expenditures             |           |         |         |   | 0.00        | 0.00                                | 0.00                                | 0.00        | -100.00   | %          |
| Total Expenses                       |           |         |         |   | (68,263.22) | (375,021.08)                        | (382,428.15)                        | 7,407.07    | 1.94      | %          |
| Total Net Income (Loss)              |           |         |         |   | 21,231.02   | 3,659.52                            | (198.15)                            | 3,857.67    | -39562.11 | %          |

Report Criteria PHA: 1 Project: '06'

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**  
HHA Low Rent  
Los Vecinos  
U/M Month: 150 - U/M YTD: 750 - U/M Year: 1800

| Fiscal Year End Date:                    | 3/31/2026 | ACCOUNT      |   |  | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance          | Variance %     |
|------------------------------------------|-----------|--------------|---|--|-------------------------------------|-----------------|-------------------------------------|---------------|-------------------|-------------------|----------------|
| <b>Rental Income</b>                     |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Dwelling Rental                          |           | 1 01 3110    | 5 |  | 26,139.00                           | 174.26          | 135,259.00                          | 180.35        | 136,890.00        | (1,631.00)        | -1.19 %        |
| <b>Total Rental Income</b>               |           |              |   |  | <b>26,139.00</b>                    | <b>174.26</b>   | <b>135,259.00</b>                   | <b>180.35</b> | <b>136,890.00</b> | <b>(1,631.00)</b> | <b>-1.19 %</b> |
| <b>Other Income</b>                      |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Interest Earned on Gen Fund Investments  |           | 1 01 3610    | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 8,330.00          | (8,330.00)        | -100.00 %      |
| Interest Income - Bank Statement         |           | 1 01 3610.01 | 5 |  | 3,396.29                            | 22.64           | 14,083.53                           | 18.78         | 0.00              | 14,083.53         | 100.00 %       |
| Other Income-Tenants                     |           | 1 01 3690    | 5 |  | 2,775.00                            | 18.50           | 18,742.00                           | 24.99         | 18,105.00         | 637.00            | 3.52 %         |
| Other Income - Misc Other Revenue        |           | 1 01 3690.1  | 5 |  | 55.09                               | 0.37            | 507.09                              | 0.68          | 840.00            | (332.91)          | -39.63 %       |
| Other Income - Gain/Loss on Sale of Equi |           | 1 01 3690.88 | 5 |  | 0.00                                | 0.00            | 872.42                              | 1.16          | 250.00            | 622.42            | 248.97 %       |
| Other Income - OP Trans In From CFP      |           | 1 01 3690.99 | 5 |  | 100,556.70                          | 670.38          | 100,556.70                          | 134.08        | 41,665.00         | 58,891.70         | 141.35 %       |
| <b>Total Other Income</b>                |           |              |   |  | <b>106,783.08</b>                   | <b>711.89</b>   | <b>134,761.74</b>                   | <b>179.68</b> | <b>69,190.00</b>  | <b>65,571.74</b>  | <b>94.77 %</b> |
| <b>Other Receipts</b>                    |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Operating Subsidy - Current Year         |           | 1 01 8020    | 0 |  | 74,302.00                           | 495.35          | 352,703.00                          | 470.27        | 327,080.00        | 25,623.00         | 7.83 %         |
| <b>Total Other Receipts</b>              |           |              |   |  | <b>74,302.00</b>                    | <b>495.35</b>   | <b>352,703.00</b>                   | <b>470.27</b> | <b>327,080.00</b> | <b>25,623.00</b>  | <b>7.83 %</b>  |
| <b>Total Revenue</b>                     |           |              |   |  | <b>207,224.08</b>                   | <b>1,381.49</b> | <b>622,723.74</b>                   | <b>830.30</b> | <b>533,160.00</b> | <b>89,563.74</b>  | <b>16.80 %</b> |
| <b>Administrative Expense</b>            |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Nontechnical Salaries                    |           | 1 01 4110    | 5 |  | 11,014.75                           | 73.43           | 52,103.56                           | 69.47         | 46,250.00         | (5,853.56)        | -12.66 %       |
| Legal Expense                            |           | 1 01 4130    | 5 |  | 0.00                                | 0.00            | 593.13                              | 0.79          | 1,250.00          | 656.87            | 52.55 %        |
| Staff Training                           |           | 1 01 4140    | 5 |  | 0.00                                | 0.00            | 1,740.00                            | 2.32          | 1,458.30          | (281.70)          | -19.32 %       |
| Travel                                   |           | 1 01 4150    | 5 |  | 306.00                              | 2.04            | 3,319.90                            | 4.43          | 1,458.30          | (1,861.60)        | -127.66 %      |
| Travel-Mileage Reimbursment              |           | 1 01 4150.2  | 5 |  | 0.00                                | 0.00            | 67.62                               | 0.09          | 200.00            | 132.38            | 66.19 %        |
| Audit Fees                               |           | 1 01 4171    | 5 |  | 1,509.27                            | 10.06           | 1,509.27                            | 2.01          | 3,146.15          | 1,636.88          | 52.03 %        |
| Employee Benefits Cont - Admin           |           | 1 01 4182    | 5 |  | 4,504.53                            | 30.03           | 21,277.74                           | 28.37         | 19,380.00         | (1,897.74)        | -9.79 %        |
| Sundry                                   |           | 1 01 4190    | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 416.65            | 416.65            | 100.00 %       |
| Postage/FedEx/UPS                        |           | 1 01 4190.03 | 5 |  | 131.19                              | 0.87            | 554.56                              | 0.74          | 830.00            | 275.44            | 33.19 %        |
| Advertising and Marketing                |           | 1 01 4190.08 | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 205.00            | 205.00            | 100.00 %       |
| Publications                             |           | 1 01 4190.11 | 5 |  | 174.17                              | 1.16            | 2,552.97                            | 3.40          | 1,040.00          | (1,512.97)        | -145.48 %      |
| Membership Dues and Fees                 |           | 1 01 4190.12 | 5 |  | 0.00                                | 0.00            | 755.00                              | 1.01          | 833.30            | 78.30             | 9.40 %         |
| Telephone/Cell Phones/Internet           |           | 1 01 4190.13 | 5 |  | 7,293.69                            | 48.62           | 31,513.49                           | 42.02         | 34,165.00         | 2,651.51          | 7.76 %         |
| Rental of Warehouse Space                |           | 1 01 4190.14 | 5 |  | 864.00                              | 5.76            | 4,320.00                            | 5.76          | 4,320.00          | 0.00              | 0.00 %         |
| Forms & Office Supplies                  |           | 1 01 4190.17 | 5 |  | 595.26                              | 3.97            | 7,416.97                            | 9.89          | 4,166.65          | (3,250.32)        | -78.01 %       |
| Other Sundry Expense                     |           | 1 01 4190.18 | 5 |  | 0.00                                | 0.00            | 2,011.89                            | 2.68          | 415.00            | (1,596.89)        | -384.79 %      |
| Administrative Contact Costs             |           | 1 01 4190.19 | 5 |  | 4,530.73                            | 30.20           | 24,889.10                           | 33.19         | 32,500.00         | 7,610.90          | 23.42 %        |
| Management Fee Expense - AMP             |           | 1 01 4190.21 | 5 |  | 9,998.94                            | 66.66           | 49,654.60                           | 66.21         | 45,000.00         | (4,654.60)        | -10.34 %       |

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  
Los Vecinos  
U/M Month: 150 - U/M YTD: 750 - U/M Year: 1800

| Fiscal Year End Date:                           | 3/31/2026 | ACCOUNT |         |   | 1 Month(s) Ended<br>August 31, 2025 | PUM           | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance           | Variance %      |
|-------------------------------------------------|-----------|---------|---------|---|-------------------------------------|---------------|-------------------------------------|---------------|-------------------|--------------------|-----------------|
| Asset Management Fee - AMP                      | 1         | 01      | 4190.22 | 5 | 1,500.00                            | 10.00         | 7,500.00                            | 10.00         | 7,500.00          | 0.00               | 0.00 %          |
| AMP Bookkeeping Fees                            | 1         | 01      | 4190.23 | 5 | 1,102.50                            | 7.35          | 5,475.00                            | 7.30          | 5,833.30          | 358.30             | 6.14 %          |
| IT Fees-COCC                                    | 1         | 01      | 4190.24 | 5 | 300.00                              | 2.00          | 1,500.00                            | 2.00          | 1,500.00          | 0.00               | 0.00 %          |
| BOARD MEETING EXPENSES                          | 1         | 01      | 4190.9  | 5 | 44.31                               | 0.30          | 808.69                              | 1.08          | 0.00              | (808.69)           | -100.00 %       |
| <b>Total Administrative Expense</b>             |           |         |         |   | <b>43,869.34</b>                    | <b>292.46</b> | <b>219,563.49</b>                   | <b>292.75</b> | <b>211,867.65</b> | <b>(7,695.84)</b>  | <b>-3.63 %</b>  |
| <b>Tenant Services</b>                          |           |         |         |   |                                     |               |                                     |               |                   |                    |                 |
| Tenant Services - Salaries                      | 1         | 01      | 4210    | 5 | 980.00                              | 6.53          | 4,144.00                            | 5.53          | 6,250.00          | 2,106.00           | 33.70 %         |
| Ten Services - Recreation, Pubs, Other          | 1         | 01      | 4220    | 5 | 293.75                              | 1.96          | 871.27                              | 1.16          | 3,333.30          | 2,462.03           | 73.86 %         |
| <b>Total Tenant Services</b>                    |           |         |         |   | <b>1,273.75</b>                     | <b>8.49</b>   | <b>5,015.27</b>                     | <b>6.69</b>   | <b>9,583.30</b>   | <b>4,568.03</b>    | <b>47.67 %</b>  |
| <b>Utilities Expense</b>                        |           |         |         |   |                                     |               |                                     |               |                   |                    |                 |
| Water                                           | 1         | 01      | 4310    | 5 | 138.02                              | 0.92          | 441.89                              | 0.59          | 625.00            | 183.11             | 29.30 %         |
| Electricity                                     | 1         | 01      | 4320    | 5 | 1,308.26                            | 8.72          | 3,741.36                            | 4.99          | 6,250.00          | 2,508.64           | 40.14 %         |
| Gas                                             | 1         | 01      | 4330    | 5 | 240.17                              | 1.60          | 963.26                              | 1.28          | 833.30            | (129.96)           | -15.60 %        |
| Other Utility Expense - Sewer                   | 1         | 01      | 4390    | 5 | 165.84                              | 1.11          | 462.28                              | 0.62          | 625.00            | 162.72             | 26.04 %         |
| <b>Total Utilities Expense</b>                  |           |         |         |   | <b>1,852.29</b>                     | <b>12.35</b>  | <b>5,608.79</b>                     | <b>7.48</b>   | <b>8,333.30</b>   | <b>2,724.51</b>    | <b>32.69 %</b>  |
| <b>Ordinary Maintenance and Operation</b>       |           |         |         |   |                                     |               |                                     |               |                   |                    |                 |
| Labor                                           | 1         | 01      | 4410    | 5 | 3,218.74                            | 21.46         | 14,982.74                           | 19.98         | 28,355.00         | 13,372.26          | 47.16 %         |
| Materials                                       | 1         | 01      | 4420    | 5 | 1,418.26                            | 9.46          | 26,254.47                           | 35.01         | 23,750.00         | (2,504.47)         | -10.55 %        |
| Contract Costs                                  | 1         | 01      | 4430    | 5 | 0.00                                | 0.00          | 0.00                                | 0.00          | 205.00            | 205.00             | 100.00 %        |
| Contract Cots-Extermination/Pest Control        | 1         | 01      | 4430.01 | 5 | 650.00                              | 4.33          | 2,600.00                            | 3.47          | 4,165.00          | 1,565.00           | 37.58 %         |
| Contract Costs-Other Repairs                    | 1         | 01      | 4430.03 | 5 | 4,600.00                            | 30.67         | 16,245.00                           | 21.66         | 12,500.00         | (3,745.00)         | -29.96 %        |
| Contract Costs-Maint Cell Phone                 | 1         | 01      | 4430.04 | 5 | 16.58                               | 0.11          | 82.90                               | 0.11          | 125.00            | 42.10              | 33.68 %         |
| Contract Costs-Auto/Truck Maint/Repair          | 1         | 01      | 4430.08 | 5 | 58.77                               | 0.39          | 364.54                              | 0.49          | 1,665.00          | 1,300.46           | 78.11 %         |
| Contract Costs-Maintenance                      | 1         | 01      | 4430.09 | 5 | 4,865.47                            | 32.44         | 16,680.91                           | 22.24         | 830.00            | (15,850.91)        | -1909.75 %      |
| Contract Costs-Other                            | 1         | 01      | 4430.13 | 5 | 0.00                                | 0.00          | 445.00                              | 0.59          | 22,295.00         | 21,850.00          | 98.00 %         |
| Contract Costs-Heating & Cooling Contract       | 1         | 01      | 4430.17 | 5 | 0.00                                | 0.00          | 7,620.00                            | 10.16         | 2,500.00          | (5,120.00)         | -204.80 %       |
| Contract Costs-Landscape & Ground               | 1         | 01      | 4430.19 | 5 | 3,825.00                            | 25.50         | 16,775.00                           | 22.37         | 14,580.00         | (2,195.00)         | -15.05 %        |
| Contract Costs-Unit Turnaround                  | 1         | 01      | 4430.20 | 5 | 0.00                                | 0.00          | 11,550.00                           | 15.40         | 16,310.00         | 4,760.00           | 29.18 %         |
| Contract Costs-Electrical Contracts             | 1         | 01      | 4430.21 | 5 | 0.00                                | 0.00          | 1,795.00                            | 2.39          | 4,165.00          | 2,370.00           | 56.90 %         |
| Contract Costs-Plumbing Contracts               | 1         | 01      | 4430.22 | 5 | 0.00                                | 0.00          | 2,500.00                            | 3.33          | 8,500.00          | 6,000.00           | 70.59 %         |
| Connect/Disconnect Fees                         | 1         | 01      | 4430.4  | 5 | 45.00                               | 0.30          | 165.00                              | 0.22          | 415.00            | 250.00             | 60.24 %         |
| Garbage and Trash Collection                    | 1         | 01      | 4431    | 5 | 199.96                              | 1.33          | 1,082.02                            | 1.44          | 1,250.00          | 167.98             | 13.44 %         |
| Emp Benefit Cont - Maintenance                  | 1         | 01      | 4433    | 5 | 1,326.74                            | 8.84          | 6,351.40                            | 8.47          | 13,750.00         | 7,398.60           | 53.81 %         |
| <b>Total Ordinary Maintenance and Operation</b> |           |         |         |   | <b>20,224.52</b>                    | <b>134.83</b> | <b>125,493.98</b>                   | <b>167.33</b> | <b>155,360.00</b> | <b>29,866.02</b>   | <b>19.22 %</b>  |
| <b>Protective Services</b>                      |           |         |         |   |                                     |               |                                     |               |                   |                    |                 |
| Protective Services - Contract Costs            | 1         | 01      | 4480    | 5 | 7,493.10                            | 49.95         | 39,022.59                           | 52.03         | 22,915.00         | (16,107.59)        | -70.29 %        |
| <b>Total Protective Services</b>                |           |         |         |   | <b>7,493.10</b>                     | <b>49.95</b>  | <b>39,022.59</b>                    | <b>52.03</b>  | <b>22,915.00</b>  | <b>(16,107.59)</b> | <b>-70.29 %</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: 750 - U/M Year: 1800

| Fiscal Year End Date:                | 3/31/2026 | ACCOUNT |         |   | 1 Month(s) Ended<br>August 31, 2025 | PUM      | 5 Month(s) Ended<br>August 31, 2025 | PUM      | Budget       | Variance     | Variance % |
|--------------------------------------|-----------|---------|---------|---|-------------------------------------|----------|-------------------------------------|----------|--------------|--------------|------------|
| General Expense                      |           |         |         |   |                                     |          |                                     |          |              |              |            |
| Insurance -Property (Fire & EC)      | 1         | 01      | 4510.01 | 5 | 0.00                                | 0.00     | 16,924.88                           | 22.57    | 11,250.00    | (5,674.88)   | -50.44 %   |
| Insurance - General Liability        | 1         | 01      | 4510.02 | 5 | 0.00                                | 0.00     | 242.00                              | 0.32     | 250.00       | 8.00         | 3.20 %     |
| Insurance - Automobile               | 1         | 01      | 4510.03 | 5 | 0.00                                | 0.00     | 1,457.62                            | 1.94     | 1,250.00     | (207.62)     | -16.61 %   |
| Insurance - Workman's Comp           | 1         | 01      | 4510.04 | 5 | 0.00                                | 0.00     | 996.12                              | 1.33     | 1,666.65     | 670.53       | 40.23 %    |
| Insurance - Fidelity Bond            | 1         | 01      | 4510.09 | 5 | 0.00                                | 0.00     | 385.98                              | 0.51     | 458.30       | 72.32        | 15.78 %    |
| Insurance - Windstorm                | 1         | 01      | 4510.15 | 5 | 16,843.90                           | 112.29   | 96,129.49                           | 128.17   | 99,485.00    | 3,355.51     | 3.37 %     |
| Payments in Lieu of Taxes            | 1         | 01      | 4520    | 5 | 2,589.00                            | 17.26    | 12,945.00                           | 17.26    | 12,080.00    | (865.00)     | -7.16 %    |
| PROPERTY TAXES                       | 1         | 01      | 4520.1  | 5 | 0.00                                | 0.00     | 0.00                                | 0.00     | 41.65        | 41.65        | 100.00 %   |
| Collection Losses                    | 1         | 01      | 4570    | 5 | 0.00                                | 0.00     | 3,597.00                            | 4.80     | 2,083.30     | (1,513.70)   | -72.66 %   |
| Total General Expense                |           |         |         |   | 19,432.90                           | 129.55   | 132,678.09                          | 176.90   | 128,564.90   | (4,113.19)   | -3.20 %    |
| Other Expenditures                   |           |         |         |   |                                     |          |                                     |          |              |              |            |
| Non-depreciable equipment            | 1         | 01      | 7520.9  | 5 | 0.00                                | 0.00     | 7,189.73                            | 9.59     | 0.00         | (7,189.73)   | -100.00 %  |
| Property Better & Add-Contract Costs | 1         | 01      | 7540.4  | 5 | 16,225.00                           | 108.17   | 80,725.00                           | 107.63   | 229,166.65   | 148,441.65   | 64.77 %    |
| Operating Exp For Property - Contra  | 1         | 01      | 7590    | 5 | (16,225.00)                         | (108.17) | (80,725.00)                         | (107.63) | (229,166.65) | (148,441.65) | -64.77 %   |
| Total Other Expenditures             |           |         |         |   | 0.00                                | 0.00     | 7,189.73                            | 9.59     | 0.00         | (7,189.73)   | -100.00 %  |
| Total Expenses                       |           |         |         |   | (94,145.90)                         | (627.64) | (534,571.94)                        | (712.76) | (536,624.15) | 2,052.21     | 0.38 %     |
| Net Income (Loss)                    |           |         |         |   | 113,078.18                          | 753.88   | 88,151.80                           | 117.54   | (3,464.15)   | 91,615.95    | 6929.77 %  |

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: 740 - U/M Year: 1776

| Fiscal Year End Date:                    | 3/31/2026 | ACCOUNT       |   |  | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance          | Variance %     |
|------------------------------------------|-----------|---------------|---|--|-------------------------------------|-----------------|-------------------------------------|---------------|-------------------|-------------------|----------------|
| <b>Rental Income</b>                     |           |               |   |  |                                     |                 |                                     |               |                   |                   |                |
| Dwelling Rental                          |           | 1 02 3110     | 5 |  | 33,939.00                           | 229.32          | 173,711.00                          | 234.74        | 158,750.00        | 14,961.00         | 9.42 %         |
| Nondwelling Rental                       |           | 1 02 3190     | 5 |  | 350.00                              | 2.36            | 1,750.00                            | 2.36          | 1,750.00          | 0.00              | 0.00 %         |
| <b>Total Rental Income</b>               |           |               |   |  | <b>34,289.00</b>                    | <b>231.68</b>   | <b>175,461.00</b>                   | <b>237.11</b> | <b>160,500.00</b> | <b>14,961.00</b>  | <b>9.32 %</b>  |
| <b>Other Income</b>                      |           |               |   |  |                                     |                 |                                     |               |                   |                   |                |
| Interest Earned on Gen Fund Investments  |           | 1 02 3610     | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 9,365.00          | (9,365.00)        | -100.00 %      |
| Interest Earned - Bank Stmt              |           | 1 02 3610.01  | 5 |  | 2,411.52                            | 16.29           | 10,033.32                           | 13.56         | 7,500.00          | 2,533.32          | 33.78 %        |
| Other Income - Tenants                   |           | 1 02 3690     | 5 |  | 4,706.00                            | 31.80           | 18,311.60                           | 24.75         | 16,250.00         | 2,061.60          | 12.69 %        |
| Other Income - Misc Other Revenue        |           | 1 02 3690.1   | 5 |  | 211.83                              | 1.43            | 1,222.86                            | 1.65          | 0.00              | 1,222.86          | 100.00 %       |
| Other Income - Insurance Equity          |           | 1 02 3690.451 | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 130.80            | (130.80)          | -100.00 %      |
| Other Income - Gain/Loss on Sale of Equi |           | 1 02 3690.88  | 5 |  | 0.00                                | 0.00            | 3,464.27                            | 4.68          | 208.30            | 3,255.97          | 1563.12 %      |
| Other Income - OP Tran In From CFP       |           | 1 02 3690.99  | 5 |  | 100,556.70                          | 679.44          | 100,556.70                          | 135.89        | 41,685.00         | 58,871.70         | 141.23 %       |
| <b>Total Other Income</b>                |           |               |   |  | <b>107,886.05</b>                   | <b>728.96</b>   | <b>133,588.75</b>                   | <b>180.53</b> | <b>75,139.10</b>  | <b>58,449.65</b>  | <b>77.79 %</b> |
| <b>Other Receipts</b>                    |           |               |   |  |                                     |                 |                                     |               |                   |                   |                |
| Operating Subsidy - Current Year         |           | 1 02 8020     | 0 |  | 71,948.00                           | 486.14          | 341,528.00                          | 461.52        | 308,330.00        | 33,198.00         | 10.77 %        |
| <b>Total Other Receipts</b>              |           |               |   |  | <b>71,948.00</b>                    | <b>486.14</b>   | <b>341,528.00</b>                   | <b>461.52</b> | <b>308,330.00</b> | <b>33,198.00</b>  | <b>10.77 %</b> |
| <b>Total Revenue</b>                     |           |               |   |  | <b>214,123.05</b>                   | <b>1,446.78</b> | <b>650,577.75</b>                   | <b>879.16</b> | <b>543,969.10</b> | <b>106,608.65</b> | <b>19.60 %</b> |
| <b>Administrative Expense</b>            |           |               |   |  |                                     |                 |                                     |               |                   |                   |                |
| Nontechnical Salaries                    |           | 1 02 4110     | 5 |  | 11,383.96                           | 76.92           | 59,439.68                           | 80.32         | 62,500.00         | 3,060.32          | 4.90 %         |
| Legal Expense                            |           | 1 02 4130     | 5 |  | 0.00                                | 0.00            | 593.13                              | 0.80          | 1,875.00          | 1,281.87          | 68.37 %        |
| Staff Training                           |           | 1 02 4140     | 5 |  | 0.00                                | 0.00            | 500.00                              | 0.68          | 1,458.30          | 958.30            | 65.71 %        |
| Travel                                   |           | 1 02 4150     | 5 |  | 0.00                                | 0.00            | 536.90                              | 0.73          | 1,458.30          | 921.40            | 63.18 %        |
| Travel-Mileage Reimbursement             |           | 1 02 4150.2   | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 415.00            | 415.00            | 100.00 %       |
| Audit Fees                               |           | 1 02 4171     | 5 |  | 1,662.03                            | 11.23           | 1,662.03                            | 2.25          | 2,728.30          | 1,066.27          | 39.08 %        |
| Employee Benefits Cont - Admin           |           | 1 02 4182     | 5 |  | 3,841.29                            | 25.95           | 23,005.89                           | 31.09         | 26,205.00         | 3,199.11          | 12.21 %        |
| Sundry                                   |           | 1 02 4190     | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 208.30            | 208.30            | 100.00 %       |
| Postage/FedEx/UPS                        |           | 1 02 4190.03  | 5 |  | 131.19                              | 0.89            | 554.56                              | 0.75          | 500.00            | (54.56)           | -10.91 %       |
| Advertising and Marketing                |           | 1 02 4190.08  | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 1,388.30          | 1,388.30          | 100.00 %       |
| Publications                             |           | 1 02 4190.11  | 5 |  | 174.17                              | 1.18            | 2,538.77                            | 3.43          | 415.00            | (2,123.77)        | -511.75 %      |
| Membership Dues and Fees                 |           | 1 02 4190.12  | 5 |  | 0.00                                | 0.00            | 755.00                              | 1.02          | 830.00            | 75.00             | 9.04 %         |
| Telephone/Cell Phone/Internet            |           | 1 02 4190.13  | 5 |  | 7,396.00                            | 49.97           | 35,530.03                           | 48.01         | 41,665.00         | 6,134.97          | 14.72 %        |
| Forms & Office Supplies                  |           | 1 02 4190.17  | 5 |  | 662.99                              | 4.48            | 7,601.75                            | 10.27         | 6,665.00          | (936.75)          | -14.05 %       |
| Other Sundry Expense                     |           | 1 02 4190.18  | 5 |  | 0.00                                | 0.00            | 1,480.72                            | 2.00          | 1,250.00          | (230.72)          | -18.46 %       |
| Administrative Contact Costs             |           | 1 02 4190.19  | 5 |  | 8,304.98                            | 56.11           | 33,345.18                           | 45.06         | 36,250.00         | 2,904.82          | 8.01 %         |

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: 740 - U/M Year: 1776

| Fiscal Year End Date:                           | 3/31/2026 | ACCOUNT   | 1 Month(s) Ended<br>August 31, 2025 | PUM           | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance         | Variance %     |
|-------------------------------------------------|-----------|-----------|-------------------------------------|---------------|-------------------------------------|---------------|-------------------|------------------|----------------|
| Management Fee Expense - AMP                    | 1 02      | 4190.21 5 | 9,862.90                            | 66.64         | 48,906.38                           | 66.09         | 44,580.00         | (4,326.38)       | -9.70 %        |
| Asset Management Fee - AMP                      | 1 02      | 4190.22 5 | 1,480.00                            | 10.00         | 7,400.00                            | 10.00         | 8,330.00          | 930.00           | 11.16 %        |
| AMP Bookkeeping Fees                            | 1 02      | 4190.23 5 | 1,087.50                            | 7.35          | 5,392.50                            | 7.29          | 5,625.00          | 232.50           | 4.13 %         |
| IT Fees - COCC                                  | 1 02      | 4190.24 5 | 296.00                              | 2.00          | 1,480.00                            | 2.00          | 1,665.00          | 185.00           | 11.11 %        |
| Board Meeting Expense                           | 1 02      | 4190.9 5  | 44.31                               | 0.30          | 808.69                              | 1.09          | 0.00              | (808.69)         | -100.00 %      |
| <b>Total Administrative Expense</b>             |           |           | <b>46,327.32</b>                    | <b>313.02</b> | <b>231,531.21</b>                   | <b>312.88</b> | <b>246,011.50</b> | <b>14,480.29</b> | <b>5.89 %</b>  |
| <b>Tenant Services</b>                          |           |           |                                     |               |                                     |               |                   |                  |                |
| Tenant Services - Salaries                      | 1 02      | 4210 5    | 840.00                              | 5.68          | 3,622.50                            | 4.90          | 6,250.00          | 2,627.50         | 42.04 %        |
| Ten Services - Recreation, Pubs, Other          | 1 02      | 4220 5    | 293.75                              | 1.98          | 357.76                              | 0.48          | 4,165.00          | 3,807.24         | 91.41 %        |
| <b>Total Tenant Services</b>                    |           |           | <b>1,133.75</b>                     | <b>7.66</b>   | <b>3,980.26</b>                     | <b>5.38</b>   | <b>10,415.00</b>  | <b>6,434.74</b>  | <b>61.78 %</b> |
| <b>Utilities Expense</b>                        |           |           |                                     |               |                                     |               |                   |                  |                |
| Water                                           | 1 02      | 4310 5    | 78.75                               | 0.53          | 484.86                              | 0.66          | 1,330.00          | 845.14           | 63.54 %        |
| Electricity                                     | 1 02      | 4320 5    | 1,334.21                            | 9.01          | 3,784.52                            | 5.11          | 6,250.00          | 2,465.48         | 39.45 %        |
| Gas                                             | 1 02      | 4330 5    | 355.75                              | 2.40          | 1,425.72                            | 1.93          | 1,375.00          | (50.72)          | -3.69 %        |
| 4150.2-MILEAGE REIMBURSEMENT                    | 1 02      | 4330.2 5  | 0.00                                | 0.00          | 0.00                                | 0.00          | 416.65            | 416.65           | 100.00 %       |
| Other Utility Expense - Sewer                   | 1 02      | 4390 5    | 28.46                               | 0.19          | 204.01                              | 0.28          | 416.65            | 212.64           | 51.04 %        |
| <b>Total Utilities Expense</b>                  |           |           | <b>1,797.17</b>                     | <b>12.14</b>  | <b>5,899.11</b>                     | <b>7.97</b>   | <b>9,788.30</b>   | <b>3,889.19</b>  | <b>39.73 %</b> |
| <b>Ordinary Maintenance and Operation</b>       |           |           |                                     |               |                                     |               |                   |                  |                |
| Labor                                           | 1 02      | 4410 5    | 3,896.04                            | 26.32         | 22,194.01                           | 29.99         | 35,415.00         | 13,220.99        | 37.33 %        |
| Materials                                       | 1 02      | 4420 5    | 2,319.04                            | 15.67         | 11,018.54                           | 14.89         | 33,330.00         | 22,311.46        | 66.94 %        |
| Contract Costs                                  | 1 02      | 4430 5    | 0.00                                | 0.00          | 0.00                                | 0.00          | 830.00            | 830.00           | 100.00 %       |
| Contract Cots-Extermination/Pest Control        | 1 02      | 4430.01 5 | 750.00                              | 5.07          | 3,000.00                            | 4.05          | 5,000.00          | 2,000.00         | 40.00 %        |
| Contract Costs-Other Repairs                    | 1 02      | 4430.03 5 | 1,995.00                            | 13.48         | 4,355.00                            | 5.89          | 10,415.00         | 6,060.00         | 58.19 %        |
| Contract Costs-Maint Cell Phone                 | 1 02      | 4430.04 5 | 16.58                               | 0.11          | 82.90                               | 0.11          | 166.65            | 83.75            | 50.26 %        |
| Contract Costs-Auto/Truck Maint/Repair          | 1 02      | 4430.08 5 | 58.77                               | 0.40          | 1,938.14                            | 2.62          | 2,500.00          | 561.86           | 22.47 %        |
| Contract Costs-Maintenance                      | 1 02      | 4430.09 5 | 2,822.00                            | 19.07         | 11,962.88                           | 16.17         | 21,250.00         | 9,287.12         | 43.70 %        |
| Contract Costs-Other                            | 1 02      | 4430.13 5 | 1,995.00                            | 13.48         | 2,207.00                            | 2.98          | 415.00            | (1,792.00)       | -431.81 %      |
| Contract Costs-Heating & Cooling Contract       | 1 02      | 4430.17 5 | 1,280.00                            | 8.65          | 2,017.00                            | 2.73          | 10,415.00         | 8,398.00         | 80.63 %        |
| Contract Costs-Landscape & Ground               | 1 02      | 4430.19 5 | 4,285.00                            | 28.95         | 17,350.00                           | 23.45         | 22,915.00         | 5,565.00         | 24.29 %        |
| Contract Costs-Unit Turnaround                  | 1 02      | 4430.20 5 | 7,660.00                            | 51.76         | 9,655.00                            | 13.05         | 12,500.00         | 2,845.00         | 22.76 %        |
| Contact Costs-Electrical Contracts              | 1 02      | 4430.21 5 | 0.00                                | 0.00          | 3,600.00                            | 4.86          | 2,435.00          | (1,165.00)       | -47.84 %       |
| Contact Costs-Plumbing Contracts                | 1 02      | 4430.22 5 | 0.00                                | 0.00          | 495.00                              | 0.67          | 6,665.00          | 6,170.00         | 92.57 %        |
| Connect/Disconnect Fees                         | 1 02      | 4430.4 5  | 0.00                                | 0.00          | 45.00                               | 0.06          | 415.00            | 370.00           | 89.16 %        |
| Garbage and Trash Collection                    | 1 02      | 4431 5    | 738.58                              | 4.99          | 2,794.58                            | 3.78          | 1,458.30          | (1,336.28)       | -91.63 %       |
| Emp Benefit Cont - Maintenance                  | 1 02      | 4433 5    | 1,915.36                            | 12.94         | 10,645.78                           | 14.39         | 17,500.00         | 6,854.22         | 39.17 %        |
| <b>Total Ordinary Maintenance and Operation</b> |           |           | <b>29,731.37</b>                    | <b>200.89</b> | <b>103,360.83</b>                   | <b>139.68</b> | <b>183,624.95</b> | <b>80,264.12</b> | <b>43.71 %</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: 740 - U/M Year: 1776

| Fiscal Year End Date:                | 3/31/2026 | ACCOUNT |         |   | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM             | Budget              | Variance          | Variance %         |
|--------------------------------------|-----------|---------|---------|---|-------------------------------------|-----------------|-------------------------------------|-----------------|---------------------|-------------------|--------------------|
| Protective Services - Contract Costs | 1         | 02      | 4480    | 5 | 5,394.76                            | 36.45           | 18,589.30                           | 25.12           | 16,665.00           | (1,924.30)        | -11.55 %           |
| <b>Total Protective Services</b>     |           |         |         |   | <b>5,394.76</b>                     | <b>36.45</b>    | <b>18,589.30</b>                    | <b>25.12</b>    | <b>16,665.00</b>    | <b>(1,924.30)</b> | <b>-11.55 %</b>    |
| <b>General Expense</b>               |           |         |         |   |                                     |                 |                                     |                 |                     |                   |                    |
| Insurance -Property (Fire & EC)      | 1         | 02      | 4510.01 | 5 | 0.00                                | 0.00            | 16,924.88                           | 22.87           | 10,830.00           | (6,094.88)        | -56.28 %           |
| Insurance - General Liability        | 1         | 02      | 4510.02 | 5 | 0.00                                | 0.00            | 220.00                              | 0.30            | 250.00              | 30.00             | 12.00 %            |
| Insurance - Automobile               | 1         | 02      | 4510.03 | 5 | 0.00                                | 0.00            | 1,457.62                            | 1.97            | 1,166.65            | (290.97)          | -24.94 %           |
| Insurance - Workman's Comp           | 1         | 02      | 4510.04 | 5 | 0.00                                | 0.00            | 937.52                              | 1.27            | 1,375.00            | 437.48            | 31.82 %            |
| Insurance - Fidelity Bond            | 1         | 02      | 4510.09 | 5 | 0.00                                | 0.00            | 363.28                              | 0.49            | 431.25              | 67.97             | 15.76 %            |
| Insurance - Windstorm                | 1         | 02      | 4510.15 | 5 | 10,553.34                           | 71.31           | 48,263.13                           | 65.22           | 47,915.00           | (348.13)          | -0.73 %            |
| Payments in Lieu of Taxes            | 1         | 02      | 4520    | 5 | 2,885.00                            | 19.49           | 14,425.00                           | 19.49           | 13,330.00           | (1,095.00)        | -8.21 %            |
| PROPERTY TAXES                       | 1         | 02      | 4520.1  | 5 | 0.00                                | 0.00            | 0.00                                | 0.00            | 31.25               | 31.25             | 100.00 %           |
| Collection Losses                    | 1         | 02      | 4570    | 5 | 0.00                                | 0.00            | 2,918.00                            | 3.94            | 2,083.30            | (834.70)          | -40.07 %           |
| <b>Total General Expense</b>         |           |         |         |   | <b>13,438.34</b>                    | <b>90.80</b>    | <b>85,509.43</b>                    | <b>115.55</b>   | <b>77,412.45</b>    | <b>(8,096.98)</b> | <b>-10.46 %</b>    |
| <b>Other Expenditures</b>            |           |         |         |   |                                     |                 |                                     |                 |                     |                   |                    |
| Property Better & Add-Contract Costs | 1         | 02      | 7540.4  | 5 | 32,685.00                           | 220.84          | 72,755.00                           | 98.32           | 125,000.00          | 52,245.00         | 41.80 %            |
| Operating Exp For Property - Contra  | 1         | 02      | 7590    | 5 | (32,685.00)                         | (220.84)        | (72,755.00)                         | (98.32)         | (125,000.00)        | (52,245.00)       | -41.80 %           |
| <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>(97,822.71)</b>                  | <b>(660.96)</b> | <b>(448,870.14)</b>                 | <b>(606.58)</b> | <b>(543,917.20)</b> | <b>95,047.06</b>  | <b>17.47 %</b>     |
| <b>Net Income (Loss)</b>             |           |         |         |   | <b>116,300.34</b>                   | <b>785.83</b>   | <b>201,707.61</b>                   | <b>272.58</b>   | <b>51.90</b>        | <b>201,655.71</b> | <b>489211.39 %</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: 1000 - U/M Year: 2400

| Fiscal Year End Date:                    | 3/31/2026 | ACCOUNT      |   |  | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance          | Variance %     |
|------------------------------------------|-----------|--------------|---|--|-------------------------------------|-----------------|-------------------------------------|---------------|-------------------|-------------------|----------------|
| <b>Rental Income</b>                     |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Dwelling Rental                          |           | 1 03 3110    | 5 |  | 39,220.00                           | 196.10          | 191,537.00                          | 191.54        | 170,340.00        | 21,197.00         | 12.44 %        |
| <b>Total Rental Income</b>               |           |              |   |  | <b>39,220.00</b>                    | <b>196.10</b>   | <b>191,537.00</b>                   | <b>191.54</b> | <b>170,340.00</b> | <b>21,197.00</b>  | <b>12.44 %</b> |
| <b>Other Income</b>                      |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Interest Earned on Gen Fund Investments  |           | 1 03 3610    | 5 |  | 4,081.50                            | 20.41           | 17,245.38                           | 17.25         | 15,205.00         | 2,040.38          | 13.42 %        |
| Other Income-Tenants                     |           | 1 03 3690    | 5 |  | 5,415.00                            | 27.08           | 27,928.00                           | 27.93         | 24,165.00         | 3,763.00          | 15.57 %        |
| Other Income - Misc Other Revenue        |           | 1 03 3690.1  | 5 |  | 0.00                                | 0.00            | 578.54                              | 0.58          | 2,140.00          | (1,561.46)        | -72.97 %       |
| Other Income - Gain/Loss on Sale of Equi |           | 1 03 3690.88 | 5 |  | 0.00                                | 0.00            | 849.06                              | 0.85          | 229.15            | 619.91            | 270.53 %       |
| Other Income - OP Trans In From CFP      |           | 1 03 3690.99 | 5 |  | 134,075.60                          | 670.38          | 134,075.60                          | 134.08        | 54,110.00         | 79,965.60         | 147.78 %       |
| <b>Total Other Income</b>                |           |              |   |  | <b>143,572.10</b>                   | <b>717.86</b>   | <b>180,676.58</b>                   | <b>180.68</b> | <b>95,849.15</b>  | <b>84,827.43</b>  | <b>88.50 %</b> |
| <b>Other Receipts</b>                    |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Operating Subsidy - Current Year         |           | 1 03 8020    | 0 |  | 100,938.50                          | 504.69          | 479,142.00                          | 479.14        | 409,825.00        | 69,317.00         | 16.91 %        |
| <b>Total Other Receipts</b>              |           |              |   |  | <b>100,938.50</b>                   | <b>504.69</b>   | <b>479,142.00</b>                   | <b>479.14</b> | <b>409,825.00</b> | <b>69,317.00</b>  | <b>16.91 %</b> |
| <b>Total Revenue</b>                     |           |              |   |  | <b>283,730.60</b>                   | <b>1,418.65</b> | <b>851,355.58</b>                   | <b>851.36</b> | <b>676,014.15</b> | <b>175,341.43</b> | <b>25.94 %</b> |
| <b>Administrative Expense</b>            |           |              |   |  |                                     |                 |                                     |               |                   |                   |                |
| Nontechnical Salaries                    |           | 1 03 4110    | 5 |  | 11,804.33                           | 59.02           | 71,943.96                           | 71.94         | 83,330.00         | 11,386.04         | 13.66 %        |
| Legal Expense                            |           | 1 03 4130    | 5 |  | 0.00                                | 0.00            | 904.86                              | 0.90          | 2,080.00          | 1,175.14          | 56.50 %        |
| Staff Training                           |           | 1 03 4140    | 5 |  | 0.00                                | 0.00            | 950.00                              | 0.95          | 830.00            | (120.00)          | -14.46 %       |
| Travel                                   |           | 1 03 4150    | 5 |  | 306.00                              | 1.53            | 4,367.88                            | 4.37          | 830.00            | (3,537.88)        | -426.25 %      |
| Travel-Mileage Reimbursement             |           | 1 03 4150.2  | 5 |  | 0.00                                | 0.00            | 591.01                              | 0.59          | 415.00            | (176.01)          | -42.41 %       |
| Audit Fees                               |           | 1 03 4171    | 5 |  | 2,271.74                            | 11.36           | 2,271.74                            | 2.27          | 4,166.65          | 1,894.91          | 45.48 %        |
| Employee Benefits Cont - Admin           |           | 1 03 4182    | 5 |  | 6,742.52                            | 33.71           | 36,860.86                           | 36.86         | 35,000.00         | (1,860.86)        | -5.32 %        |
| Sundry                                   |           | 1 03 4190    | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 1,250.00          | 1,250.00          | 100.00 %       |
| Postage/FedEx/UPS                        |           | 1 03 4190.03 | 5 |  | 131.19                              | 0.66            | 554.56                              | 0.55          | 1,250.00          | 695.44            | 55.64 %        |
| Advertising and Marketing                |           | 1 03 4190.08 | 5 |  | 0.00                                | 0.00            | 0.00                                | 0.00          | 1,250.00          | 1,250.00          | 100.00 %       |
| Publications                             |           | 1 03 4190.11 | 5 |  | 174.17                              | 0.87            | 2,907.99                            | 2.91          | 2,083.30          | (824.69)          | -39.59 %       |
| Membership Dues and Fees                 |           | 1 03 4190.12 | 5 |  | 0.00                                | 0.00            | 755.00                              | 0.76          | 1,040.00          | 285.00            | 27.40 %        |
| Telephone/Cell Phone/Internet            |           | 1 03 4190.13 | 5 |  | 10,346.71                           | 51.73           | 43,373.51                           | 43.37         | 52,080.00         | 8,706.49          | 16.72 %        |
| Rental of Warehouse Space                |           | 1 03 4190.14 | 5 |  | 864.00                              | 4.32            | 4,320.00                            | 4.32          | 4,320.00          | 0.00              | 0.00 %         |
| Forms & Office Supplies                  |           | 1 03 4190.17 | 5 |  | 658.10                              | 3.29            | 11,386.12                           | 11.39         | 8,330.00          | (3,056.12)        | -36.69 %       |
| Other Sundry Expense                     |           | 1 03 4190.18 | 5 |  | 0.00                                | 0.00            | 2,451.15                            | 2.45          | 1,075.00          | (1,376.15)        | -128.01 %      |
| Administrative Contact Costs             |           | 1 03 4190.19 | 5 |  | 9,251.89                            | 46.26           | 43,526.30                           | 43.53         | 41,665.00         | (1,861.30)        | -4.47 %        |
| Management Fee Expense - AMP             |           | 1 03 4190.21 | 5 |  | 13,059.84                           | 65.30           | 65,707.32                           | 65.71         | 60,416.65         | (5,290.67)        | -8.76 %        |
| Asset Management Fee - AMP               |           | 1 03 4190.22 | 5 |  | 2,000.00                            | 10.00           | 10,000.00                           | 10.00         | 10,000.00         | 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: 1000 - U/M Year: 2400

| Fiscal Year End Date:                           | 3/31/2026 | ACCOUNT    | 1 Month(s) Ended<br>August 31, 2025 | PUM           | 5 Month(s) Ended<br>August 31, 2025 | PUM           | Budget            | Variance         | Variance %     |
|-------------------------------------------------|-----------|------------|-------------------------------------|---------------|-------------------------------------|---------------|-------------------|------------------|----------------|
| AMP Bookkeeping Fees                            | 1         | 03 4190.23 | 5 1,440.00                          | 7.20          | 7,245.00                            | 7.25          | 7,500.00          | 255.00           | 3.40 %         |
| IT Fees - COCC                                  | 1         | 03 4190.24 | 5 400.00                            | 2.00          | 2,000.00                            | 2.00          | 2,000.00          | 0.00             | 0.00 %         |
| Board Meeting Expense                           | 1         | 03 4190.9  | 5 44.31                             | 0.22          | 808.69                              | 0.81          | 0.00              | (808.69)         | -100.00 %      |
| <b>Total Administrative Expense</b>             |           |            | <b>59,494.80</b>                    | <b>297.47</b> | <b>312,925.95</b>                   | <b>312.93</b> | <b>320,911.60</b> | <b>7,985.65</b>  | <b>2.49 %</b>  |
| <b>Tenant Services</b>                          |           |            |                                     |               |                                     |               |                   |                  |                |
| Tenant Services - Salaries                      | 1         | 03 4210    | 5 980.00                            | 4.90          | 4,063.50                            | 4.06          | 6,250.00          | 2,186.50         | 34.98 %        |
| Ten Services - Recreation, Pubs, Other          | 1         | 03 4220    | 5 293.75                            | 1.47          | 809.76                              | 0.81          | 3,333.30          | 2,523.54         | 75.71 %        |
| <b>Total Tenant Services</b>                    |           |            | <b>1,273.75</b>                     | <b>6.37</b>   | <b>4,873.26</b>                     | <b>4.87</b>   | <b>9,583.30</b>   | <b>4,710.04</b>  | <b>49.15 %</b> |
| <b>Utilities Expense</b>                        |           |            |                                     |               |                                     |               |                   |                  |                |
| Water                                           | 1         | 03 4310    | 5 163.57                            | 0.82          | 773.85                              | 0.77          | 3,333.30          | 2,559.45         | 76.78 %        |
| Electricity                                     | 1         | 03 4320    | 5 2,302.48                          | 11.51         | 6,538.79                            | 6.54          | 8,750.00          | 2,211.21         | 25.27 %        |
| Gas                                             | 1         | 03 4330    | 5 243.86                            | 1.22          | 975.66                              | 0.98          | 833.30            | (142.36)         | -17.08 %       |
| 4150.2-MILEAGE REIMBURSEMENT                    | 1         | 03 4330.2  | 5 0.00                              | 0.00          | 0.00                                | 0.00          | 208.30            | 208.30           | 100.00 %       |
| Other Utility Expense - Sewer                   | 1         | 03 4390    | 5 105.83                            | 0.53          | 317.89                              | 0.32          | 833.30            | 515.41           | 61.85 %        |
| <b>Total Utilities Expense</b>                  |           |            | <b>2,815.74</b>                     | <b>14.08</b>  | <b>8,606.19</b>                     | <b>8.61</b>   | <b>13,958.20</b>  | <b>5,352.01</b>  | <b>38.34 %</b> |
| <b>Ordinary Maintenance and Operation</b>       |           |            |                                     |               |                                     |               |                   |                  |                |
| Labor                                           | 1         | 03 4410    | 5 5,920.83                          | 29.60         | 29,692.62                           | 29.69         | 48,750.00         | 19,057.38        | 39.09 %        |
| Materials                                       | 1         | 03 4420    | 5 5,160.39                          | 25.80         | 21,051.97                           | 21.05         | 29,166.65         | 8,114.68         | 27.82 %        |
| Contract Costs                                  | 1         | 03 4430    | 5 0.00                              | 0.00          | 0.00                                | 0.00          | 830.00            | 830.00           | 100.00 %       |
| Contract Cots-Extermination/Pest Control        | 1         | 03 4430.01 | 5 1,725.00                          | 8.63          | 4,625.00                            | 4.63          | 8,330.00          | 3,705.00         | 44.48 %        |
| Contract Costs-Other Repairs                    | 1         | 03 4430.03 | 5 3,095.00                          | 15.48         | 11,930.00                           | 11.93         | 8,330.00          | (3,600.00)       | -43.22 %       |
| Contract Costs-Maint Cell Phone                 | 1         | 03 4430.04 | 5 22.09                             | 0.11          | 110.54                              | 0.11          | 416.65            | 306.11           | 73.47 %        |
| Contract Costs-Auto/Truck Maint/Repair          | 1         | 03 4430.08 | 5 65.77                             | 0.33          | 1,137.57                            | 1.14          | 2,080.00          | 942.43           | 45.31 %        |
| Contract Costs-Maintenance                      | 1         | 03 4430.09 | 5 2,822.00                          | 14.11         | 3,273.52                            | 3.27          | 6,250.00          | 2,976.48         | 47.62 %        |
| Contract Costs-Other                            | 1         | 03 4430.13 | 5 0.00                              | 0.00          | (1,115.00)                          | (1.11)        | 8,330.00          | 9,445.00         | 113.39 %       |
| Contact Costs-Heating & Cooling Contract        | 1         | 03 4430.17 | 5 0.00                              | 0.00          | 1,137.39                            | 1.14          | 12,500.00         | 11,362.61        | 90.90 %        |
| Contract Costs-Landscape & Ground               | 1         | 03 4430.19 | 5 4,350.00                          | 21.75         | 19,550.00                           | 19.55         | 22,660.00         | 3,110.00         | 13.72 %        |
| Contract Costs-Unit Turnaround                  | 1         | 03 4430.20 | 5 1,995.00                          | 9.98          | 31,915.00                           | 31.91         | 20,830.00         | (11,085.00)      | -53.22 %       |
| Contact Costs-Electrical Contracts              | 1         | 03 4430.21 | 5 1,995.00                          | 9.98          | 7,925.00                            | 7.92          | 12,500.00         | 4,575.00         | 36.60 %        |
| Contact Costs-Plumbing Contracts                | 1         | 03 4430.22 | 5 0.00                              | 0.00          | 1,995.00                            | 2.00          | 8,330.00          | 6,335.00         | 76.05 %        |
| Contract Costs-Janitorial Contracts             | 1         | 03 4430.23 | 5 0.00                              | 0.00          | 0.00                                | 0.00          | 205.00            | 205.00           | 100.00 %       |
| Connect/Disconnect Fees                         | 1         | 03 4430.4  | 5 90.00                             | 0.45          | 245.00                              | 0.24          | 833.30            | 588.30           | 70.60 %        |
| Garbage and Trash Collection                    | 1         | 03 4431    | 5 268.20                            | 1.34          | 963.37                              | 0.96          | 2,500.00          | 1,536.63         | 61.47 %        |
| Emp Benefit Cont - Maintenance                  | 1         | 03 4433    | 5 2,489.75                          | 12.45         | 9,654.18                            | 9.65          | 18,333.30         | 8,679.12         | 47.34 %        |
| Emp Benefit Cont - Maint Unemployment           | 1         | 03 4433.8  | 5 0.00                              | 0.00          | 0.00                                | 0.00          | 292.90            | 292.90           | 100.00 %       |
| <b>Total Ordinary Maintenance and Operation</b> |           |            | <b>29,999.03</b>                    | <b>150.00</b> | <b>144,091.16</b>                   | <b>144.09</b> | <b>211,467.80</b> | <b>67,376.64</b> | <b>31.86 %</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: 1000 - U/M Year: 2400

| Fiscal Year End Date:                | 3/31/2026 | ACCOUNT |         |   | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM             | Budget              | Variance           | Variance %         |
|--------------------------------------|-----------|---------|---------|---|-------------------------------------|-----------------|-------------------------------------|-----------------|---------------------|--------------------|--------------------|
| Protective Services - Contract Costs | 1         | 03      | 4480    | 5 | 3,587.18                            | 17.94           | 18,541.69                           | 18.54           | 20,830.00           | 2,288.31           | 10.99 %            |
| <b>Total Protective Services</b>     |           |         |         |   | <b>3,587.18</b>                     | <b>17.94</b>    | <b>18,541.69</b>                    | <b>18.54</b>    | <b>20,830.00</b>    | <b>2,288.31</b>    | <b>10.99 %</b>     |
| <b>General Expense</b>               |           |         |         |   |                                     |                 |                                     |                 |                     |                    |                    |
| Insurance -Property (Fire & EC)      | 1         | 03      | 4510.01 | 5 | 0.00                                | 0.00            | 20,551.64                           | 20.55           | 10,415.00           | (10,136.64)        | -97.33 %           |
| Insurance - General Liability        | 1         | 03      | 4510.02 | 5 | 0.00                                | 0.00            | 330.00                              | 0.33            | 791.65              | 461.65             | 58.31 %            |
| Insurance - Automobile               | 1         | 03      | 4510.03 | 5 | 0.00                                | 0.00            | 1,964.62                            | 1.96            | 1,666.65            | (297.97)           | -17.88 %           |
| Insurance - Workman's Comp           | 1         | 03      | 4510.04 | 5 | 0.00                                | 0.00            | 1,582.06                            | 1.58            | 3,083.30            | 1,501.24           | 48.69 %            |
| Insurance - Fidelity Bond            | 1         | 03      | 4510.09 | 5 | 0.00                                | 0.00            | 613.05                              | 0.61            | 625.00              | 11.95              | 1.91 %             |
| Insurance - Windstorm                | 1         | 03      | 4510.15 | 5 | 13,633.50                           | 68.17           | 65,097.23                           | 65.10           | 65,000.00           | (97.23)            | -0.15 %            |
| Payments in Lieu of Taxes            | 1         | 03      | 4520    | 5 | 3,132.00                            | 15.66           | 15,660.00                           | 15.66           | 14,583.30           | (1,076.70)         | -7.38 %            |
| PROPERTY TAXES                       | 1         | 03      | 4520.1  | 5 | 0.00                                | 0.00            | 0.00                                | 0.00            | 41.65               | 41.65              | 100.00 %           |
| Collection Losses                    | 1         | 03      | 4570    | 5 | 0.00                                | 0.00            | 9,283.00                            | 9.28            | 3,000.00            | (6,283.00)         | -209.43 %          |
| <b>Total General Expense</b>         |           |         |         |   | <b>16,765.50</b>                    | <b>83.83</b>    | <b>115,081.60</b>                   | <b>115.08</b>   | <b>99,206.55</b>    | <b>(15,875.05)</b> | <b>-16.00 %</b>    |
| <b>Other Expenditures</b>            |           |         |         |   |                                     |                 |                                     |                 |                     |                    |                    |
| Property Better & Add-Contract Costs | 1         | 03      | 7540.4  | 5 | 31,526.00                           | 157.63          | 31,526.00                           | 31.53           | 239,580.00          | 208,054.00         | 86.84 %            |
| Operating Exp For Property - Contra  | 1         | 03      | 7590    | 5 | (31,526.00)                         | (157.63)        | (31,526.00)                         | (31.53)         | (239,580.00)        | (208,054.00)       | -86.84 %           |
| <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>(113,936.00)</b>                 | <b>(569.68)</b> | <b>(604,119.85)</b>                 | <b>(604.12)</b> | <b>(675,957.45)</b> | <b>71,837.60</b>   | <b>10.63 %</b>     |
| <b>Net Income (Loss)</b>             |           |         |         |   | <b>169,794.60</b>                   | <b>848.96</b>   | <b>247,235.73</b>                   | <b>247.24</b>   | <b>56.70</b>        | <b>247,179.03</b>  | <b>802880.12 %</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: 55 - U/M Year: 132

| Fiscal Year End Date:                           | 3/31/2026 | ACCOUNT |         | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM              | Budget        | Variance         | Variance %              |
|-------------------------------------------------|-----------|---------|---------|-------------------------------------|-----------------|-------------------------------------|------------------|---------------|------------------|-------------------------|
| <b>Rental Income</b>                            |           |         |         |                                     |                 |                                     |                  |               |                  |                         |
| Dwelling Rental                                 | 3         | 01      | 3110    | 5                                   | 4,600.00        | 575.00                              | 23,059.00        | 576.48        | 22,000.00        | 1,059.00 4.81 %         |
| <b>Total Rental Income</b>                      |           |         |         |                                     | <b>4,600.00</b> | <b>575.00</b>                       | <b>23,059.00</b> | <b>576.48</b> | <b>22,000.00</b> | <b>1,059.00 4.81 %</b>  |
| <b>Other Income</b>                             |           |         |         |                                     |                 |                                     |                  |               |                  |                         |
| Interest Earned on Gen Fund Investments         | 3         | 01      | 3610    | 5                                   | 245.80          | 30.73                               | 1,049.82         | 26.25         | 1,165.00         | (115.18) -9.89 %        |
| Other Income-Tenants                            | 3         | 01      | 3690    | 5                                   | 195.00          | 24.38                               | 950.00           | 23.75         | 830.00           | 120.00 14.46 %          |
| <b>Total Other Income</b>                       |           |         |         |                                     | <b>440.80</b>   | <b>55.10</b>                        | <b>1,999.82</b>  | <b>50.00</b>  | <b>1,995.00</b>  | <b>4.82 0.24 %</b>      |
| <b>Total Revenue</b>                            |           |         |         |                                     | <b>5,040.80</b> | <b>630.10</b>                       | <b>25,058.82</b> | <b>626.47</b> | <b>23,995.00</b> | <b>1,063.82 4.43 %</b>  |
| <b>Administrative Expense</b>                   |           |         |         |                                     |                 |                                     |                  |               |                  |                         |
| Nontechnical Salaries                           | 3         | 01      | 4110    | 5                                   | 234.40          | 29.30                               | 1,239.69         | 30.99         | 2,500.00         | 1,260.31 50.41 %        |
| Legal Expense                                   | 3         | 01      | 4130    | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 160.00           | 160.00 100.00 %         |
| Audit Fees                                      | 3         | 01      | 4171    | 5                                   | 271.44          | 33.93                               | 271.44           | 6.79          | 1,250.00         | 978.56 78.28 %          |
| Employee Benefits Cont - Admin                  | 3         | 01      | 4182    | 5                                   | 86.14           | 10.77                               | 445.15           | 11.13         | 0.00             | (445.15) -100.00 %      |
| Sundry                                          | 3         | 01      | 4190    | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 2,092.00         | 2,092.00 100.00 %       |
| Advertising and Marketing                       | 3         | 01      | 4190.08 | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 104.15           | 104.15 100.00 %         |
| Publications                                    | 3         | 01      | 4190.11 | 5                                   | 0.00            | 0.00                                | 85.20            | 2.13          | 83.30            | (1.90) -2.28 %          |
| Other Sundry Expense                            | 3         | 01      | 4190.18 | 5                                   | 73.41           | 9.18                                | 2,451.52         | 61.29         | 5,000.00         | 2,548.48 50.97 %        |
| BOARD MEETING EXPENSES                          | 3         | 01      | 4190.9  | 5                                   | 1,445.62        | 180.70                              | 2,761.68         | 69.04         | 0.00             | (2,761.68) -100.00 %    |
| <b>Total Administrative Expense</b>             |           |         |         |                                     | <b>2,111.01</b> | <b>263.88</b>                       | <b>7,254.68</b>  | <b>181.37</b> | <b>11,189.45</b> | <b>3,934.77 35.16 %</b> |
| <b>Utilities Expense</b>                        |           |         |         |                                     |                 |                                     |                  |               |                  |                         |
| Water                                           | 3         | 01      | 4310    | 5                                   | 31.46           | 3.93                                | 166.09           | 4.15          | 177.50           | 11.41 6.43 %            |
| Other Utility Expense - Sewer                   | 3         | 01      | 4390    | 5                                   | 52.40           | 6.55                                | 281.49           | 7.04          | 325.00           | 43.51 13.39 %           |
| <b>Total Utilities Expense</b>                  |           |         |         |                                     | <b>83.86</b>    | <b>10.48</b>                        | <b>447.58</b>    | <b>11.19</b>  | <b>502.50</b>    | <b>54.92 10.93 %</b>    |
| <b>Ordinary Maintenance and Operation</b>       |           |         |         |                                     |                 |                                     |                  |               |                  |                         |
| Labor                                           | 3         | 01      | 4410    | 5                                   | 0.00            | 0.00                                | 180.00           | 4.50          | 1,875.00         | 1,695.00 90.40 %        |
| Materials                                       | 3         | 01      | 4420    | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 833.30           | 833.30 100.00 %         |
| Contract Cots-Extermination                     | 3         | 01      | 4430.01 | 5                                   | 99.00           | 12.38                               | 396.00           | 9.90          | 333.30           | (62.70) -18.81 %        |
| Contract Costs-Other Repairs                    | 3         | 01      | 4430.03 | 5                                   | 0.00            | 0.00                                | 500.00           | 12.50         | 2,955.00         | 2,455.00 83.08 %        |
| Contract Costs-Other                            | 3         | 01      | 4430.13 | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 1,665.00         | 1,665.00 100.00 %       |
| Contact Costs-Heating & Cooling Contract        | 3         | 01      | 4430.17 | 5                                   | 995.00          | 124.38                              | 2,377.14         | 59.43         | 1,666.65         | (710.49) -42.63 %       |
| Connect/Disconnect Fees                         | 3         | 01      | 4430.4  | 5                                   | 0.00            | 0.00                                | 0.00             | 0.00          | 12.50            | 12.50 100.00 %          |
| Garbage and Trash Collection                    | 3         | 01      | 4431    | 5                                   | 95.94           | 11.99                               | 479.70           | 11.99         | 541.65           | 61.95 11.44 %           |
| Emp Benefit Cont - Maintenance                  | 3         | 01      | 4433    | 5                                   | 5.69            | 0.71                                | 26.60            | 0.67          | 0.00             | (26.60) -100.00 %       |
| <b>Total Ordinary Maintenance and Operation</b> |           |         |         |                                     | <b>1,195.63</b> | <b>149.45</b>                       | <b>3,959.44</b>  | <b>98.99</b>  | <b>9,882.40</b>  | <b>5,922.96 59.93 %</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: 55 - U/M Year: 132

| Fiscal Year End Date:                | 3/31/2026 | ACCOUNT |         |   | 1 Month(s) Ended<br>August 31, 2025 | PUM             | 5 Month(s) Ended<br>August 31, 2025 | PUM             | Budget             | Variance          | Variance %       |
|--------------------------------------|-----------|---------|---------|---|-------------------------------------|-----------------|-------------------------------------|-----------------|--------------------|-------------------|------------------|
| Insurance -Property (Fire & EC)      | 3         | 01      | 4510.01 | 5 | 0.00                                | 0.00            | 3,022.30                            | 75.56           | 1,333.30           | (1,689.00)        | -126.68 %        |
| Insurance - General Liability        | 3         | 01      | 4510.02 | 5 | 0.00                                | 0.00            | 33.00                               | 0.82            | 50.00              | 17.00             | 34.00 %          |
| Insurance - Windstorm                | 3         | 01      | 4510.15 | 5 | 906.17                              | 113.27          | 6,472.39                            | 161.81          | 2,915.00           | (3,557.39)        | -122.04 %        |
| Collection Losses                    | 3         | 01      | 4570    | 5 | 0.00                                | 0.00            | 1,213.00                            | 30.32           | 0.00               | (1,213.00)        | -100.00 %        |
| <b>Total General Expense</b>         |           |         |         |   | <b>906.17</b>                       | <b>113.27</b>   | <b>10,740.69</b>                    | <b>268.52</b>   | <b>4,298.30</b>    | <b>(6,442.39)</b> | <b>-149.88 %</b> |
| <b>Other Expenditures</b>            |           |         |         |   |                                     |                 |                                     |                 |                    |                   |                  |
| Property Better & Add-Contract Costs | 3         | 01      | 7540.4  | 5 | 0.00                                | 0.00            | 0.00                                | 0.00            | 22,915.00          | 22,915.00         | 100.00 %         |
| Operating Exp For Property - Contra  | 3         | 01      | 7590    | 5 | 0.00                                | 0.00            | 0.00                                | 0.00            | (22,915.00)        | (22,915.00)       | -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>(4,296.67)</b>                   | <b>(537.08)</b> | <b>(22,402.39)</b>                  | <b>(560.06)</b> | <b>(25,872.65)</b> | <b>3,470.26</b>   | <b>13.41 %</b>   |
| <b>Net Income (Loss)</b>             |           |         |         |   | <b>744.13</b>                       | <b>93.02</b>    | <b>2,656.43</b>                     | <b>66.41</b>    | <b>(1,877.65)</b>  | <b>4,534.08</b>   | <b>1461.88 %</b> |

# Housing Authority of the City of Harlingen

## Budgeted Income Statement

### Voucher

| Fiscal Year End Date:               | 3/31/2026       | ACCOUNT | 1 Month(s) Ended<br>August 31, 2025 | 5 Month(s) Ended<br>August 31, 2025 | Budget              | Variance            | Variance %       |
|-------------------------------------|-----------------|---------|-------------------------------------|-------------------------------------|---------------------|---------------------|------------------|
| <b>Revenue</b>                      |                 |         |                                     |                                     |                     |                     |                  |
| <b>Operating Income</b>             |                 |         |                                     |                                     |                     |                     |                  |
| Administrative Fees Earned          | 7 01 3112 5     |         | 57,649.00                           | 281,446.00                          | 296,780.00          | (15,334.00)         | -5.17 %          |
| Interest Income HA Portion          | 7 01 3300 5     |         | 240.31                              | 1,091.97                            | 2,000.00            | (908.03)            | -45.40 %         |
| Fraud Recovery PHA Section 8        | 7 01 3300.3 5   |         | 0.00                                | 0.00                                | 3,072.90            | (3,072.90)          | -100.00 %        |
| Gain or Loss on Sale of Equipment   | 7 01 3300.88 5  |         | 0.00                                | 0.00                                | 208.30              | (208.30)            | -100.00 %        |
| Portable Admin Fees Earned          | 7 01 3300.P 5   |         | 1,097.07                            | 3,900.80                            | 10,690.00           | (6,789.20)          | -63.51 %         |
| Other Income                        | 7 01 3690 5     |         | 0.00                                | 0.00                                | 43.75               | (43.75)             | -100.00 %        |
| HAP Earned Income                   | 7 01 4902 5     |         | 516,824.00                          | 2,413,908.71                        | 2,504,615.00        | (90,706.29)         | -3.62 %          |
| <b>Total Operating Income</b>       |                 |         | <b>575,810.38</b>                   | <b>2,700,347.48</b>                 | <b>2,817,409.95</b> | <b>(117,062.47)</b> | <b>-4.15 %</b>   |
| <b>Total Revenue</b>                |                 |         | <b>575,810.38</b>                   | <b>2,700,347.48</b>                 | <b>2,817,409.95</b> | <b>(117,062.47)</b> | <b>-4.15 %</b>   |
| <b>Expenses</b>                     |                 |         |                                     |                                     |                     |                     |                  |
| <b>Administrative Expense</b>       |                 |         |                                     |                                     |                     |                     |                  |
| Nontechnical Salaries               | 7 01 4110 5     |         | 14,574.40                           | 72,148.65                           | 69,165.00           | (2,983.65)          | -4.31 %          |
| Legal Expense                       | 7 01 4130 5     |         | 0.00                                | 0.00                                | 2,083.30            | 2,083.30            | 100.00 %         |
| STAFF TRAINING                      | 7 01 4140 5     |         | 0.00                                | 1,450.00                            | 4,165.00            | 2,715.00            | 65.19 %          |
| Travel                              | 7 01 4150 5     |         | 612.00                              | 3,813.46                            | 4,165.00            | 351.54              | 8.44 %           |
| Travel-Mileage Reimbursement        | 7 01 4150.2 5   |         | 0.00                                | 67.76                               | 1,250.00            | 1,182.24            | 94.58 %          |
| Audit Fees                          | 7 01 4171 5     |         | 211.42                              | 211.42                              | 2,083.30            | 1,871.88            | 89.85 %          |
| Office Rent & Utilities             | 7 01 4180 5     |         | 1,068.00                            | 5,340.00                            | 5,515.00            | 175.00              | 3.17 %           |
| Employee Benefits Cont - Admin      | 7 01 4182 5     |         | 5,814.97                            | 29,200.67                           | 24,165.00           | (5,035.67)          | -20.84 %         |
| Sundry                              | 7 01 4190 5     |         | 0.00                                | 0.00                                | 2,080.00            | 2,080.00            | 100.00 %         |
| Postage/FedEx/UPS                   | 7 01 4190.03 5  |         | 651.69                              | 2,754.81                            | 4,166.65            | 1,411.84            | 33.88 %          |
| Advertising and Marketing           | 7 01 4190.08 5  |         | 0.00                                | 0.00                                | 6,250.00            | 6,250.00            | 100.00 %         |
| Publications                        | 7 01 4190.11 5  |         | 174.17                              | 2,856.04                            | 4,166.65            | 1,310.61            | 31.45 %          |
| Membership Dues and Fees            | 7 01 4190.12 5  |         | 0.00                                | (0.01)                              | 2,083.30            | 2,083.31            | 100.00 %         |
| Telephone/Cell Phone/Internet       | 7 01 4190.13 5  |         | 1,570.93                            | 7,370.84                            | 12,500.00           | 5,129.16            | 41.03 %          |
| Forms & Office Supplies             | 7 01 4190.17 5  |         | 8,247.94                            | 16,520.20                           | 10,507.05           | (6,013.15)          | -57.23 %         |
| Other Sundry Expense                | 7 01 4190.18 5  |         | 0.00                                | 3,552.11                            | 3,140.00            | (412.11)            | -13.12 %         |
| Administrative Contact Costs        | 7 01 4190.19 5  |         | 7,109.99                            | 34,390.02                           | 41,666.65           | 7,276.63            | 17.46 %          |
| Asset Management Fee - AMP          | 7 01 4190.22 5  |         | 8,784.00                            | 43,788.00                           | 44,580.00           | 792.00              | 1.78 %           |
| AMP Bookkeeping Fees                | 7 01 4190.23 5  |         | 5,490.00                            | 27,367.50                           | 27,862.50           | 495.00              | 1.78 %           |
| Board Meeting Expense               | 7 01 4190.9 5   |         | 0.00                                | 764.38                              | 0.00                | (764.38)            | -100.00 %        |
| Asset Management Fee - AMP          | 7 03 4190.22 5  |         | 924.00                              | 4,872.00                            | 5,220.00            | 348.00              | 6.67 %           |
| AMP Bookkeeping Fees                | 7 03 4190.23 5  |         | 577.50                              | 3,045.00                            | 3,262.50            | 217.50              | 6.67 %           |
| <b>Total Administrative Expense</b> |                 |         | <b>55,811.01</b>                    | <b>259,512.85</b>                   | <b>280,076.90</b>   | <b>20,564.05</b>    | <b>7.34 %</b>    |
| <b>Operating Expenses</b>           |                 |         |                                     |                                     |                     |                     |                  |
| Maintenance & Operating Sec 8       | 7 01 4400 5     |         | 1,130.81                            | 5,654.05                            | 10,416.65           | 4,762.60            | 45.72 %          |
| Materials                           | 7 01 4420 5     |         | 96.00                               | 500.23                              | 0.00                | (500.23)            | -100.00 %        |
| Vehicle Maintenance                 | 7 01 4430.1 5   |         | 58.78                               | 293.86                              | 0.00                | (293.86)            | -100.00 %        |
| <b>Total Operating Expenses</b>     |                 |         | <b>1,285.59</b>                     | <b>6,448.14</b>                     | <b>10,416.65</b>    | <b>3,968.51</b>     | <b>38.10 %</b>   |
| <b>General Expense</b>              |                 |         |                                     |                                     |                     |                     |                  |
| Insurance - Automobile              | 7 01 4510.03 5  |         | 0.00                                | 443.62                              | 1,458.30            | 1,014.68            | 69.58 %          |
| Insurance - Workman's Comp          | 7 01 4510.04 5  |         | 0.00                                | 996.12                              | 6,250.00            | 5,253.88            | 84.06 %          |
| Insurance - Fidelity Bond           | 7 01 4510.09 5  |         | 0.00                                | 385.98                              | 0.00                | (385.98)            | -100.00 %        |
| Insurance - Windstorm               | 7 01 4510.15 5  |         | 0.00                                | 0.00                                | 833.30              | 833.30              | 100.00 %         |
| Admin Fee - Paid for Portability    | 7 01 4590.P 5   |         | 221.44                              | 991.98                              | 1,041.65            | 49.67               | 4.77 %           |
| Portability - Port In Deposits      | 7 01 4590.PID 5 |         | (9,279.32)                          | (43,448.55)                         | 0.00                | 43,448.55           | 100.00 %         |
| Portability - Port In Expenses      | 7 01 4590.PIE 5 |         | 9,279.32                            | 43,448.55                           | 0.00                | (43,448.55)         | -100.00 %        |
| Portable Admin Fees Paid            | 7 03 4590.P 5   |         | 2,252.20                            | 10,806.98                           | 12,500.00           | 1,693.02            | 13.54 %          |
| Portability - Port In Deposits      | 7 03 4590.PID 5 |         | (1,532.20)                          | (5,059.40)                          | 0.00                | 5,059.40            | 100.00 %         |
| Portability - Port In Expenses      | 7 03 4590.PIE 5 |         | 1,532.20                            | 5,059.40                            | 0.00                | (5,059.40)          | -100.00 %        |
| <b>Total General Expense</b>        |                 |         | <b>2,473.64</b>                     | <b>13,624.68</b>                    | <b>22,083.25</b>    | <b>8,458.57</b>     | <b>38.30 %</b>   |
| <b>Other Expenditures</b>           |                 |         |                                     |                                     |                     |                     |                  |
| Replacement Of Non-Expend Equipm    | 7 01 7520 5     |         | 0.00                                | 0.00                                | 18,750.00           | 18,750.00           | 100.00 %         |
| Operating Exp For Property - Contra | 7 01 7590 5     |         | 0.00                                | 0.00                                | (20,833.30)         | (20,833.30)         | -100.00 %        |
| <b>Total Other Expenditures</b>     |                 |         | <b>0.00</b>                         | <b>0.00</b>                         | <b>(2,083.30)</b>   | <b>(2,083.30)</b>   | <b>-100.00 %</b> |
| <b>Housing Assistance Payments</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: 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<br>August 31, 2025 | 5 Month(s) Ended<br>August 31, 2025 | Budget      | Variance   | Variance % |
|----------------------------------------|-----------|---------|---------|---|--------------|-------------------------------------|-------------------------------------|-------------|------------|------------|
| HAP Payments - Rents                   | 7         | 01      | 4715.1  | 5 | 457,524.00   | 2,228,825.44                        | 2,256,635.00                        | 27,809.56   | 1.23 %     |            |
| HAP Payments - Utilities               | 7         | 01      | 4715.4  | 5 | 9,666.00     | 50,584.00                           | 65,830.00                           | 15,246.00   | 23.16 %    |            |
| Fraud Recovery HUD                     | 7         | 01      | 4715.8  | 5 | 0.00         | 0.00                                | 1,666.65                            | 1,666.65    | 100.00 %   |            |
| HAP Portability                        | 7         | 01      | 4715.P  | 5 | (5,655.00)   | (27,768.00)                         | 8,750.00                            | 36,518.00   | 417.35 %   |            |
| HAP Payments - Port Out                | 7         | 01      | 4715.PO | 5 | 2,781.00     | 11,719.00                           | 5,830.00                            | (5,889.00)  | -101.01 %  |            |
| HAP Payments - Rents                   | 7         | 02      | 4715.1  | 5 | 3,813.00     | 19,239.00                           | 18,750.00                           | (489.00)    | -2.61 %    |            |
| HAP Payments - Utilities               | 7         | 02      | 4715.4  | 5 | 0.00         | 0.00                                | (41.65)                             | (41.65)     | -100.00 %  |            |
| HAP Payments - Rent - VASH             | 7         | 03      | 4715.1  | 5 | 16,467.14    | 91,963.12                           | 83,330.00                           | (8,633.12)  | -10.36 %   |            |
| HAP Payments - Utilities - VASH        | 7         | 03      | 4715.4  | 5 | 111.00       | 555.00                              | 833.30                              | 278.30      | 33.40 %    |            |
| HAP Payments - Portability             | 7         | 03      | 4715.P  | 5 | 0.00         | 0.00                                | 208.30                              | 208.30      | 100.00 %   |            |
| HAP Payments - Port Out                | 7         | 03      | 4715.PO | 5 | 20,738.00    | 97,901.00                           | 56,340.00                           | (41,561.00) | -73.77 %   |            |
| HAP Payments - Rent - Home Owners      | 7         | 04      | 4715.1  | 5 | 382.00       | 1,942.00                            | 0.00                                | (1,942.00)  | -100.00 %  |            |
| HAP Payments - Home Ownership Prc      | 7         | 04      | 4715.HO | 5 | 0.00         | 0.00                                | 16.65                               | 16.65       | 100.00 %   |            |
| HAP Payments - Rent - Foster Youth     | 7         | 05      | 4715.1  | 5 | 1,199.00     | 8,939.00                            | 6,250.00                            | (2,689.00)  | -43.02 %   |            |
| HAP Payments - Utilities - Foster Yout | 7         | 05      | 4715.4  | 5 | 0.00         | 0.00                                | 208.30                              | 208.30      | 100.00 %   |            |
| Total Housing Assistance Payments      |           |         |         |   | 507,026.14   | 2,483,899.56                        | 2,504,606.55                        | 20,706.99   | 0.83 %     |            |
| Total Expenses                         |           |         |         |   | (566,596.38) | (2,763,485.23)                      | (2,815,100.05)                      | 51,614.82   | 1.83 %     |            |
| Total Net Income (Loss)                |           |         |         |   | 9,214.00     | (63,137.75)                         | 2,309.90                            | (65,447.65) | -2842.37 % |            |

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, OCTOBER 15, 2025

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

| Los Vecinos                   |            |                    |
|-------------------------------|------------|--------------------|
| Apartment                     | Tenant Id. | Amounts            |
| 10                            | 33314      | \$257.00           |
| 264                           | 29780      | \$139.00           |
|                               |            |                    |
| <b>Los Vecinos Total</b>      |            | <b>\$396.00</b>    |
| Bonita Park                   |            |                    |
| Apartment                     | Tenant Id. | Amounts            |
| 55                            | 27357      | \$232.00           |
|                               |            |                    |
| <b>Bonita Park Total</b>      |            | <b>\$232.00</b>    |
| Sunset Terrace                |            |                    |
| Apartment                     | Tenant Id. | Amounts            |
| 3                             | 33886      | \$470.00           |
|                               |            |                    |
| <b>Sunset Terrace Total</b>   |            | <b>\$470.00</b>    |
| Aragon                        |            |                    |
| Apartment                     | Tenant Id. | Amounts            |
|                               |            |                    |
|                               |            |                    |
| <b>Aragon Total</b>           |            | <b>\$0.00</b>      |
| Arroyo Vista                  |            |                    |
| Apartment                     | Tenant Id. | Amounts            |
|                               |            |                    |
|                               |            |                    |
| <b>Arroyo Vista Total</b>     |            | <b>\$0.00</b>      |
| Le Moyne Gardens              |            |                    |
| Apartment                     | Tenant Id. | Amounts            |
| 34                            | 31494      | \$1,235.00         |
| 44                            | 31925      | \$993.00           |
| 102                           | 17253      | \$8,434.00         |
| 104                           | 26656      | \$1,015.00         |
| 129                           | 34080      | \$420.00           |
| 197                           | 33059      | \$1,328.00         |
| <b>Le Moyne Gardens Total</b> |            | <b>\$13,425.00</b> |
| Grand Total                   |            | <b>\$14,523.00</b> |
|                               |            |                    |
|                               |            |                    |

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheraie

DATE: 10/01/25

**FOR THE MONTH OF SEPTEMBER 2025**

| APT #                                                                                                                                                                                                                                                                                                                      | TENANT ID #   | SECURITY DEPOSIT | RETROACTIVE RENT/BALANCE DUE | RENT DUE | LATE CHARGE | SALES & SERVICE | COURT COST | CHARGE-OFF BALANCE | COMMENTS                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|------------------------------|----------|-------------|-----------------|------------|--------------------|-------------------------------------------------------------------|
| 10                                                                                                                                                                                                                                                                                                                         | 33314         | \$200.00         | \$0.00                       | \$369.00 | \$25.00     | \$63.00         | \$0.00     | \$257.00           | Vacated<br>Nonpayment of rents, late fee and sales & service fees |
| <b>Rent Due: August 2025 \$338.00 + September 2025 (prorated move out) \$31.00 + Late Fee: August 2025 \$25.00 + Sales &amp; Service Fees: Spectrum \$33.00 + General cleaning of unit \$30.00 = Balance due \$457.00 - Security deposit \$200.00 = \$257.00</b>                                                           |               |                  |                              |          |             |                 |            |                    |                                                                   |
| 264                                                                                                                                                                                                                                                                                                                        | 29780         | \$100.00         | \$0.00                       | \$44.00  | \$25.00     | \$170.00        | \$0.00     | \$139.00           | Vacated<br>Nonpayment of rent, late fee and sales & service fees  |
| <b>Rent Due: September 2025 (prorated move out) \$44.00 + Late Fee: September 2025 \$25.00 + Sales &amp; Service Fees: General cleaning of unit \$30.00 + Lock &amp; Key replacements \$55.00 + Door hardware replacement \$55.00 + Wall repairs \$30.00 = Balance Due \$239.00 - Security Deposit \$100.00 = \$139.00</b> |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            |               |                  |                              |          |             |                 |            |                    |                                                                   |
|                                                                                                                                                                                                                                                                                                                            | <b>TOTALS</b> | \$300.00         | \$0.00                       | \$413.00 | \$50.00     | \$233.00        | \$0.00     | \$396.00           |                                                                   |

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: 10/01/25

FOR THE MONTH OF SEPTEMBER 2025

| APT # | TENANT ID # | SECURITY DEPOSIT | RETROACTIVE RENT/BALANCE DUE | RENT DUE | LATE CHARGE | SALES & SERVICE | COURT COST | CHARGE-OFF BALANCE | COMMENTS                                                                       |
|-------|-------------|------------------|------------------------------|----------|-------------|-----------------|------------|--------------------|--------------------------------------------------------------------------------|
| BP 55 | 27357       | \$100.00         | \$0.00                       | \$227.00 | \$25.00     | \$80.00         | \$0.00     | \$232.00           | Termination of Lease<br>Non payment of rent, late fee and sales & service fees |

**Rent Due: September 2025 (prorated move out) \$227.00 + Late Fee: September 2025 \$25.00 + Sales & service fees: Spectrum \$25.00 + Lock and key replacement \$55.00 = Balance due \$332.00 - Security deposit \$100.00 = \$232.00**

|      |       |          |        |         |         |          |        |          |                                                                                |
|------|-------|----------|--------|---------|---------|----------|--------|----------|--------------------------------------------------------------------------------|
| ST 3 | 33886 | \$100.00 | \$0.00 | \$40.00 | \$25.00 | \$505.00 | \$0.00 | \$470.00 | Termination of Lease<br>Non payment of rent, late fee and sales & service fees |
|------|-------|----------|--------|---------|---------|----------|--------|----------|--------------------------------------------------------------------------------|

**Rent Due: September 2025 (prorated move out) \$40.00 + Late Fee: September 2025 \$25.00 + Sales & service fees: Lock and key replacement \$55.00 + Stove cleaning \$50.00 + Refrigerator cleaning \$50.00 + Cleaning of bathroom 1 \$50.00 + Cleaning of bathroom 2 \$50.00 + Contract wall repairs \$250.00 = Balance due \$570.00 - Security deposit \$100.00 = \$470.00**

|  |  |  |  |  |  |  |  |  |  |
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|  |               |          |        |          |         |          |        |          |  |
|--|---------------|----------|--------|----------|---------|----------|--------|----------|--|
|  | <b>TOTALS</b> | \$200.00 | \$0.00 | \$267.00 | \$50.00 | \$585.00 | \$0.00 | \$702.00 |  |
|--|---------------|----------|--------|----------|---------|----------|--------|----------|--|

HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
CHARGE-OFF VACATED APARTMENTS

LOCATION: AMP 30 - Le Moyne Gardens

MANAGER: Eneida Alonso

DATE: 10/01/25

**FOR THE MONTH OF SEPTEMBER 2025**

| APT # | TENANT'S ID # | SECURITY DEPOSIT | RETROACTIVE RENT/BALANCE DUE | RENT DUE   | LATE CHARGE | SALES & SERVICE | COURT COST | CHARGE-OFF BALANCE | COMMENTS                                                            |
|-------|---------------|------------------|------------------------------|------------|-------------|-----------------|------------|--------------------|---------------------------------------------------------------------|
| 34    | 31494         | \$200.00         | \$0.00                       | \$1,110.00 | \$75.00     | \$250.00        | \$0.00     | \$1,235.00         | Abandoned<br>Nonpayment of rents, late fees, sales and service fees |

Rent due: May 2025 (partial) \$12.00 + June 2025 \$366.00 + July 2025 \$366.00 + August 2025 \$366.00 + Late Fees: June 2025 \$25.00 + July 2025 \$25.00 + August 2025 \$25.00 + Sales and Service Fees: General cleaning \$45.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 + Key and lock replacement \$55.00 = Amount Due: \$1,435.00 - Security Deposit \$200.00 = \$1,235.00

|    |       |          |          |        |        |          |        |          |                                                                               |
|----|-------|----------|----------|--------|--------|----------|--------|----------|-------------------------------------------------------------------------------|
| 44 | 31925 | \$200.00 | \$998.00 | \$0.00 | \$0.00 | \$195.00 | \$0.00 | \$993.00 | Abandoned<br>Nonpayment of retroactive balance due and sales and service fees |
|----|-------|----------|----------|--------|--------|----------|--------|----------|-------------------------------------------------------------------------------|

Retroactive rent/balance due: \$998.00 + Sales and servie Fees: General cleaning \$45.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 = Amount due: \$1,193.00 - Security Deposit \$200.00 = \$993.00

|     |       |          |            |            |          |            |            |            |                                                                                               |
|-----|-------|----------|------------|------------|----------|------------|------------|------------|-----------------------------------------------------------------------------------------------|
| 102 | 17253 | \$100.00 | \$2,342.00 | \$3,017.00 | \$100.00 | \$2,051.00 | \$1,024.00 | \$8,434.00 | Eviction<br>Nonpayment of retroactive rents, late fees, sales and service fees and court cost |
|-----|-------|----------|------------|------------|----------|------------|------------|------------|-----------------------------------------------------------------------------------------------|

Retroactive rent/balance due: \$2,342.00 + Rent due: May 2025 (partial) \$602.00 + June 2025 \$805.00 + July 2025 \$805.00 + August 2025 \$805.00 + Late Fees: May 2025 \$25.00 + June 2025 \$25.00 + July 2025 \$25.00 + August 2025 \$25.00 + Sales and Service Fees: Non compliance pest control fee \$25.00 + Key and lock replacement \$55.00 + Contract cleaning and disinfecting of apartment \$800.00 + Stove replacement \$528.00 + Refrigerator replacement \$643.00 + Court Cost: Court filing fee \$146.00 + Attorney fees \$878.00 = Amount Due: \$8,534.00 - Security Deposit \$100.00 = \$8,434.00

|     |       |          |        |          |         |          |        |            |                                                                     |
|-----|-------|----------|--------|----------|---------|----------|--------|------------|---------------------------------------------------------------------|
| 104 | 26656 | \$100.00 | \$0.00 | \$799.00 | \$75.00 | \$241.00 | \$0.00 | \$1,015.00 | Abandoned<br>Nonpayment of rents, late fees, sales and service fees |
|-----|-------|----------|--------|----------|---------|----------|--------|------------|---------------------------------------------------------------------|

Rent due: June 2025 (partial) \$19.00 + July 2025 \$420.00 + August 2025 \$360.00 + Late Fees: June 2025 \$25.00 + July 2025 \$25.00 + August 2025 \$25.00 + Sales and Service Fees: Spectrum \$91.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 = Amount Due: \$1,115.00 - Security Deposit \$100.00 = \$1,015.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

CHARGE-OFF VACATED APARTMENTS

DATE: 10/01/25

LOCATION: AMP 30 - Le Moyne Gardens

MANAGER: Eneida Alonso

**FOR THE MONTH OF SEPTEMBER 2025**

| APT # | TENANT'S ID # | SECURITY DEPOSIT | RETROACTIVE RENT/BALANCE DUE | RENT DUE | LATE CHARGE | SALES & SERVICE | COURT COST | CHARGE-OFF BALANCE | COMMENTS                                                                       |
|-------|---------------|------------------|------------------------------|----------|-------------|-----------------|------------|--------------------|--------------------------------------------------------------------------------|
| 129   | 34080         | \$200.00         | \$0.00                       | \$270.00 | \$50.00     | \$300.00        | \$0.00     | \$420.00           | Termination of Lease<br>Nonpayment of rents, late fees, sales and service fees |

**Rent due: June 2025 (partial) \$26.00 + July 2025 \$122.00 + August 2025 \$122.00 + Late fees: July 2025 \$25.00 + August 2025 \$25.00 + Sales and Service Fees: Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 + Key and lock replacement \$55.00 + Window screen replacement \$95.00 = Amount Due: \$620.00 - Security Deposit \$200.00 = \$420.00**

|     |       |          |        |            |         |          |        |            |                                                                     |
|-----|-------|----------|--------|------------|---------|----------|--------|------------|---------------------------------------------------------------------|
| 197 | 33059 | \$200.00 | \$0.00 | \$1,273.00 | \$50.00 | \$205.00 | \$0.00 | \$1,328.00 | Abandoned<br>Nonpayment of rents, late fees, sales and service fees |
|-----|-------|----------|--------|------------|---------|----------|--------|------------|---------------------------------------------------------------------|

**Rent due: June 2025 (partial) \$21.00 + July 2025 \$626.00 + August 2025 \$626.00 + Late fees: July 2025 \$25.00 + August 2025 \$25.00 + Sales and Service Fees: Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 + Key and lock replacement \$55.00 = Amount Due: \$1,528.00 - Security Deposit \$200.00 = \$1,328.00**

|  |               |            |            |            |          |            |            |             |  |
|--|---------------|------------|------------|------------|----------|------------|------------|-------------|--|
|  | <b>TOTALS</b> | \$1,000.00 | \$3,340.00 | \$6,469.00 | \$350.00 | \$3,242.00 | \$1,024.00 | \$13,425.00 |  |
|--|---------------|------------|------------|------------|----------|------------|------------|-------------|--|

# ARPIO Audit Pending

# HOUSING AUTHORITY OF THE CITY OF HARLINGEN

Board Resolution No: 1523

## Resolution to Approve and Adopt the Updated Payment Standard for Housing Choice Voucher/Section 8 Program

**WHEREAS:** the Board of Commissioners of the Housing Authority of the City of Harlingen met in Regular Session on October 15, 2025, to adopt the updated Payment Standards for the Housing Choice Voucher/Section 8 Program, and to be effective January 1, 2026.

**WHEREAS:** after careful review and due consideration of the matter beforehand, the Board unanimously voted to adopt the updated Payment Standard for Housing Choice Voucher/Section 8 Program effective January 1, 2026

**NOW THEREFORE:** be it resolved that the updated Housing Choice Voucher/Section 8 Program's Payment Standard is adopted as presented and prepared by the HCV Program Administrator, effective January 1, 2026

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners hereby approves and adopts the updated Payment Standard for the Housing Choice Voucher/Section 8 Program on the 15th day of October 2025. This will take effect January 1, 2026.

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Carlos "Charlie" Perez  
Chairperson - Board of Commissioners

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Hilda Benavides  
Chief Executive Officer

# HARLINGEN HOUSING AUTHORITY

## HCV/Section 8 Program

### PAYMENT STANDARDS FOR 2026 (January 01, 2026 - December 31, 2026)

| 2026<br>at 110%     | Efficiency | One-<br>Bedroom | Two-<br>Bedroom | Three-<br>Bedroom | Four-<br>Bedroom |
|---------------------|------------|-----------------|-----------------|-------------------|------------------|
| FMR                 | \$773      | \$866           | \$1,047         | \$1,414           | \$1,479          |
| Payment<br>Standard | \$850      | \$953           | \$1,152         | \$1,555           | \$1,627          |

### PAYMENT STANDARDS FOR 2025 (January 01, 2025 - December 31, 2025)

| 2025<br>at 110%     | Efficiency | One-<br>Bedroom | Two-<br>Bedroom | Three-<br>Bedroom | Four-<br>Bedroom |
|---------------------|------------|-----------------|-----------------|-------------------|------------------|
| FMR                 | \$666      | \$757           | \$948           | \$1,264           | \$1,310          |
| Payment<br>Standard | \$733      | \$833           | \$1,043         | \$1,390           | \$1,441          |

FMRs are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible (*Fair Market Rents for the Section 8 Program-HUD*).

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

August 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report for September 2025 Activities



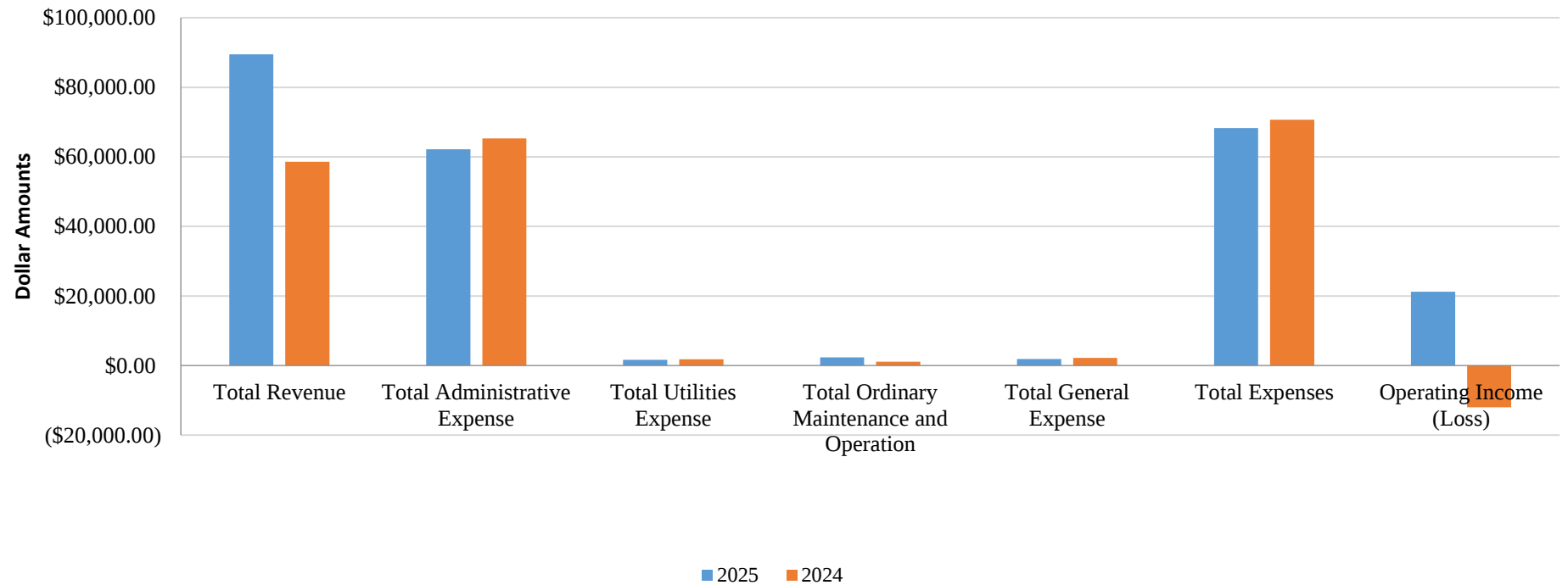
## Bank Balances- Reserves as of 8/31/2025

|                                       | August 2025<br>Expenses | Operating Reserve<br>Ratio in Months |
|---------------------------------------|-------------------------|--------------------------------------|
| <b>Conventional Program Reserves:</b> |                         |                                      |
| \$60,572.66 COCC Investment Account   |                         |                                      |
| \$402,020.49 COCC General Fund        | \$68,263.22             | 6.78                                 |
| <b>Low Rent Reserves:</b>             |                         |                                      |
| \$1,394,843.66 Los Vecinos            | \$94,145.90             | 14.82                                |
| \$1,112,296.72 Bonita Park            | \$97,822.71             | 11.37                                |
| \$1,954,425.05 Le Moyne Gardens       | \$113,936.00            | 17.15                                |
| <b>Family Living Center Reserves:</b> |                         |                                      |
| \$112,765.64 FLC bank cash account    | \$4,296.67              | 26.24                                |
| <b>HCV/Section 8 Reserves:</b>        |                         |                                      |
| \$16,195.50 Admin                     | \$59,570.24             | 0.27                                 |
| \$42,689.32 HAP                       | \$507,026.14            | 0.08                                 |

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

|                                          | Start: 8/01/2025<br>End: 8/31/2025 | Start: 8/01/2024<br>End: 8/31/2024 |
|------------------------------------------|------------------------------------|------------------------------------|
| Total Revenue                            | \$89,494.24                        | \$58,623.77                        |
| Total Administrative Expense             | \$62,157.52                        | \$65,286.07                        |
| Total Utilities Expense                  | \$1,628.92                         | \$1,809.75                         |
| Total Ordinary Maintenance and Operation | \$2,369.74                         | \$1,073.45                         |
| Total General Expense                    | \$1,859.96                         | \$2,212.52                         |
| Total Expenses                           | \$68,263.22                        | \$70,663.13                        |
| Operating Income (Loss)                  | \$21,231.02                        | (\$12,039.36)                      |

**COCC Comparative August 2025 - August 2024**



09/29/2025 01:45 PM

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

|                                                 |   |    |         |   | Start: 08/01/2025<br>End: 08/31/2025 | Start: 08/01/2024<br>End: 08/31/2024 | Variance          | Variance %       |
|-------------------------------------------------|---|----|---------|---|--------------------------------------|--------------------------------------|-------------------|------------------|
| <b>Revenue</b>                                  |   |    |         |   |                                      |                                      |                   |                  |
| <b>Operating Income</b>                         |   |    |         |   |                                      |                                      |                   |                  |
| Other Income - CFP25                            | 1 | 06 | 3690.32 | 5 | 27,790.00                            | 0.00                                 | 27,790.00         | 0.00 %           |
| <b>Total Operating Income</b>                   |   |    |         |   | <b>27,790.00</b>                     | <b>0.00</b>                          | <b>27,790.00</b>  | <b>0.00 %</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 | 1,145.37                             | 1,143.46                             | 1.91              | 0.17 %           |
| OTHER INCOME                                    | 1 | 06 | 3690    | 5 | 56.88                                | 156.88                               | (100.00)          | -63.74 %         |
| Other Income - Management Fee                   | 1 | 06 | 3690.2  | 5 | 32,921.68                            | 28,885.12                            | 4,036.56          | 13.97 %          |
| Other Income - Asset Managemen                  | 1 | 06 | 3690.3  | 5 | 14,688.00                            | 15,216.00                            | (528.00)          | -3.47 %          |
| Other Income - Bookkeeping Fee                  | 1 | 06 | 3690.4  | 5 | 9,697.50                             | 10,027.50                            | (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>59,505.43</b>                     | <b>56,424.96</b>                     | <b>3,080.47</b>   | <b>5.46 %</b>    |
| <b>Total Revenue</b>                            |   |    |         |   | <b>89,494.24</b>                     | <b>58,623.77</b>                     | <b>30,870.47</b>  | <b>52.66 %</b>   |
| <b>Expenses</b>                                 |   |    |         |   |                                      |                                      |                   |                  |
| <b>Administrative Expense</b>                   |   |    |         |   |                                      |                                      |                   |                  |
| NONTECHNICAL SALARIES                           | 1 | 06 | 4110    | 5 | 31,977.94                            | 30,161.86                            | (1,816.08)        | -6.02 %          |
| TRAVEL                                          | 1 | 06 | 4150    | 5 | 466.22                               | (119.05)                             | (585.27)          | 491.62 %         |
| Travel-Mileage Reimbursment                     | 1 | 06 | 4150.2  | 5 | 487.20                               | 0.00                                 | (487.20)          | 0.00 %           |
| Audit Fees                                      | 1 | 06 | 4171    | 5 | 797.26                               | 0.00                                 | (797.26)          | 0.00 %           |
| Employee Benefits Cont - Admin                  | 1 | 06 | 4182    | 5 | 12,291.17                            | 19,457.10                            | 7,165.93          | 36.83 %          |
| SUNDRY                                          | 1 | 06 | 4190    | 5 | 0.00                                 | 193.60                               | 193.60            | 100.00 %         |
| Postage/FedEx/UPS                               | 1 | 06 | 4190.03 | 5 | 380.74                               | 552.84                               | 172.10            | 31.13 %          |
| PUBLICATIONS                                    | 1 | 06 | 4190.11 | 5 | 174.17                               | 0.00                                 | (174.17)          | 0.00 %           |
| MEMBERSHIP DUES AND FEES                        | 1 | 06 | 4190.12 | 5 | 0.00                                 | 245.00                               | 245.00            | 100.00 %         |
| Telephone/Cell Phone/Internet                   | 1 | 06 | 4190.13 | 5 | 3,204.97                             | 2,737.33                             | (467.64)          | -17.08 %         |
| FORMS & OFFICE SUPPLIES                         | 1 | 06 | 4190.17 | 5 | 6,934.62                             | 1,128.45                             | (5,806.17)        | -514.53 %        |
| Other Sundry Expense                            | 1 | 06 | 4190.18 | 5 | 324.88                               | 722.69                               | 397.81            | 55.05 %          |
| Administrative Contact Costs                    | 1 | 06 | 4190.19 | 5 | 2,793.55                             | 10,206.25                            | 7,412.70          | 72.63 %          |
| BOARD MEETING EXPENSE                           | 1 | 06 | 4190.9  | 5 | 2,324.80                             | 0.00                                 | (2,324.80)        | 0.00 %           |
| <b>Total Administrative Expense</b>             |   |    |         |   | <b>62,157.52</b>                     | <b>65,286.07</b>                     | <b>3,128.55</b>   | <b>4.79 %</b>    |
| <b>Utilities Expense</b>                        |   |    |         |   |                                      |                                      |                   |                  |
| WATER                                           | 1 | 06 | 4310    | 5 | 20.30                                | 127.90                               | 107.60            | 84.13 %          |
| ELECTRICITY                                     | 1 | 06 | 4320    | 5 | 1,580.99                             | 1,415.49                             | (165.50)          | -11.69 %         |
| OTHER UTILITY EXPENSE - SEWER                   | 1 | 06 | 4390    | 5 | 27.63                                | 266.36                               | 238.73            | 89.63 %          |
| <b>Total Utilities Expense</b>                  |   |    |         |   | <b>1,628.92</b>                      | <b>1,809.75</b>                      | <b>180.83</b>     | <b>9.99 %</b>    |
| <b>Ordinary Maintenance and Operation</b>       |   |    |         |   |                                      |                                      |                   |                  |
| LABOR - WAGES/SALARIES                          | 1 | 06 | 4410    | 5 | 1,634.98                             | 682.23                               | (952.75)          | -139.65 %        |
| MATERIALS                                       | 1 | 06 | 4420    | 5 | 206.92                               | 241.71                               | 34.79             | 14.39 %          |
| Contract Cots-Extermination/Pe                  | 1 | 06 | 4430.01 | 5 | 200.00                               | 0.00                                 | (200.00)          | 0.00 %           |
| Contract Costs-Auto/Truck Main                  | 1 | 06 | 4430.08 | 5 | 58.77                                | 52.47                                | (6.30)            | -12.01 %         |
| Garbage and Trash Removal                       | 1 | 06 | 4431    | 5 | 46.79                                | 46.79                                | 0.00              | 0.00 %           |
| Emp Benefit Cont - Maintenance                  | 1 | 06 | 4433    | 5 | 222.28                               | 50.25                                | (172.03)          | -342.35 %        |
| <b>Total Ordinary Maintenance and Operation</b> |   |    |         |   | <b>2,369.74</b>                      | <b>1,073.45</b>                      | <b>(1,296.29)</b> | <b>-120.76 %</b> |
| <b>Protective Services</b>                      |   |    |         |   |                                      |                                      |                   |                  |
| Protective Services - Contract                  | 1 | 06 | 4480    | 5 | 247.08                               | 281.34                               | 34.26             | 12.18 %          |
| <b>Total Protective Services</b>                |   |    |         |   | <b>247.08</b>                        | <b>281.34</b>                        | <b>34.26</b>      | <b>12.18 %</b>   |
| <b>General Expense</b>                          |   |    |         |   |                                      |                                      |                   |                  |
| Insurance - Windstorm                           | 1 | 06 | 4510.15 | 5 | 1,472.80                             | 2,212.52                             | 739.72            | 33.43 %          |

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

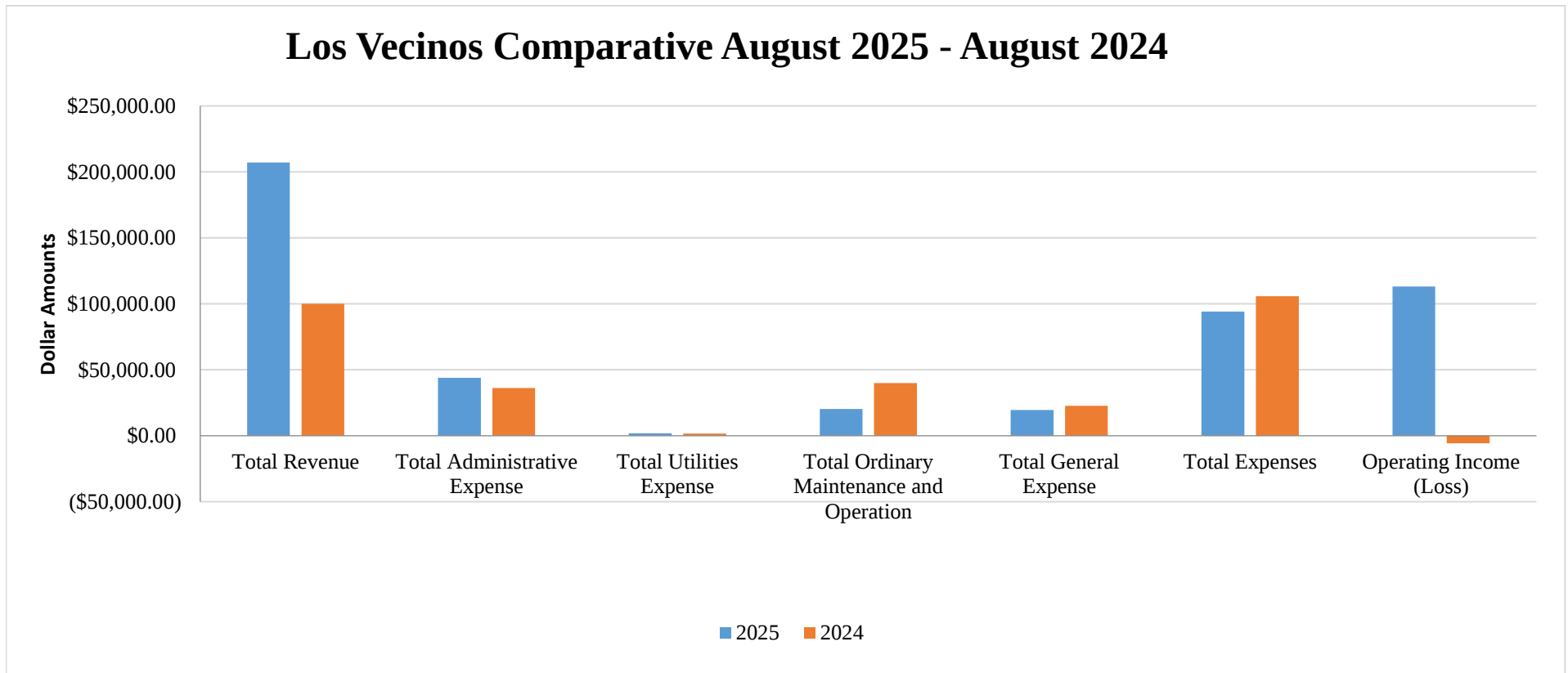
|                               |   |    |        |   | Start: 08/01/2025 | Start: 08/01/2024 |           |            |
|-------------------------------|---|----|--------|---|-------------------|-------------------|-----------|------------|
|                               |   |    |        |   | End: 08/31/2025   | End: 08/31/2024   | Variance  | Variance % |
| Emp Benefit Cont-Unemployment | 1 | 06 | 4540.8 | 5 | 387.16            | 0.00              | (387.16)  | 0.00 %     |
| Total General Expense         |   |    |        |   | 1,859.96          | 2,212.52          | 352.56    | 15.93 %    |
| Total Expenses                |   |    |        |   | (68,263.22)       | (70,663.13)       | 2,399.91  | -3.40 %    |
| Net Income (Loss)             |   |    |        |   | 21,231.02         | (12,039.36)       | 33,270.38 | -279.56 %  |

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

HHA Low Rent

LOS VECINOS

|                                                 | Start: 8/01/2025<br>End: 8/31/2025 | Start: 8/01/2024<br>End: 8/31/2024 |
|-------------------------------------------------|------------------------------------|------------------------------------|
| <b>Total Revenue</b>                            | <b>\$207,224.08</b>                | <b>\$99,939.48</b>                 |
| <b>Total Administrative Expense</b>             | <b>\$43,869.34</b>                 | <b>\$36,134.40</b>                 |
| <b>Total Utilities Expense</b>                  | <b>\$1,852.29</b>                  | <b>\$1,643.21</b>                  |
| <b>Total Ordinary Maintenance and Operation</b> | <b>\$20,224.52</b>                 | <b>\$39,941.85</b>                 |
| <b>Total General Expense</b>                    | <b>\$19,432.90</b>                 | <b>\$22,607.39</b>                 |
| <b>Total Expenses</b>                           | <b>\$94,145.90</b>                 | <b>\$105,714.42</b>                |
| <b>Operating Income (Loss)</b>                  | <b>\$113,078.18</b>                | <b>(\$5,774.94)</b>                |



09/29/2025 01:48 PM

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

|                                           |   |    |         |   | Start: 08/01/2025 | Start: 08/01/2024 |                   |                  |
|-------------------------------------------|---|----|---------|---|-------------------|-------------------|-------------------|------------------|
|                                           |   |    |         |   | End: 08/31/2025   | End: 08/31/2024   | Variance          | Variance %       |
| <b>Revenue</b>                            |   |    |         |   |                   |                   |                   |                  |
| <b>Rental Income</b>                      |   |    |         |   |                   |                   |                   |                  |
| Dwelling Rental                           | 1 | 01 | 3110    | 5 | 26,139.00         | 27,627.00         | (1,488.00)        | -5.39 %          |
| <b>Total Rental Income</b>                |   |    |         |   | <b>26,139.00</b>  | <b>27,627.00</b>  | <b>(1,488.00)</b> | <b>-5.39 %</b>   |
| <b>Other Income</b>                       |   |    |         |   |                   |                   |                   |                  |
| Interest Earned on Gen Fund In            | 1 | 01 | 3610    | 5 | 0.00              | 65.78             | (65.78)           | -100.00 %        |
| Interest Income - Bank Stateme            | 1 | 01 | 3610.01 | 5 | 3,396.29          | 3,038.70          | 357.59            | 11.77 %          |
| Other Income-Tenants                      | 1 | 01 | 3690    | 5 | 2,775.00          | 3,810.00          | (1,035.00)        | -27.17 %         |
| Other Income - Misc Other Reve            | 1 | 01 | 3690.1  | 5 | 55.09             | 0.00              | 55.09             | 0.00 %           |
| Other Income - OP Trans In Fro            | 1 | 01 | 3690.99 | 5 | 100,556.70        | 0.00              | 100,556.70        | 0.00 %           |
| <b>Total Other Income</b>                 |   |    |         |   | <b>106,783.08</b> | <b>6,914.48</b>   | <b>99,868.60</b>  | <b>1444.34 %</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>207,224.08</b> | <b>99,939.48</b>  | <b>107,284.60</b> | <b>107.35 %</b>  |
| <b>Expenses</b>                           |   |    |         |   |                   |                   |                   |                  |
| <b>Administrative Expense</b>             |   |    |         |   |                   |                   |                   |                  |
| Nontechnical Salaries                     | 1 | 01 | 4110    | 5 | 11,014.75         | 7,000.74          | (4,014.01)        | -57.34 %         |
| Travel                                    | 1 | 01 | 4150    | 5 | 306.00            | 0.00              | (306.00)          | 0.00 %           |
| Travel-Mileage Reimbursment               | 1 | 01 | 4150.2  | 5 | 0.00              | 9.31              | 9.31              | 100.00 %         |
| Audit Fees                                | 1 | 01 | 4171    | 5 | 1,509.27          | 0.00              | (1,509.27)        | 0.00 %           |
| Employee Benefits Cont - Admin            | 1 | 01 | 4182    | 5 | 4,504.53          | 5,649.23          | 1,144.70          | 20.26 %          |
| Postage/FedEx/UPS                         | 1 | 01 | 4190.03 | 5 | 131.19            | 190.49            | 59.30             | 31.13 %          |
| Publications                              | 1 | 01 | 4190.11 | 5 | 174.17            | 0.00              | (174.17)          | 0.00 %           |
| Telephone/Cell Phones/Internet            | 1 | 01 | 4190.13 | 5 | 7,293.69          | 6,294.40          | (999.29)          | -15.88 %         |
| 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 | 595.26            | 0.00              | (595.26)          | 0.00 %           |
| Other Sundry Expense                      | 1 | 01 | 4190.18 | 5 | 0.00              | 214.83            | 214.83            | 100.00 %         |
| Administrative Contact Costs              | 1 | 01 | 4190.19 | 5 | 4,530.73          | 4,370.30          | (160.43)          | -3.67 %          |
| Management Fee Expense - AMP              | 1 | 01 | 4190.21 | 5 | 9,998.94          | 8,653.60          | (1,345.34)        | -15.55 %         |
| Asset Management Fee - AMP                | 1 | 01 | 4190.22 | 5 | 1,500.00          | 1,500.00          | 0.00              | 0.00 %           |
| AMP Bookkeeping Fees                      | 1 | 01 | 4190.23 | 5 | 1,102.50          | 1,087.50          | (15.00)           | -1.38 %          |
| IT Fees-COCC                              | 1 | 01 | 4190.24 | 5 | 300.00            | 300.00            | 0.00              | 0.00 %           |
| BOARD MEETING EXPENSES                    | 1 | 01 | 4190.9  | 5 | 44.31             | 0.00              | (44.31)           | 0.00 %           |
| <b>Total Administrative Expense</b>       |   |    |         |   | <b>43,869.34</b>  | <b>36,134.40</b>  | <b>(7,734.94)</b> | <b>-21.41 %</b>  |
| <b>Tenant Services</b>                    |   |    |         |   |                   |                   |                   |                  |
| Tenant Services - Salaries                | 1 | 01 | 4210    | 5 | 980.00            | 735.00            | (245.00)          | -33.33 %         |
| Ten Services - Recreation, Pub            | 1 | 01 | 4220    | 5 | 293.75            | 808.49            | 514.74            | 63.67 %          |
| <b>Total Tenant Services</b>              |   |    |         |   | <b>1,273.75</b>   | <b>1,543.49</b>   | <b>269.74</b>     | <b>17.48 %</b>   |
| <b>Utilities Expense</b>                  |   |    |         |   |                   |                   |                   |                  |
| Water                                     | 1 | 01 | 4310    | 5 | 138.02            | 86.42             | (51.60)           | -59.71 %         |
| Electricity                               | 1 | 01 | 4320    | 5 | 1,308.26          | 1,281.27          | (26.99)           | -2.11 %          |
| Gas                                       | 1 | 01 | 4330    | 5 | 240.17            | 216.13            | (24.04)           | -11.12 %         |
| Other Utility Expense - Sewer             | 1 | 01 | 4390    | 5 | 165.84            | 59.39             | (106.45)          | -179.24 %        |
| <b>Total Utilities Expense</b>            |   |    |         |   | <b>1,852.29</b>   | <b>1,643.21</b>   | <b>(209.08)</b>   | <b>-12.72 %</b>  |
| <b>Ordinary Maintenance and Operation</b> |   |    |         |   |                   |                   |                   |                  |
| Labor                                     | 1 | 01 | 4410    | 5 | 3,218.74          | 2,138.23          | (1,080.51)        | -50.53 %         |
| Materials                                 | 1 | 01 | 4420    | 5 | 1,418.26          | 1,371.29          | (46.97)           | -3.43 %          |
| Contract Cots-Extermination/Pe            | 1 | 01 | 4430.01 | 5 | 650.00            | 0.00              | (650.00)          | 0.00 %           |
| Contract Costs-Other Repairs              | 1 | 01 | 4430.03 | 5 | 4,600.00          | 7,800.00          | 3,200.00          | 41.03 %          |
| Contract Costs-Maint Cell Phon            | 1 | 01 | 4430.04 | 5 | 16.58             | 16.57             | (0.01)            | -0.06 %          |
| Contract Costs-Auto/Truck Main            | 1 | 01 | 4430.08 | 5 | 58.77             | 455.76            | 396.99            | 87.11 %          |

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: 08/01/2025  | Start: 08/01/2024   |                   |                   |
|-------------------------------------------------|---|----|---------|---|--------------------|---------------------|-------------------|-------------------|
|                                                 |   |    |         |   | End: 08/31/2025    | End: 08/31/2024     | Variance          | Variance %        |
| Contract Costs-Maintenance                      | 1 | 01 | 4430.09 | 5 | 4,865.47           | 522.00              | (4,343.47)        | -832.08 %         |
| Contract Costs-Other                            | 1 | 01 | 4430.13 | 5 | 0.00               | 3,850.00            | 3,850.00          | 100.00 %          |
| Contract Costs-Landscape & Gro                  | 1 | 01 | 4430.19 | 5 | 3,825.00           | 4,125.00            | 300.00            | 7.27 %            |
| Contract Costs-Unit Turnaround                  | 1 | 01 | 4430.20 | 5 | 0.00               | 11,595.00           | 11,595.00         | 100.00 %          |
| Contact Costs-Electrical Contr                  | 1 | 01 | 4430.21 | 5 | 0.00               | 1,995.00            | 1,995.00          | 100.00 %          |
| Contact Costs-Plumbing Contrac                  | 1 | 01 | 4430.22 | 5 | 0.00               | 4,120.00            | 4,120.00          | 100.00 %          |
| Connect/Disconnect Fees                         | 1 | 01 | 4430.4  | 5 | 45.00              | 90.00               | 45.00             | 50.00 %           |
| Garbage and Trash Collection                    | 1 | 01 | 4431    | 5 | 199.96             | 162.87              | (37.09)           | -22.77 %          |
| Emp Benefit Cont - Maintenance                  | 1 | 01 | 4433    | 5 | 1,326.74           | 1,700.13            | 373.39            | 21.96 %           |
| <b>Total Ordinary Maintenance and Operation</b> |   |    |         |   | <b>20,224.52</b>   | <b>39,941.85</b>    | <b>19,717.33</b>  | <b>49.37 %</b>    |
| <b>Protective Services</b>                      |   |    |         |   |                    |                     |                   |                   |
| Protective Services - Contract                  | 1 | 01 | 4480    | 5 | 7,493.10           | 3,844.08            | (3,649.02)        | -94.93 %          |
| <b>Total Protective Services</b>                |   |    |         |   | <b>7,493.10</b>    | <b>3,844.08</b>     | <b>(3,649.02)</b> | <b>-94.93 %</b>   |
| <b>General Expense</b>                          |   |    |         |   |                    |                     |                   |                   |
| Insurance - Windstorm                           | 1 | 01 | 4510.15 | 5 | 16,843.90          | 19,897.73           | 3,053.83          | 15.35 %           |
| 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 | 0.00               | (207.00)            | (207.00)          | 100.00 %          |
| <b>Total General Expense</b>                    |   |    |         |   | <b>19,432.90</b>   | <b>22,607.39</b>    | <b>3,174.49</b>   | <b>14.04 %</b>    |
| <b>Other Expenditures</b>                       |   |    |         |   |                    |                     |                   |                   |
| Property Better & Add-Contract                  | 1 | 01 | 7540.4  | 5 | 16,225.00          | 11,750.00           | (4,475.00)        | -38.09 %          |
| Operating Exp For Property - C                  | 1 | 01 | 7590    | 5 | (16,225.00)        | (11,750.00)         | 4,475.00          | -38.09 %          |
| <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>(94,145.90)</b> | <b>(105,714.42)</b> | <b>11,568.52</b>  | <b>-10.94 %</b>   |
| <b>Net Income (Loss)</b>                        |   |    |         |   | <b>113,078.18</b>  | <b>(5,774.94)</b>   | <b>118,853.12</b> | <b>-1980.59 %</b> |

Report Criteria PHA: 1 Project: '01'

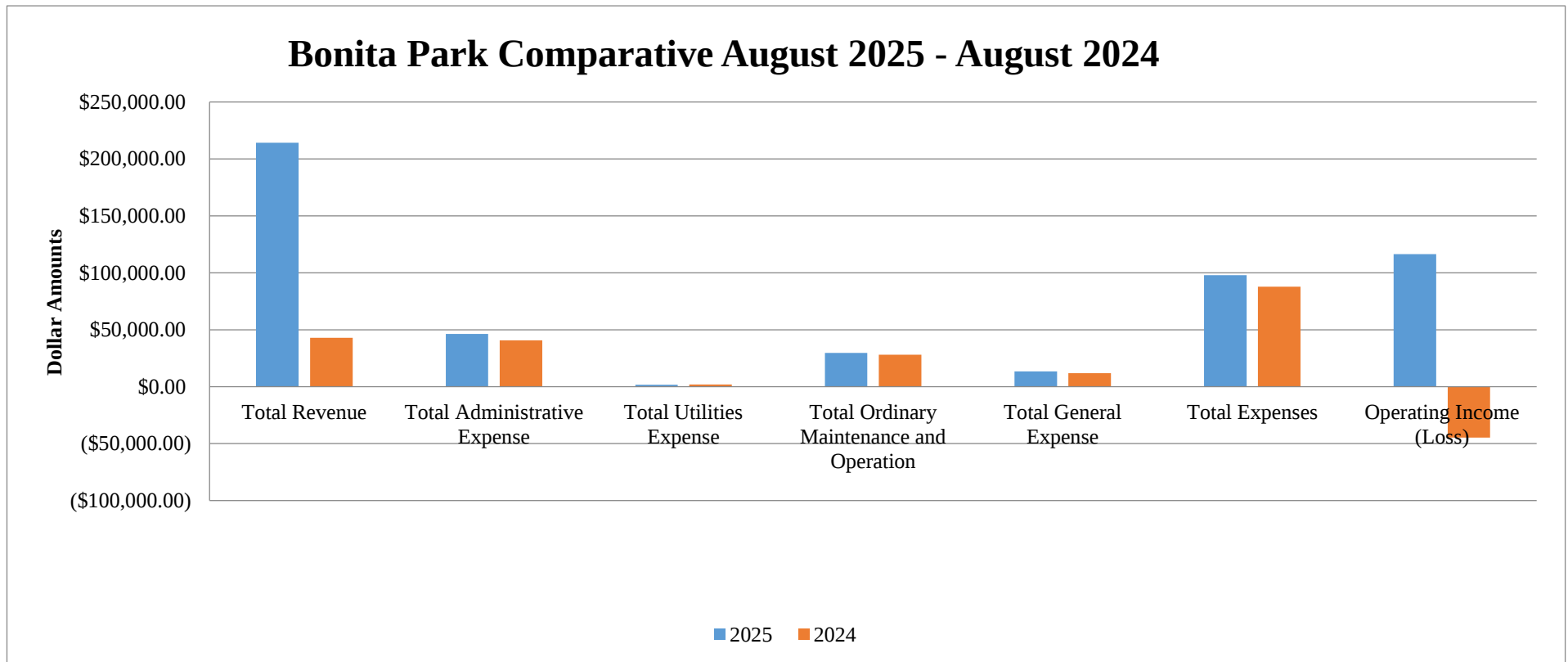
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

|                                          | Start: 8/01/2025<br>End: 8/31/2025 | Start: 8/01/2024<br>End: 8/31/2024 |
|------------------------------------------|------------------------------------|------------------------------------|
| Total Revenue                            | \$214,123.05                       | \$43,021.05                        |
| Total Administrative Expense             | \$46,327.32                        | \$40,599.18                        |
| Total Utilities Expense                  | \$1,797.17                         | \$1,948.78                         |
| Total Ordinary Maintenance and Operation | \$29,731.37                        | \$28,058.77                        |
| Total General Expense                    | \$13,438.34                        | \$11,798.57                        |
| Total Expenses                           | \$97,822.71                        | \$87,823.24                        |
| Operating Income (Loss)                  | \$116,300.34                       | (\$44,802.19)                      |



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

|                                           |   |    |         |   | Start: 08/01/2025<br>End: 08/31/2025 | Start: 08/01/2024<br>End: 08/31/2024 | Variance          | Variance %       |
|-------------------------------------------|---|----|---------|---|--------------------------------------|--------------------------------------|-------------------|------------------|
| <b>Revenue</b>                            |   |    |         |   |                                      |                                      |                   |                  |
| <b>Rental Income</b>                      |   |    |         |   |                                      |                                      |                   |                  |
| Dwelling Rental                           | 1 | 02 | 3110    | 5 | 33,939.00                            | 32,483.00                            | 1,456.00          | 4.48 %           |
| Nondwelling Rental                        | 1 | 02 | 3190    | 5 | 350.00                               | 350.00                               | 0.00              | 0.00 %           |
| <b>Total Rental Income</b>                |   |    |         |   | <b>34,289.00</b>                     | <b>32,833.00</b>                     | <b>1,456.00</b>   | <b>4.43 %</b>    |
| <b>Other Income</b>                       |   |    |         |   |                                      |                                      |                   |                  |
| Interest Earned - Bank Stmt               | 1 | 02 | 3610.01 | 5 | 2,411.52                             | 2,061.39                             | 350.13            | 16.99 %          |
| Other Income - Tenants                    | 1 | 02 | 3690    | 5 | 4,706.00                             | 3,969.00                             | 737.00            | 18.57 %          |
| Other Income - Misc Other Reve            | 1 | 02 | 3690.1  | 5 | 211.83                               | 0.00                                 | 211.83            | 0.00 %           |
| Other Income - OP Tran In From            | 1 | 02 | 3690.99 | 5 | 100,556.70                           | 0.00                                 | 100,556.70        | 0.00 %           |
| <b>Total Other Income</b>                 |   |    |         |   | <b>107,886.05</b>                    | <b>6,030.39</b>                      | <b>101,855.66</b> | <b>1689.04 %</b> |
| <b>Other Receipts</b>                     |   |    |         |   |                                      |                                      |                   |                  |
| Operating Subsidy - Current Ye            | 1 | 02 | 8020    | 0 | 71,948.00                            | 4,157.66                             | 67,790.34         | 1630.49 %        |
| <b>Total Other Receipts</b>               |   |    |         |   | <b>71,948.00</b>                     | <b>4,157.66</b>                      | <b>67,790.34</b>  | <b>1630.49 %</b> |
| <b>Total Revenue</b>                      |   |    |         |   | <b>214,123.05</b>                    | <b>43,021.05</b>                     | <b>171,102.00</b> | <b>397.72 %</b>  |
| <b>Expenses</b>                           |   |    |         |   |                                      |                                      |                   |                  |
| <b>Administrative Expense</b>             |   |    |         |   |                                      |                                      |                   |                  |
| Nontechnical Salaries                     | 1 | 02 | 4110    | 5 | 11,383.96                            | 7,652.71                             | (3,731.25)        | -48.76 %         |
| Travel-Mileage Reimbursement              | 1 | 02 | 4150.2  | 5 | 0.00                                 | 99.16                                | 99.16             | 100.00 %         |
| Audit Fees                                | 1 | 02 | 4171    | 5 | 1,662.03                             | 0.00                                 | (1,662.03)        | 0.00 %           |
| Employee Benefits Cont - Admin            | 1 | 02 | 4182    | 5 | 3,841.29                             | 4,742.72                             | 901.43            | 19.01 %          |
| Postage/FedEx/UPS                         | 1 | 02 | 4190.03 | 5 | 131.19                               | 190.49                               | 59.30             | 31.13 %          |
| Publications                              | 1 | 02 | 4190.11 | 5 | 174.17                               | 0.00                                 | (174.17)          | 0.00 %           |
| Telephone/Cell Phone/Internet             | 1 | 02 | 4190.13 | 5 | 7,396.00                             | 6,501.07                             | (894.93)          | -13.77 %         |
| Forms & Office Supplies                   | 1 | 02 | 4190.17 | 5 | 662.99                               | 897.58                               | 234.59            | 26.14 %          |
| Other Sundry Expense                      | 1 | 02 | 4190.18 | 5 | 0.00                                 | 178.35                               | 178.35            | 100.00 %         |
| Administrative Contact Costs              | 1 | 02 | 4190.19 | 5 | 8,304.98                             | 8,887.18                             | 582.20            | 6.55 %           |
| Management Fee Expense - AMP              | 1 | 02 | 4190.21 | 5 | 9,862.90                             | 8,593.92                             | (1,268.98)        | -14.77 %         |
| 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 | 1,087.50                             | 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 | 44.31                                | 0.00                                 | (44.31)           | 0.00 %           |
| <b>Total Administrative Expense</b>       |   |    |         |   | <b>46,327.32</b>                     | <b>40,599.18</b>                     | <b>(5,728.14)</b> | <b>-14.11 %</b>  |
| <b>Tenant Services</b>                    |   |    |         |   |                                      |                                      |                   |                  |
| Tenant Services - Salaries                | 1 | 02 | 4210    | 5 | 840.00                               | 630.00                               | (210.00)          | -33.33 %         |
| Ten Services - Recreation, Pub            | 1 | 02 | 4220    | 5 | 293.75                               | 808.49                               | 514.74            | 63.67 %          |
| <b>Total Tenant Services</b>              |   |    |         |   | <b>1,133.75</b>                      | <b>1,438.49</b>                      | <b>304.74</b>     | <b>21.18 %</b>   |
| <b>Utilities Expense</b>                  |   |    |         |   |                                      |                                      |                   |                  |
| Water                                     | 1 | 02 | 4310    | 5 | 78.75                                | 254.56                               | 175.81            | 69.06 %          |
| Electricity                               | 1 | 02 | 4320    | 5 | 1,334.21                             | 1,316.83                             | (17.38)           | -1.32 %          |
| Gas                                       | 1 | 02 | 4330    | 5 | 355.75                               | 302.33                               | (53.42)           | -17.67 %         |
| Other Utility Expense - Sewer             | 1 | 02 | 4390    | 5 | 28.46                                | 75.06                                | 46.60             | 62.08 %          |
| <b>Total Utilities Expense</b>            |   |    |         |   | <b>1,797.17</b>                      | <b>1,948.78</b>                      | <b>151.61</b>     | <b>7.78 %</b>    |
| <b>Ordinary Maintenance and Operation</b> |   |    |         |   |                                      |                                      |                   |                  |
| Labor                                     | 1 | 02 | 4410    | 5 | 3,896.04                             | 6,051.06                             | 2,155.02          | 35.61 %          |
| Materials                                 | 1 | 02 | 4420    | 5 | 2,319.04                             | 355.80                               | (1,963.24)        | -551.78 %        |
| Contract Cots-Extermination/Pe            | 1 | 02 | 4430.01 | 5 | 750.00                               | 0.00                                 | (750.00)          | 0.00 %           |
| Contract Costs-Other Repairs              | 1 | 02 | 4430.03 | 5 | 1,995.00                             | 0.00                                 | (1,995.00)        | 0.00 %           |
| Contract Costs-Maint Cell Phon            | 1 | 02 | 4430.04 | 5 | 16.58                                | 16.57                                | (0.01)            | -0.06 %          |
| Contract Costs-Auto/Truck Main            | 1 | 02 | 4430.08 | 5 | 58.77                                | 95.45                                | 36.68             | 38.43 %          |
| Contract Costs-Maintenance                | 1 | 02 | 4430.09 | 5 | 2,822.00                             | 0.00                                 | (2,822.00)        | 0.00 %           |
| Contract Costs-Other                      | 1 | 02 | 4430.13 | 5 | 1,995.00                             | 4,400.00                             | 2,405.00          | 54.66 %          |

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

|                                                 |   |    |         |   | Start: 08/01/2025  | Start: 08/01/2024  |                   |                  |
|-------------------------------------------------|---|----|---------|---|--------------------|--------------------|-------------------|------------------|
|                                                 |   |    |         |   | End: 08/31/2025    | End: 08/31/2024    | Variance          | Variance %       |
| Contact Costs-Heating & Coolin                  | 1 | 02 | 4430.17 | 5 | 1,280.00           | 2,900.00           | 1,620.00          | 55.86 %          |
| Contract Costs-Landscape & Gro                  | 1 | 02 | 4430.19 | 5 | 4,285.00           | 3,900.00           | (385.00)          | -9.87 %          |
| Contract Costs-Unit Turnaround                  | 1 | 02 | 4430.20 | 5 | 7,660.00           | 5,985.00           | (1,675.00)        | -27.99 %         |
| Connect/Disconnect Fees                         | 1 | 02 | 4430.4  | 5 | 0.00               | 105.00             | 105.00            | 100.00 %         |
| Garbage and Trash Collection                    | 1 | 02 | 4431    | 5 | 738.58             | 312.02             | (426.56)          | -136.71 %        |
| Emp Benefit Cont - Maintenance                  | 1 | 02 | 4433    | 5 | 1,915.36           | 3,937.87           | 2,022.51          | 51.36 %          |
| <b>Total Ordinary Maintenance and Operation</b> |   |    |         |   | <b>29,731.37</b>   | <b>28,058.77</b>   | <b>(1,672.60)</b> | <b>-5.96 %</b>   |
| <b>Protective Services</b>                      |   |    |         |   |                    |                    |                   |                  |
| Protective Services - Contract                  | 1 | 02 | 4480    | 5 | 5,394.76           | 3,979.45           | (1,415.31)        | -35.57 %         |
| <b>Total Protective Services</b>                |   |    |         |   | <b>5,394.76</b>    | <b>3,979.45</b>    | <b>(1,415.31)</b> | <b>-35.57 %</b>  |
| <b>General Expense</b>                          |   |    |         |   |                    |                    |                   |                  |
| Insurance - Windstorm                           | 1 | 02 | 4510.15 | 5 | 10,553.34          | 9,398.57           | (1,154.77)        | -12.29 %         |
| 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 | 0.00               | (100.00)           | (100.00)          | 100.00 %         |
| <b>Total General Expense</b>                    |   |    |         |   | <b>13,438.34</b>   | <b>11,798.57</b>   | <b>(1,639.77)</b> | <b>-13.90 %</b>  |
| <b>Other Expenditures</b>                       |   |    |         |   |                    |                    |                   |                  |
| Property Better & Add-Contract                  | 1 | 02 | 7540.4  | 5 | 32,685.00          | 94,450.00          | 61,765.00         | 65.39 %          |
| Operating Exp For Property - C                  | 1 | 02 | 7590    | 5 | (32,685.00)        | (94,450.00)        | (61,765.00)       | 65.39 %          |
| <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>(97,822.71)</b> | <b>(87,823.24)</b> | <b>(9,999.47)</b> | <b>11.39 %</b>   |
| <b>Net Income (Loss)</b>                        |   |    |         |   | <b>116,300.34</b>  | <b>(44,802.19)</b> | <b>161,102.53</b> | <b>-497.45 %</b> |

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

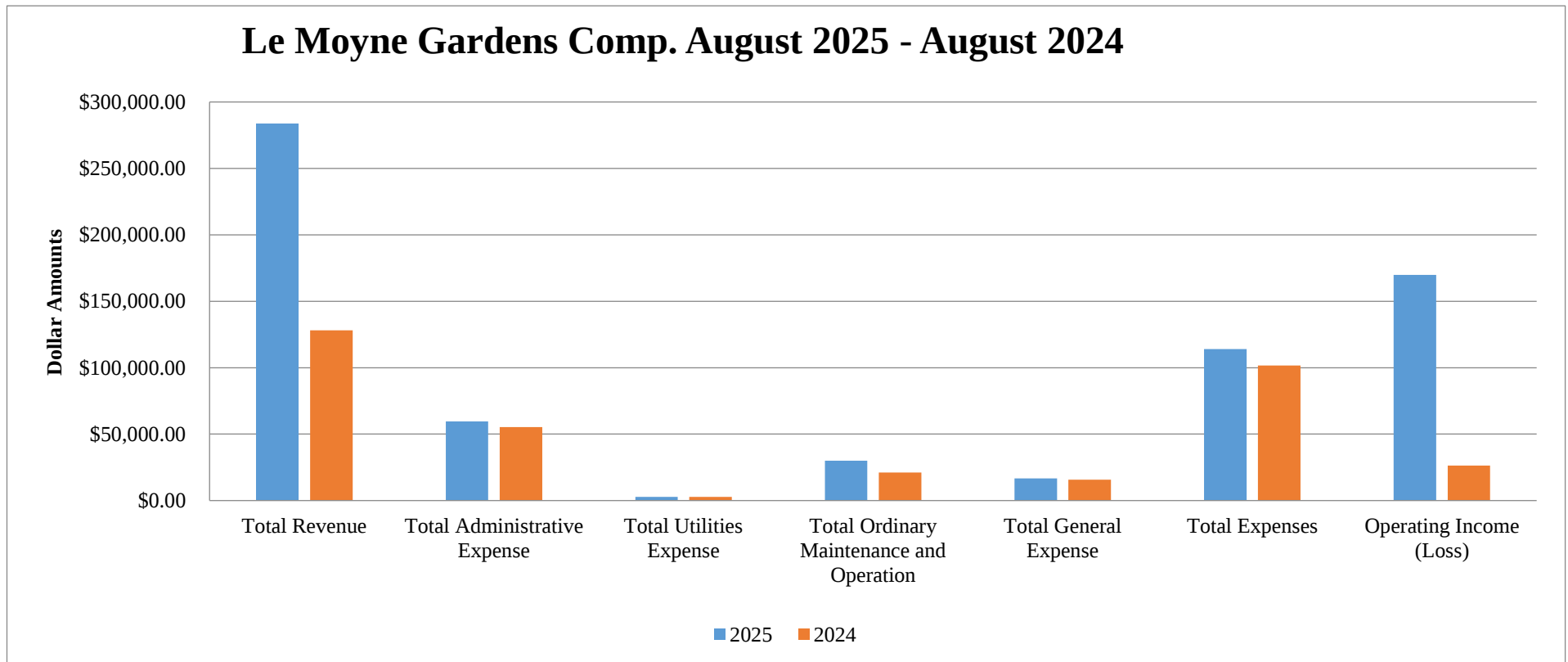
Custom 3: PHA

# Housing Authority of the City of Harlingen

## Comparative Income Statement

HHA Low Rent  
Le Moyne Gardens

|                                          | Start: 8/01/2025<br>End: 8/31/2025 | Start: 8/01/2024<br>End: 8/31/2024 |
|------------------------------------------|------------------------------------|------------------------------------|
| Total Revenue                            | \$283,730.60                       | \$128,073.59                       |
| Total Administrative Expense             | \$59,494.80                        | \$55,389.67                        |
| Total Utilities Expense                  | \$2,815.74                         | \$2,794.95                         |
| Total Ordinary Maintenance and Operation | \$29,999.03                        | \$21,201.27                        |
| Total General Expense                    | \$16,765.50                        | \$15,762.91                        |
| Total Expenses                           | \$113,936.00                       | \$101,711.95                       |
| Operating Income (Loss)                  | \$169,794.60                       | \$26,361.64                        |



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

|                                           |   |    |         |   | Start: 08/01/2025<br>End: 08/31/2025 | Start: 08/01/2024<br>End: 08/31/2024 | Variance          | Variance %       |
|-------------------------------------------|---|----|---------|---|--------------------------------------|--------------------------------------|-------------------|------------------|
| <b>Revenue</b>                            |   |    |         |   |                                      |                                      |                   |                  |
| <b>Rental Income</b>                      |   |    |         |   |                                      |                                      |                   |                  |
| Dwelling Rental                           | 1 | 03 | 3110    | 5 | 39,220.00                            | 34,021.00                            | 5,199.00          | 15.28 %          |
| <b>Total Rental Income</b>                |   |    |         |   | <b>39,220.00</b>                     | <b>34,021.00</b>                     | <b>5,199.00</b>   | <b>15.28 %</b>   |
| <b>Other Income</b>                       |   |    |         |   |                                      |                                      |                   |                  |
| Interest Earned on Gen Fund In            | 1 | 03 | 3610    | 5 | 4,081.50                             | 2,999.59                             | 1,081.91          | 36.07 %          |
| Other Income-Tenants                      | 1 | 03 | 3690    | 5 | 5,415.00                             | 4,101.00                             | 1,314.00          | 32.04 %          |
| Other Income - OP Trans In Fro            | 1 | 03 | 3690.99 | 5 | 134,075.60                           | 0.00                                 | 134,075.60        | 0.00 %           |
| <b>Total Other Income</b>                 |   |    |         |   | <b>143,572.10</b>                    | <b>7,100.59</b>                      | <b>136,471.51</b> | <b>1921.97 %</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>283,730.60</b>                    | <b>128,073.59</b>                    | <b>155,657.01</b> | <b>121.54 %</b>  |
| <b>Expenses</b>                           |   |    |         |   |                                      |                                      |                   |                  |
| <b>Administrative Expense</b>             |   |    |         |   |                                      |                                      |                   |                  |
| Nontechnical Salaries                     | 1 | 03 | 4110    | 5 | 11,804.33                            | 12,600.91                            | 796.58            | 6.32 %           |
| Travel                                    | 1 | 03 | 4150    | 5 | 306.00                               | 0.00                                 | (306.00)          | 0.00 %           |
| Travel-Mileage Reimbursement              | 1 | 03 | 4150.2  | 5 | 0.00                                 | 37.52                                | 37.52             | 100.00 %         |
| Audit Fees                                | 1 | 03 | 4171    | 5 | 2,271.74                             | 0.00                                 | (2,271.74)        | 0.00 %           |
| Employee Benefits Cont - Admin            | 1 | 03 | 4182    | 5 | 6,742.52                             | 6,000.00                             | (742.52)          | -12.38 %         |
| Postage/FedEx/UPS                         | 1 | 03 | 4190.03 | 5 | 131.19                               | 190.49                               | 59.30             | 31.13 %          |
| Publications                              | 1 | 03 | 4190.11 | 5 | 174.17                               | 0.00                                 | (174.17)          | 0.00 %           |
| Telephone/Cell Phone/Internet             | 1 | 03 | 4190.13 | 5 | 10,346.71                            | 9,186.73                             | (1,159.98)        | -12.63 %         |
| 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 | 658.10                               | 2,695.00                             | 2,036.90          | 75.58 %          |
| Other Sundry Expense                      | 1 | 03 | 4190.18 | 5 | 0.00                                 | 194.84                               | 194.84            | 100.00 %         |
| Administrative Contact Costs              | 1 | 03 | 4190.19 | 5 | 9,251.89                             | 8,120.08                             | (1,131.81)        | -13.94 %         |
| Management Fee Expense - AMP              | 1 | 03 | 4190.21 | 5 | 13,059.84                            | 11,637.60                            | (1,422.24)        | -12.22 %         |
| 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                             | 1,462.50                             | 22.50             | 1.54 %           |
| IT Fees - COCC                            | 1 | 03 | 4190.24 | 5 | 400.00                               | 400.00                               | 0.00              | 0.00 %           |
| Board Meeting Expense                     | 1 | 03 | 4190.9  | 5 | 44.31                                | 0.00                                 | (44.31)           | 0.00 %           |
| <b>Total Administrative Expense</b>       |   |    |         |   | <b>59,494.80</b>                     | <b>55,389.67</b>                     | <b>(4,105.13)</b> | <b>-7.41 %</b>   |
| <b>Tenant Services</b>                    |   |    |         |   |                                      |                                      |                   |                  |
| Tenant Services - Salaries                | 1 | 03 | 4210    | 5 | 980.00                               | 735.00                               | (245.00)          | -33.33 %         |
| Ten Services - Recreation, Pub            | 1 | 03 | 4220    | 5 | 293.75                               | 848.49                               | 554.74            | 65.38 %          |
| <b>Total Tenant Services</b>              |   |    |         |   | <b>1,273.75</b>                      | <b>1,583.49</b>                      | <b>309.74</b>     | <b>19.56 %</b>   |
| <b>Utilities Expense</b>                  |   |    |         |   |                                      |                                      |                   |                  |
| Water                                     | 1 | 03 | 4310    | 5 | 163.57                               | 405.37                               | 241.80            | 59.65 %          |
| Electricity                               | 1 | 03 | 4320    | 5 | 2,302.48                             | 2,149.05                             | (153.43)          | -7.14 %          |
| Gas                                       | 1 | 03 | 4330    | 5 | 243.86                               | 217.76                               | (26.10)           | -11.99 %         |
| Other Utility Expense - Sewer             | 1 | 03 | 4390    | 5 | 105.83                               | 22.77                                | (83.06)           | -364.78 %        |
| <b>Total Utilities Expense</b>            |   |    |         |   | <b>2,815.74</b>                      | <b>2,794.95</b>                      | <b>(20.79)</b>    | <b>-0.74 %</b>   |
| <b>Ordinary Maintenance and Operation</b> |   |    |         |   |                                      |                                      |                   |                  |
| Labor                                     | 1 | 03 | 4410    | 5 | 5,920.83                             | 4,239.13                             | (1,681.70)        | -39.67 %         |
| Materials                                 | 1 | 03 | 4420    | 5 | 5,160.39                             | 301.95                               | (4,858.44)        | -1609.02 %       |
| Contract Cots-Extermination/Pe            | 1 | 03 | 4430.01 | 5 | 1,725.00                             | 1,000.00                             | (725.00)          | -72.50 %         |
| Contract Costs-Other Repairs              | 1 | 03 | 4430.03 | 5 | 3,095.00                             | 0.00                                 | (3,095.00)        | 0.00 %           |
| Contract Costs-Maint Cell Phon            | 1 | 03 | 4430.04 | 5 | 22.09                                | 22.09                                | 0.00              | 0.00 %           |
| Contract Costs-Auto/Truck Main            | 1 | 03 | 4430.08 | 5 | 65.77                                | 52.47                                | (13.30)           | -25.35 %         |
| Contract Costs-Maintenance                | 1 | 03 | 4430.09 | 5 | 2,822.00                             | 5,330.92                             | 2,508.92          | 47.06 %          |
| Contract Costs-Other                      | 1 | 03 | 4430.13 | 5 | 0.00                                 | 2,650.00                             | 2,650.00          | 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: 08/01/2025   | Start: 08/01/2024   |                    |                 |
|-------------------------------------------------|---|----|---------|---|---------------------|---------------------|--------------------|-----------------|
|                                                 |   |    |         |   | End: 08/31/2025     | End: 08/31/2024     | Variance           | Variance %      |
| Contract Costs-Landscape & Gro                  | 1 | 03 | 4430.19 | 5 | 4,350.00            | 4,350.00            | 0.00               | 0.00 %          |
| Contract Costs-Unit Turnaround                  | 1 | 03 | 4430.20 | 5 | 1,995.00            | 0.00                | (1,995.00)         | 0.00 %          |
| Contact Costs-Electrical Contr                  | 1 | 03 | 4430.21 | 5 | 1,995.00            | 0.00                | (1,995.00)         | 0.00 %          |
| Connect/Disconnect Fees                         | 1 | 03 | 4430.4  | 5 | 90.00               | 0.00                | (90.00)            | 0.00 %          |
| Garbage and Trash Collection                    | 1 | 03 | 4431    | 5 | 268.20              | 271.20              | 3.00               | 1.11 %          |
| Emp Benefit Cont - Maintenance                  | 1 | 03 | 4433    | 5 | 2,489.75            | 2,983.51            | 493.76             | 16.55 %         |
| <b>Total Ordinary Maintenance and Operation</b> |   |    |         |   | <b>29,999.03</b>    | <b>21,201.27</b>    | <b>(8,797.76)</b>  | <b>-41.50 %</b> |
| <b>Protective Services</b>                      |   |    |         |   |                     |                     |                    |                 |
| Protective Services - Contract                  | 1 | 03 | 4480    | 5 | 3,587.18            | 4,979.66            | 1,392.48           | 27.96 %         |
| <b>Total Protective Services</b>                |   |    |         |   | <b>3,587.18</b>     | <b>4,979.66</b>     | <b>1,392.48</b>    | <b>27.96 %</b>  |
| <b>General Expense</b>                          |   |    |         |   |                     |                     |                    |                 |
| Insurance - Windstorm                           | 1 | 03 | 4510.15 | 5 | 13,633.50           | 12,846.25           | (787.25)           | -6.13 %         |
| Payments in Lieu of Taxes                       | 1 | 03 | 4520    | 5 | 3,132.00            | 2,916.66            | (215.34)           | -7.38 %         |
| <b>Total General Expense</b>                    |   |    |         |   | <b>16,765.50</b>    | <b>15,762.91</b>    | <b>(1,002.59)</b>  | <b>-6.36 %</b>  |
| <b>Other Expenditures</b>                       |   |    |         |   |                     |                     |                    |                 |
| Property Better & Add-Contract                  | 1 | 03 | 7540.4  | 5 | 31,526.00           | 0.00                | (31,526.00)        | 0.00 %          |
| Operating Exp For Property - C                  | 1 | 03 | 7590    | 5 | (31,526.00)         | 0.00                | 31,526.00          | 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>(113,936.00)</b> | <b>(101,711.95)</b> | <b>(12,224.05)</b> | <b>12.02 %</b>  |
| <b>Net Income (Loss)</b>                        |   |    |         |   | <b>169,794.60</b>   | <b>26,361.64</b>    | <b>143,432.96</b>  | <b>424.51 %</b> |

Report Criteria PHA: 1 Project: '03'

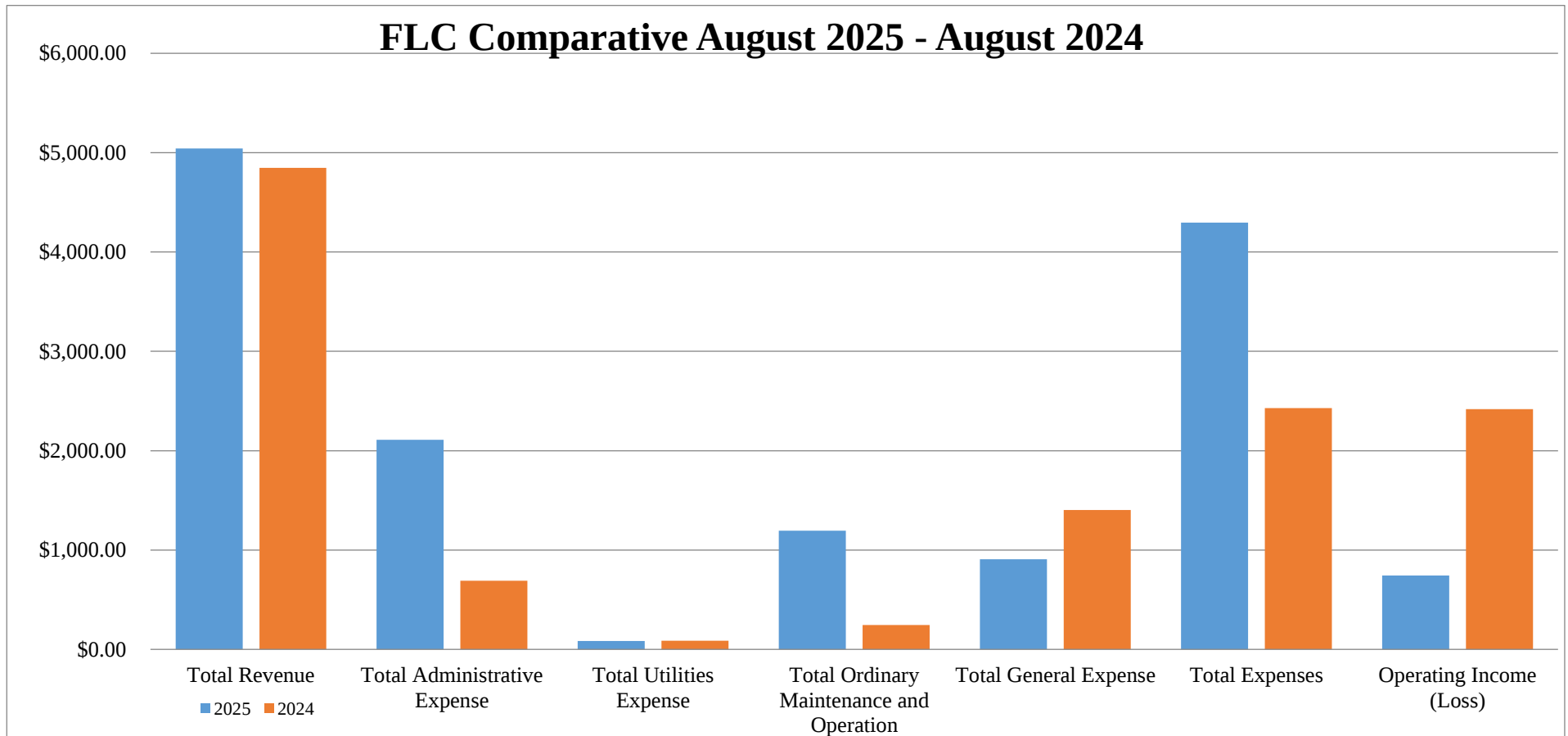
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

|                                          | Start: 8/01/2025<br>End: 8/31/2025 | Start: 8/01/2024<br>End: 8/31/2024 |
|------------------------------------------|------------------------------------|------------------------------------|
| Total Revenue                            | \$5,040.80                         | \$4,846.02                         |
| Total Administrative Expense             | \$2,111.01                         | \$691.50                           |
| Total Utilities Expense                  | \$83.86                            | \$86.21                            |
| Total Ordinary Maintenance and Operation | \$1,195.63                         | \$245.94                           |
| Total General Expense                    | \$906.17                           | \$1,404.00                         |
| Total Expenses                           | \$4,296.67                         | \$2,427.65                         |
| Operating Income (Loss)                  | \$744.13                           | \$2,418.37                         |



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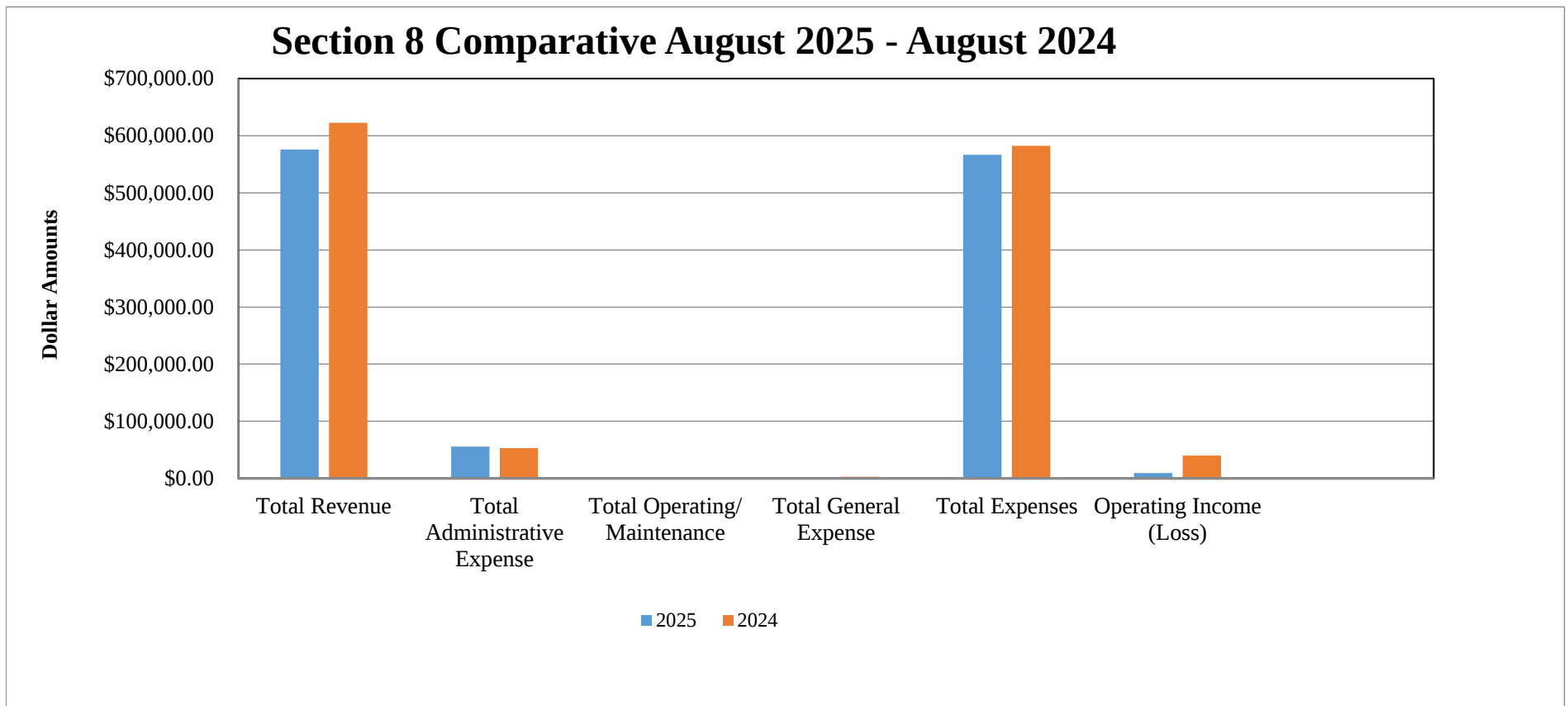
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Family Living Center

|                                                 |   |    |         |   | Start: 08/01/2025 | Start: 08/01/2024 |                   |                  |
|-------------------------------------------------|---|----|---------|---|-------------------|-------------------|-------------------|------------------|
|                                                 |   |    |         |   | End: 08/31/2025   | End: 08/31/2024   | 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 | 245.80            | 229.42            | 16.38             | 7.14 %           |
| Other Income-Tenants                            | 3 | 01 | 3690    | 5 | 195.00            | 150.00            | 45.00             | 30.00 %          |
| Other Income - Misc Other Reve                  | 3 | 01 | 3690.1  | 5 | 0.00              | 66.60             | (66.60)           | -100.00 %        |
| <b>Total Other Income</b>                       |   |    |         |   | <b>440.80</b>     | <b>446.02</b>     | <b>(5.22)</b>     | <b>-1.17 %</b>   |
| <b>Total Revenue</b>                            |   |    |         |   | <b>5,040.80</b>   | <b>4,846.02</b>   | <b>194.78</b>     | <b>4.02 %</b>    |
| <b>Expenses</b>                                 |   |    |         |   |                   |                   |                   |                  |
| <b>Administrative Expense</b>                   |   |    |         |   |                   |                   |                   |                  |
| Nontechnical Salaries                           | 3 | 01 | 4110    | 5 | 234.40            | 220.12            | (14.28)           | -6.49 %          |
| Audit Fees                                      | 3 | 01 | 4171    | 5 | 271.44            | 0.00              | (271.44)          | 0.00 %           |
| Employee Benefits Cont - Admin                  | 3 | 01 | 4182    | 5 | 86.14             | 15.90             | (70.24)           | -441.76 %        |
| Other Sundry Expense                            | 3 | 01 | 4190.18 | 5 | 73.41             | 455.48            | 382.07            | 83.88 %          |
| BOARD MEETING EXPENSES                          | 3 | 01 | 4190.9  | 5 | 1,445.62          | 0.00              | (1,445.62)        | 0.00 %           |
| <b>Total Administrative Expense</b>             |   |    |         |   | <b>2,111.01</b>   | <b>691.50</b>     | <b>(1,419.51)</b> | <b>-205.28 %</b> |
| <b>Utilities Expense</b>                        |   |    |         |   |                   |                   |                   |                  |
| Water                                           | 3 | 01 | 4310    | 5 | 31.46             | 32.19             | 0.73              | 2.27 %           |
| Other Utility Expense - Sewer                   | 3 | 01 | 4390    | 5 | 52.40             | 54.02             | 1.62              | 3.00 %           |
| <b>Total Utilities Expense</b>                  |   |    |         |   | <b>83.86</b>      | <b>86.21</b>      | <b>2.35</b>       | <b>2.73 %</b>    |
| <b>Ordinary Maintenance and Operation</b>       |   |    |         |   |                   |                   |                   |                  |
| Contract Cots-Extermination                     | 3 | 01 | 4430.01 | 5 | 99.00             | 0.00              | (99.00)           | 0.00 %           |
| Contract Costs-Other                            | 3 | 01 | 4430.13 | 5 | 0.00              | 150.00            | 150.00            | 100.00 %         |
| Contact Costs-Heating & Coolin                  | 3 | 01 | 4430.17 | 5 | 995.00            | 0.00              | (995.00)          | 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 | 5.69              | 0.00              | (5.69)            | 0.00 %           |
| <b>Total Ordinary Maintenance and Operation</b> |   |    |         |   | <b>1,195.63</b>   | <b>245.94</b>     | <b>(949.69)</b>   | <b>-386.15 %</b> |
| <b>General Expense</b>                          |   |    |         |   |                   |                   |                   |                  |
| Insurance - Windstorm                           | 3 | 01 | 4510.15 | 5 | 906.17            | 1,404.00          | 497.83            | 35.46 %          |
| <b>Total General Expense</b>                    |   |    |         |   | <b>906.17</b>     | <b>1,404.00</b>   | <b>497.83</b>     | <b>35.46 %</b>   |
| <b>Total Expenses</b>                           |   |    |         |   | <b>(4,296.67)</b> | <b>(2,427.65)</b> | <b>(1,869.02)</b> | <b>76.99 %</b>   |
| <b>Net Income (Loss)</b>                        |   |    |         |   | <b>744.13</b>     | <b>2,418.37</b>   | <b>(1,674.24)</b> | <b>-89.82 %</b>  |

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

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

|                                     |                                                  |                                                  |
|-------------------------------------|--------------------------------------------------|--------------------------------------------------|
|                                     | <b>Start: 8/01/2025</b><br><b>End: 8/31/2025</b> | <b>Start: 8/01/2024</b><br><b>End: 8/31/2024</b> |
| <b>Total Revenue</b>                | <b>\$575,810.38</b>                              | <b>\$622,550.80</b>                              |
| <b>Total Administrative Expense</b> | <b>\$55,811.01</b>                               | <b>\$53,069.73</b>                               |
| <b>Total Operating/ Maintenance</b> | <b>\$1,285.59</b>                                | <b>\$1,183.28</b>                                |
| <b>Total General Expense</b>        | <b>\$2,473.64</b>                                | <b>\$3,097.59</b>                                |
| <b>Total Expenses</b>               | <b>\$566,596.38</b>                              | <b>\$582,426.82</b>                              |
| <b>Operating Income (Loss)</b>      | <b>\$9,214.00</b>                                | <b>\$40,123.98</b>                               |



09/29/2025 01:54 PM

# Housing Authority of the City of Harlingen

## Comparative Income Statement

### Voucher

|                                          |   |    |          |   | Start: 08/01/2025 | Start: 08/01/2024 |                    |                |
|------------------------------------------|---|----|----------|---|-------------------|-------------------|--------------------|----------------|
|                                          |   |    |          |   | End: 08/31/2025   | End: 08/31/2024   | Variance           | Variance %     |
| <b>Revenue</b>                           |   |    |          |   |                   |                   |                    |                |
| <b>Operating Income</b>                  |   |    |          |   |                   |                   |                    |                |
| Administrative Fees Earned               | 7 | 01 | 3112     | 5 | 57,649.00         | 68,787.00         | (11,138.00)        | -16.19 %       |
| Interest Income HA Portion               | 7 | 01 | 3300     | 5 | 240.31            | 357.11            | (116.80)           | -32.71 %       |
| Fraud Recovery PHA Section 8             | 7 | 01 | 3300.3   | 5 | 0.00              | 4,346.00          | (4,346.00)         | -100.00 %      |
| Portable Admin Fees Earned               | 7 | 01 | 3300.P   | 5 | 1,097.07          | 134.69            | 962.38             | 714.51 %       |
| HAP Earned Income                        | 7 | 01 | 4902     | 5 | 516,824.00        | 548,926.00        | (32,102.00)        | -5.85 %        |
| <b>Total Operating Income</b>            |   |    |          |   | <b>575,810.38</b> | <b>622,550.80</b> | <b>(46,740.42)</b> | <b>-7.51 %</b> |
| <b>Total Revenue</b>                     |   |    |          |   | <b>575,810.38</b> | <b>622,550.80</b> | <b>(46,740.42)</b> | <b>-7.51 %</b> |
| <b>Expenses</b>                          |   |    |          |   |                   |                   |                    |                |
| <b>Administrative Expense</b>            |   |    |          |   |                   |                   |                    |                |
| Nontechnical Salaries                    | 7 | 01 | 4110     | 5 | 14,574.40         | 14,402.53         | (171.87)           | -1.19 %        |
| Travel                                   | 7 | 01 | 4150     | 5 | 612.00            | 0.00              | (612.00)           | 0.00 %         |
| Audit Fees                               | 7 | 01 | 4171     | 5 | 211.42            | 0.00              | (211.42)           | 0.00 %         |
| 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 | 5,814.97          | 9,689.80          | 3,874.83           | 39.99 %        |
| Postage/FedEx/UPS                        | 7 | 01 | 4190.03  | 5 | 651.69            | 946.24            | 294.55             | 31.13 %        |
| Publications                             | 7 | 01 | 4190.11  | 5 | 174.17            | 0.00              | (174.17)           | 0.00 %         |
| Telephone/Cell Phone/Internet            | 7 | 01 | 4190.13  | 5 | 1,570.93          | 2,074.75          | 503.82             | 24.28 %        |
| Forms & Office Supplies                  | 7 | 01 | 4190.17  | 5 | 8,247.94          | 0.00              | (8,247.94)         | 0.00 %         |
| Other Sundry Expense                     | 7 | 01 | 4190.18  | 5 | 0.00              | 61.34             | 61.34              | 100.00 %       |
| Administrative Contact Costs             | 7 | 01 | 4190.19  | 5 | 7,109.99          | 8,193.57          | 1,083.58           | 13.22 %        |
| Asset Management Fee - AMP               | 7 | 01 | 4190.22  | 5 | 8,784.00          | 9,336.00          | 552.00             | 5.91 %         |
| AMP Bookkeeping Fees                     | 7 | 01 | 4190.23  | 5 | 5,490.00          | 5,835.00          | 345.00             | 5.91 %         |
| Asset Management Fee - AMP               | 7 | 03 | 4190.22  | 5 | 924.00            | 900.00            | (24.00)            | -2.67 %        |
| AMP Bookkeeping Fees                     | 7 | 03 | 4190.23  | 5 | 577.50            | 562.50            | (15.00)            | -2.67 %        |
| <b>Total Administrative Expense</b>      |   |    |          |   | <b>55,811.01</b>  | <b>53,069.73</b>  | <b>(2,741.28)</b>  | <b>-5.17 %</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 | 96.00             | 0.00              | (96.00)            | 0.00 %         |
| Vehicle Maintenance                      | 7 | 01 | 4430.1   | 5 | 58.78             | 52.47             | (6.31)             | -12.03 %       |
| <b>Total Operating Expenses</b>          |   |    |          |   | <b>1,285.59</b>   | <b>1,183.28</b>   | <b>(102.31)</b>    | <b>-8.65 %</b> |
| <b>General Expense</b>                   |   |    |          |   |                   |                   |                    |                |
| Emp Benefit Cont-Unemployment            | 7 | 01 | 4540.8   | 5 | 0.00              | 1,311.15          | 1,311.15           | 100.00 %       |
| Admin Fee - Paid for Portabili           | 7 | 01 | 4590.P   | 5 | 221.44            | 50.86             | (170.58)           | -335.39 %      |
| Portability - Port In Deposits           | 7 | 01 | 4590.PID | 5 | (9,279.32)        | (2,345.00)        | 6,934.32           | -295.71 %      |
| Portability - Port In Expenses           | 7 | 01 | 4590.PIE | 5 | 9,279.32          | 2,345.00          | (6,934.32)         | -295.71 %      |
| Portable Admin Fees Paid                 | 7 | 03 | 4590.P   | 5 | 2,252.20          | 1,735.58          | (516.62)           | -29.77 %       |
| Portability - Port In Deposits           | 7 | 03 | 4590.PID | 5 | (1,532.20)        | 0.00              | 1,532.20           | 0.00 %         |
| Portability - Port In Expenses           | 7 | 03 | 4590.PIE | 5 | 1,532.20          | 0.00              | (1,532.20)         | 0.00 %         |
| <b>Total General Expense</b>             |   |    |          |   | <b>2,473.64</b>   | <b>3,097.59</b>   | <b>623.95</b>      | <b>20.14 %</b> |
| <b>Housing Assistance Payments</b>       |   |    |          |   |                   |                   |                    |                |
| HAP Payments - Rents                     | 7 | 01 | 4715.1   | 5 | 457,524.00        | 476,898.04        | 19,374.04          | 4.06 %         |
| HAP Payments - Utilities                 | 7 | 01 | 4715.4   | 5 | 9,666.00          | 13,317.00         | 3,651.00           | 27.42 %        |
| Fraud Recovery HUD                       | 7 | 01 | 4715.8   | 5 | 0.00              | (4,346.00)        | (4,346.00)         | 100.00 %       |
| HAP Portability                          | 7 | 01 | 4715.P   | 5 | (5,655.00)        | (1,673.00)        | 3,982.00           | -238.02 %      |
| HAP Payments - Port Out                  | 7 | 01 | 4715.PO  | 5 | 2,781.00          | 1,101.00          | (1,680.00)         | -152.59 %      |
| HAP Payments - Rents                     | 7 | 02 | 4715.1   | 5 | 3,813.00          | 3,376.00          | (437.00)           | -12.94 %       |
| HAP Payments - Rent - VASH               | 7 | 03 | 4715.1   | 5 | 16,467.14         | 21,030.00         | 4,562.86           | 21.70 %        |
| HAP Payments - Utilities - VAS           | 7 | 03 | 4715.4   | 5 | 111.00            | 175.00            | 64.00              | 36.57 %        |
| HAP Payments - Port Out                  | 7 | 03 | 4715.PO  | 5 | 20,738.00         | 13,518.00         | (7,220.00)         | -53.41 %       |
| 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 | 1,199.00          | 1,197.18          | (1.82)             | -0.15 %        |
| HAP Payments - Utilities - Fos           | 7 | 05 | 4715.4   | 5 | 0.00              | 20.00             | 20.00              | 100.00 %       |
| <b>Total Housing Assistance Payments</b> |   |    |          |   | <b>507,026.14</b> | <b>525,076.22</b> | <b>18,050.08</b>   | <b>3.44 %</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: 08/01/2025 | Start: 08/01/2024 |             |            |
|-------------------|-------------------|-------------------|-------------|------------|
|                   | End: 08/31/2025   | End: 08/31/2024   | Variance    | Variance % |
| Total Expenses    | (566,596.38)      | (582,426.82)      | 15,830.44   | -2.72 %    |
| Net Income (Loss) | 9,214.00          | 40,123.98         | (30,909.98) | -77.09 %   |

Chief Financial Officer Report  
October 15, 2025  
Highlights of Activities for September 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  
Annual Board meeting practices  
Annual Board meetings  
AED/CPR Training  
Pay app. review meeting  
HCISD Counselor meeting  
Two-Year Tool meeting  
Aprio / MRI audit VMS meeting  
Website update meeting  
HUD VMS Audit exit 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, 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
- Worked on and had my annual evaluation
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

## Accounting Assistant /MIS Coordinator

Board Report October 15, 2025

## September 2025 Activities

- Attended weekly Staff meetings and Security meetings
- Attended Annual board meeting committee meetings and board meeting practices
- Attended Annual board meetings and board meetings overview
- Attended HCISD counselor meeting
- Attended VMS procedure meeting
- Coverage for Ms. Melissa and Ms. Lucio
- Submitted notes for all meetings attended
- Reviewed newsletter listing for Ms. Ariana
- Submitted Employee of the quarter recommendation
- 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)
- 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. She has completed 7 workstations we will continue.
  - 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. Requested update from Bonita Park management 9-25-25.
  - Cameras at Bonita Park are up and running. CNG has started working on wiring for the office.
  - Texas State alarm was called to come in and fix cameras at Le Moyne Gardens. They have ordered the part needed; tech stated they will return since it's a two-man job.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report  
October 15, 2025  
Highlights of Activities for September 2025

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- 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
  - Audio/Internet testing
  - Board meeting practices
  - Annual Board meetings and Board meetings overview
  - Reports corrections review
  - Two-year tool meeting
  - CPR/AED training
  - Temp. Clerk interviews
- I send out the Accounting Department staff updates every morning
- 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 September
- Reviewed time sheets and processed payrolls for September
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the GL report
- Reviewed all vehicle inspections completed and saved
- Processed and submitted the HART Retirement spreadsheet
- Printed out the bank ACH verifications for online rent payments
- Sent out employee evaluations
- Took notes and saved them on the “S” drive for all meetings attended
- Updated the employee emergency listing
- Downloaded the bank statements for all accounts
- Prepared documentation and held interviews for clerk temps.
- Morning duties: I checked the mail, accounting mailboxes, and the cameras
- Updated the employees' deductions from open enrollment
- Sent out the EIV forms for all the employees to review and sign
- Prepared for opening the Maintenance Aide B positions
- Any other duties as assigned

Sincerely,

Melissa Guajardo  
HR/Accounting Coordinator

**Date: October 1, 2025**

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

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

**Subject: Public Housing Board Report – September 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.

**August 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 one (1) tenant concern. I had zero (0) 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:**

- 11881
- 11811
- 26762
- 31215

**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
- Worked market days on September 6, 2025
- Worked on HUD drawdowns
- Worked on utility allowance reimbursements and security deposits
- Attended the bi-weekly construction meetings at Los Vecinos, Bonita Park, and Le Moyne Gardens
- Attended the AED/CPR training
- Attended board meeting practices and annual board meetings at the Harlingen Convention Center
- Attended maintenance meeting on September 11, 2025, at 3:00 p.m. via TEAMS
- Met with Fire Marshall Rocky Gonzalez on September 22, 2025
- Attended NAHRO Conference in Phoenix, Arizona September 27, 2025, through October 1, 2025

**HARLINGEN**

October 15, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of September 2025

| Development      | 1 bedroom | 2 bedroom  | 3 bedroom                      | 4 bedroom | Total |
|------------------|-----------|------------|--------------------------------|-----------|-------|
| Los Vecinos      | 0         | 202;264    | 223                            | 0         | 3     |
| Bonita Park      | 0         | 18;45      | 57                             | 0         | 3     |
| Le Moyne Gardens | 0         | 44;175;190 | 34;102;104;129;<br>130;172;197 | 0         | 10    |
| Sunset Terrace   | 0         | 0          | 3                              | 0         | 1     |
| Aragon/Arroyo    | 0         | 0          | 0                              | 0         | 0     |
| Total            | 0         | 7          | 10                             | 0         | 17    |

Work orders completed for the Month of September 2025

| Date                     | Los Vecinos | Bonita<br>Park/Aragon/<br>Arroyo Vista | Le Moyne Gardens | Sunset Terrace | Total |
|--------------------------|-------------|----------------------------------------|------------------|----------------|-------|
| 09/01/2025 to 09/30/2025 | 98          | 104                                    | 218              | 34             | 454   |

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

| Date                     | Los Vecinos | Bonita<br>Park/Aragon/<br>Arroyo Vista | Le Moyne Gardens | Sunset<br>Terrace | Total |
|--------------------------|-------------|----------------------------------------|------------------|-------------------|-------|
| 09/01/2024 to 09/30/2024 | 171         | 104                                    | 178              | 25                | 478   |

**Resident Events Coordinator Board Report**  
**October 15, 2025**  
**By: Norma Serino**  
**September 2025 Activities**

**Tenant Association Meetings:** Meetings held twice a month.

- **Los Vecinos:** Los Vecinos Community Center at 2:00 p.m.  
**Topic: Annual Resource Fair**
  - September 9, 2025: 7 attended
  - September 23, 2025: 6 attended
- **Bonita Park:** Bonita Park Community Center at 2:00 p.m.  
**Topic: Annual Resource Fair**
  - September 10 2025: Cancelled due to incident (outside gas line was hit by playground contractor)
  - September 25, 2025: 3 attended (rescheduled from Sept. 24, 2025 due to annual board meeting)
- **Sunset Terrace:** Sunset Terrace Community Center at 11:00 a.m.  
**Topic: Annual Resource Fair**
  - September 10, 2025: 1 attended
  - September 25, 2025: 5 attended (rescheduled from Sept. 24, 2025 due to annual board meeting)
- **Le Moyne Gardens:** Le Moyne Gardens Community Center at 1:00 p.m.  
**Topic: Annual Resource Fair**
  - September 11, 2025: 0 attended
  - September 25, 2025: 0 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 – 3 staff 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 – 2 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 next Quarterly Crime Prevention meeting was re-scheduled to October 28, 2025, at Los Vecinos Community Center at 3:00 p.m.

**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 September 2025: Presented by the Los Vecinos Team – Ms. Jeovanna Martinez, Assistant Manager for the Harlingen Housing Authority, read : “The Tale of Peter Rabbit” by Beatrix Potter

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

- **September 02, 2025** - Topic: Beyond Decoding NAEP: The Federal Role in Promoting Efficacy, Equity, & Accountability
- **September 09, 2025** - Topic: Parents as Curators of Their Children’s Education: Supporting Parent Agency and Informed Decisions
- **September 16, 2025** - Topic: Meeting the Moment? Philanthropic Support for Child Advocacy Organizations and Networks
- **September 23, 2025** - Topic: Implementation and Sustainability: What Makes High-Impact Tutoring Work?
- **September 30, 2025** – Topic: Curriculum at a Crossroads: Evidence and What Works

**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 Fall newsletter was due September 12, 2025

**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:**

N/A

**Upcoming Events:**

- October 11, 2025: Hispanic Heritage Celebration at Harlingen Public Library from 2:00 p.m. to 4:00 p.m. (Cindy DLF & I will attend)
- October 23, 2025: 10<sup>th</sup> Annual Resource Fair will be held at Los Vecinos Apartments 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:

(Re-opened September 8, 2025)

| Family Learning Center                         | Number of Mentors | Number of Students Attending | Number of Apt's Utilizing Center |
|------------------------------------------------|-------------------|------------------------------|----------------------------------|
| Los Vecinos<br>Master Teacher: Ms. Cano        | 2                 | 9                            | 5                                |
| Bonita Park<br>Master Teacher: Mrs. Cavazos    | 2                 | 2                            | 1                                |
| Sunset Terrace<br>Master Teacher: Mrs. Aguirre | 2                 | 2                            | 1                                |
| Le Moyne Gardens<br>Master Teacher: Mr. Leal   | 3                 | 9                            | 5                                |

| 2025 Scholarships                                                                      |                                                          |                    |            |         |
|----------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------|------------|---------|
| 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<br>(Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens) | 4/11/2025                                                | 5                  | 5          | 5       |
| NELROD                                                                                 | <b><i>Note: did not offer scholarships this year</i></b> |                    |            |         |

## 2025 Scholarship updates:

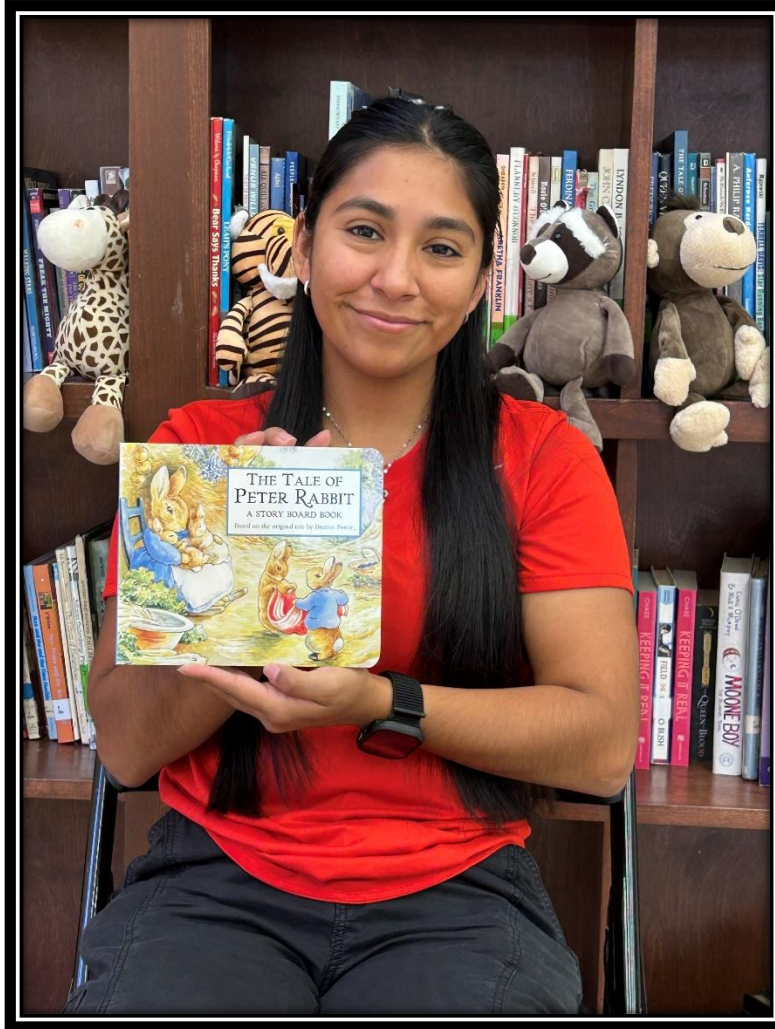
| 2025 PHADA         |         |                        |                |               |
|--------------------|---------|------------------------|----------------|---------------|
| Tenant #           | Program | Student Name           | Amount Awarded | Date Received |
| 28096              | PH  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

**September 2025**

Jeovanna Martinez, Assistant Manager for the Harlingen Housing Authority, read  
“The Tale of Peter Rabbit” by Beatrix Potter



## Tenant Association Meetings



Los Vecinos



Sunset Terrace

## Community Vegetable Garden Meeting



Le Moyne Gardens

**Date: October 1, 2025**

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

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

**Subject: September 2025 Activities**

**Report on Contracts:**

**Los Vecinos AMP #010:**

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

RGV Asphalt is renovating Buchanan Avenue. This job is 60% complete.

De La Cruz Drywall installed new kitchen cabinets and waxed floor in apartment #202. This job is 100% complete.

Garza DLC Painting installed new kitchen cabinets in apartment #126. This job is 100% complete.

De La Cruz Remodel repaired the bathroom ceiling in apartment #3. This job is 100% complete.

**Bonita Park AMP #020:**

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

D&J Construction is expanding the employee parking. This job is 40% complete.

H2O Construction is expanding the office. This job is 30% complete.

Park Place Recreational Design is installing a toddler playground and exercise equipment. This job is 30% complete.

De La Cruz Drywall repaired the floor in apartment #9. This job is 100% complete.

De La Cruz Drywall installed a cedar fence in playground area. This job is 100% complete.

Southern Construction repaired sewer lines in playground area. This job is 100% complete.

**Aragon Duplexes / Arroyo Vista Court AMP #020:**

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

**Sunset Terrace AMP #020:**

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

GS Electric and Remodeling is remodeling Unit #7. This job is 65% complete.

Fairway Construction is installing new central A/C units to apartments #6, #7, #13, #14, #18. This job is 0% complete.

**Le Moyne Gardens AMP #030:**

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

D&J Construction is adding additional parking. This job is 60% complete.

H2O Construction is installing metal roofs and water heater doors. This job is 50% complete.

Garza DLC Painting prepared apartments #34, #104, #130, #107, #172. This job is 100% complete.

De La Cruz Remodel prepared apartments #44, #60, #175, #190. This job is 100% complete.

Fairway Construction remodeled apartment #10. This job is 100% complete.

Fairway Construction is remodeling apartment #102. This job is 0% 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 remodeled the offices at 219 East Jackson Avenue (COCC). This job is 100% complete.

## 69

## Low Rent Monthly Occupancy Report

| AMP's→                                          | Los Vecinos | Bonita Park | Sunset Terrace | Aragon | Arroyo Vista | Le Moyne Gardens | <b>HHH Totals</b> |
|-------------------------------------------------|-------------|-------------|----------------|--------|--------------|------------------|-------------------|
| Units Leased →                                  | 146         | 115         | 17             | 4      | 4            | 193              | <b>479</b>        |
| Special Units →<br>(Headstart / Police Officer) | 0           | 3           | 1              | 0      | 0            | 2                | <b>6</b>          |

## Vacancies

|                     |   |   |   |   |   |   |    |
|---------------------|---|---|---|---|---|---|----|
| Market Conditions → | 0 | 0 | 0 | 0 | 0 | 0 | 0  |
| CFP →               | 0 | 0 | 0 | 0 | 0 | 0 | 0  |
| Bedroom Size 1 bed  | 0 | 0 | 0 | 0 | 0 | 0 | 0  |
| 2 bed               | 2 | 1 | 0 | 0 | 0 | 2 | 5  |
| 3 bed               | 2 | 1 | 2 | 0 | 0 | 3 | 8  |
| 4 bed               | 0 | 0 | 0 | 0 | 0 | 0 | 0  |
| Regular Vacancies → | 4 | 2 | 2 | 0 | 0 | 5 | 13 |
| Total Vacancies →   | 4 | 2 | 2 | 0 | 0 | 5 | 13 |

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

Notation: Data based on Manager's Monthly Reports Submitted 9/30/2025

Prepared by: Nancy Garza - Admissions Coordinator

|                          |        |        |        |         |         |        |               |
|--------------------------|--------|--------|--------|---------|---------|--------|---------------|
| * <b>OCCUPANCY RATE:</b> | 97.33% | 98.33% | 90.00% | 100.00% | 100.00% | 97.50% | <b>97.39%</b> |
| * <b>VACANCY RATE:</b>   | 2.67%  | 1.67%  | 10.00% | 0.00%   | 0.00%   | 2.50%  | <b>2.61%</b>  |

\* does not include CFP units

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

|                           |     |     |    |   |   |     |     |
|---------------------------|-----|-----|----|---|---|-----|-----|
| <i>Per unit Fee count</i> | 146 | 118 | 18 | 4 | 4 | 195 | 485 |
|---------------------------|-----|-----|----|---|---|-----|-----|

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

Activities for the month of September

WAITING LIST AS OF 9/30/2025

FAMILIES ON THE WAITING LIST:

| <u>Bedroom Size</u> | <u>Families</u> |
|---------------------|-----------------|
| 1 Bedroom           | 73              |
| 2 Bedroom           | 3               |
| 3 Bedroom           | 7               |
| 4 Bedroom           | 2               |
| <u>Total:</u>       | <u>85</u>       |

Unit offers mailed: 69

Security Deposits received: 13

Applications ready for review: 28

Applications pending: 62

# LOW RENT PROGRAM

## Comparative Summary Report

| Year                           | Applications<br>Given | Applications<br>Received | Applications<br>Submitted for<br>Review | Applications<br>Denied or<br>Withdrawn | Applications<br>Cancelled<br>( <i>after two<br/>unit offers</i> ) | Unit Offers<br>Sent | Move- Outs | New Move -<br>Ins | Move- In %<br>Rate |
|--------------------------------|-----------------------|--------------------------|-----------------------------------------|----------------------------------------|-------------------------------------------------------------------|---------------------|------------|-------------------|--------------------|
| January through September 2025 | 801                   | 744                      | 188                                     | 372                                    | 52                                                                | 313                 | 76         | 73                | 23%                |
| January through September 2024 | 774                   | 753                      | 190                                     | 453                                    | 46                                                                | 209                 | 62         | 59                | 28%                |
| <b>Increase</b>                | <b>27</b>             | <b>0</b>                 | <b>0</b>                                | <b>0</b>                               | <b>6</b>                                                          | <b>104</b>          | <b>14</b>  | <b>14</b>         | <b>0</b>           |
| <b>Decrease</b>                | <b>0</b>              | <b>9</b>                 | <b>2</b>                                | <b>81</b>                              | <b>0</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.

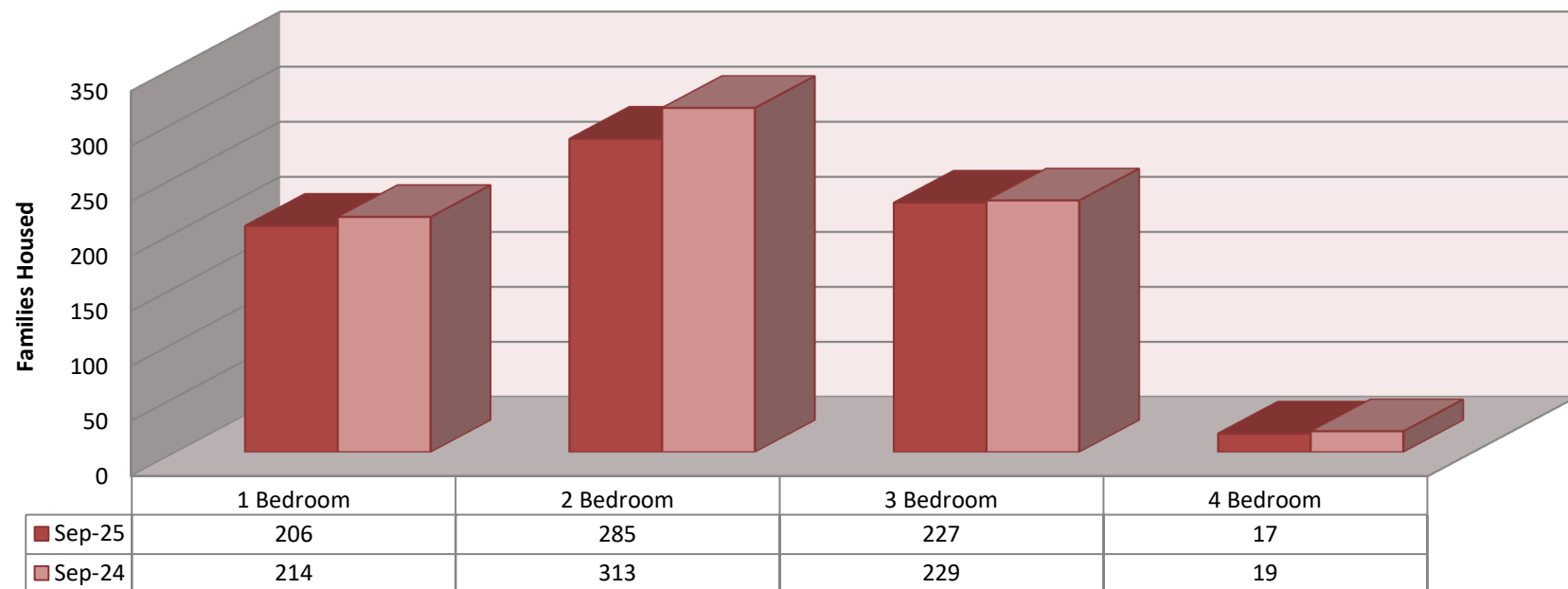
| LOW RENT PROGRAM<br><u>Monthly Summary Report</u> |                    |                       |                                   |                                |                                                         |                  |            |                |                 |
|---------------------------------------------------|--------------------|-----------------------|-----------------------------------|--------------------------------|---------------------------------------------------------|------------------|------------|----------------|-----------------|
| 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%             |
| Sep-25                                            | 64                 | 62                    | 28                                | 41                             | 23                                                      | 69               | 17         | 16             | 23%             |
| YTD Total:                                        | 801                | 744                   | 188                               | 372                            | 52                                                      | 313              | 76         | 73             | 23%             |

| LOW RENT PROGRAM<br><u>Monthly Summary Report</u> |                    |                       |                                   |                                |                                                         |                  |            |                |                 |
|---------------------------------------------------|--------------------|-----------------------|-----------------------------------|--------------------------------|---------------------------------------------------------|------------------|------------|----------------|-----------------|
| MONTH:                                            | Applications Given | Applications Received | Applications Submitted for Review | Applications Denied, Withdrawn | Applications Cancelled ( <i>after two unit offers</i> ) | Unit Offers Sent | Move- Outs | New Move - Ins | Move- In % Rate |
| Jan-24                                            | 59                 | 59                    | 19                                | 98                             | 3                                                       | 13               | 7          | 9              | 69%             |
| Feb-24                                            | 65                 | 60                    | 16                                | 34                             | 10                                                      | 30               | 3          | 5              | 17%             |
| Mar-24                                            | 64                 | 59                    | 19                                | 64                             | 5                                                       | 19               | 5          | 7              | 37%             |
| Apr-24                                            | 81                 | 79                    | 23                                | 47                             | 4                                                       | 6                | 8          | 4              | 67%             |
| May-24                                            | 140                | 141                   | 30                                | 15                             | 3                                                       | 15               | 6          | 3              | 20%             |
| Jun-24                                            | 101                | 102                   | 20                                | 43                             | 4                                                       | 51               | 10         | 9              | 18%             |
| Jul-24                                            | 81                 | 77                    | 22                                | 72                             | 7                                                       | 26               | 9          | 9              | 35%             |
| Aug-24                                            | 84                 | 84                    | 21                                | 57                             | 4                                                       | 24               | 10         | 6              | 25%             |
| Sep-24                                            | 99                 | 92                    | 20                                | 23                             | 6                                                       | 25               | 4          | 7              | 28%             |
| YTD Total:                                        | 774                | 753                   | 190                               | 453                            | 46                                                      | 209              | 62         | 59             | 28%             |

## Board Meeting Report October 15, 2025

**Total Alloted Vouchers: 743**  
**Vouchers Leased: 735**  
**Vouchers Pending: 08**  
**Vouchers Searching: 43**

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

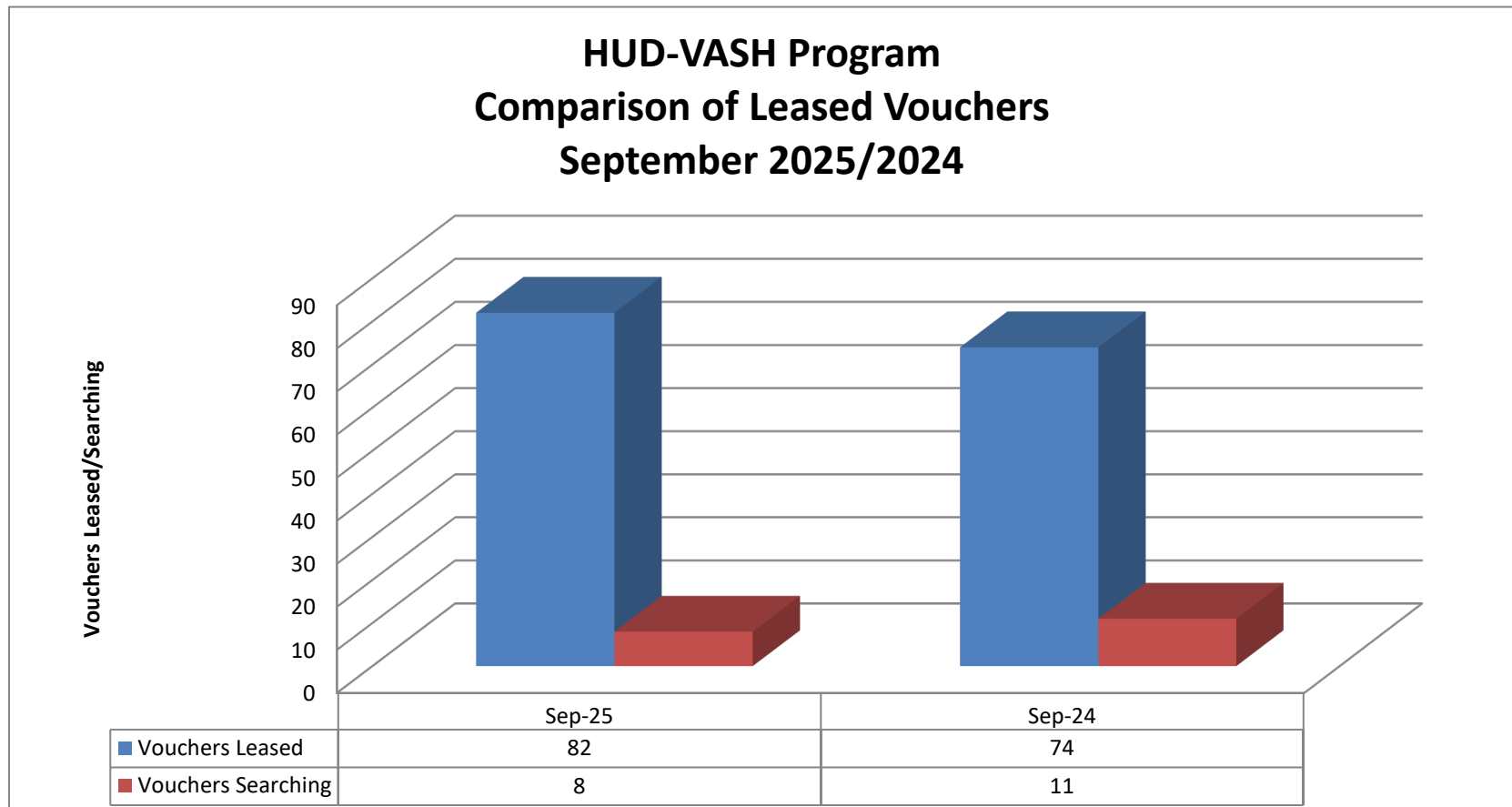


**Total Families on Waiting List**

**605**

**Board Meeting Report  
October 15, 2025**

**Total Alloted Vouchers: 87  
VASH Vouchers Leased: 82  
Port-outs: 47  
Housed in Harlingen: 35**



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

Public & Indian Housing Information Center (PIC)  
Report Scores:

These scores are based on our 50058 submissions to HUD. All families need to be accounted for in PIC. The scores are updated monthly, and PHAs are required to have a score of 95% or higher.

HCV/Section 8 Program  
August 2025 Score is  
98.19%

## Quality Control

QC files audits for September 26, 2025, at Los Vecinos.

- #20272
- #28266
- #26228
- #31183

## Activities for the month of September 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on September 11<sup>th</sup> (20 were received)
- Issued HAP Checks for October 2025
- Submitted VMS monthly report
- Submitted lease-up report to Finance Dept.
- 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 board practice meetings at LMG, BP, ST, LV, and COCC
- Attended maintenance meetings
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Attended HCISD Counselors meeting
- Attend Market Day Event
- Attended Annual Board Meetings
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

| Year                           | Applications<br>Given | Applications<br>Received | Interims<br>Received | Request for<br>Tenancy<br>Approvals<br>Received for New<br>Move-ins | Re-Exam<br>Appointments | Inspections<br>Completed | Vouchers<br>Issued | Ports<br>Administered | Move-Ins<br>(Leased) | Move-Outs |
|--------------------------------|-----------------------|--------------------------|----------------------|---------------------------------------------------------------------|-------------------------|--------------------------|--------------------|-----------------------|----------------------|-----------|
| January through September 2025 | 320                   | 237                      | 236                  | 66                                                                  | 626                     | 626                      | 120                | 2                     | 51                   | 75        |
| January through September 2024 | 310                   | 261                      | 372                  | 50                                                                  | 618                     | 618                      | 81                 | 5                     | 93                   | 63        |
| Increase                       | 10                    | 0                        | 0                    | 16                                                                  | 8                       | 8                        | 39                 | 0                     | 0                    | 12        |
| Decrease                       | 0                     | 24                       | 136                  | 0                                                                   | 0                       | 0                        | 0                  | 3                     | 42                   | 0         |

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

| HCV/SECTION 8 PROGRAM<br>Monthly Summary Report |                       |                          |                      |                                                                     |                         |                          |                    |                       |                      |               |
|-------------------------------------------------|-----------------------|--------------------------|----------------------|---------------------------------------------------------------------|-------------------------|--------------------------|--------------------|-----------------------|----------------------|---------------|
| MONTH:                                          | Applications<br>Given | Applications<br>Received | Interims<br>Received | Request for<br>Tenancy<br>Approvals<br>Received for<br>New Move-ins | Re-Exam<br>Appointments | Inspections<br>Completed | Vouchers<br>Issued | Ports<br>Administered | Leased<br>(Move-Ins) | Move-<br>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             |
| Sep-25                                          | 32                    | 23                       | 15                   | 9                                                                   | 64                      | 64                       | 11                 | -1                    | 14                   | 10            |
| YTD                                             | 320                   | 237                      | 236                  | 66                                                                  | 626                     | 626                      | 120                | 2                     | 51                   | 75            |

| Monthly Summary Report |                       |                          |                      |                                                                     |                         |                          |                    |                       |                      |               |
|------------------------|-----------------------|--------------------------|----------------------|---------------------------------------------------------------------|-------------------------|--------------------------|--------------------|-----------------------|----------------------|---------------|
| MONTH:                 | Applications<br>Given | Applications<br>Received | Interims<br>Received | Request for<br>Tenancy<br>Approvals<br>Received for<br>New Move-ins | Re-Exam<br>Appointments | Inspections<br>Completed | Vouchers<br>Issued | Ports<br>Administered | Leased<br>(Move-Ins) | Move-<br>Outs |
| Jan-24                 | 34                    | 29                       | 26                   | 9                                                                   | 41                      | 41                       | 21                 | 0                     | 14                   | 6             |
| Feb-24                 | 40                    | 28                       | 34                   | 8                                                                   | 59                      | 59                       | 12                 | 1                     | 19                   | 8             |
| Mar-24                 | 17                    | 26                       | 33                   | 6                                                                   | 67                      | 67                       | 14                 | 0                     | 12                   | 9             |
| Apr-24                 | 30                    | 21                       | 138                  | 5                                                                   | 89                      | 89                       | 11                 | 4                     | 8                    | 11            |
| May-24                 | 42                    | 30                       | 40                   | 3                                                                   | 56                      | 56                       | 10                 | 0                     | 12                   | 7             |
| Jun-24                 | 31                    | 28                       | 17                   | 5                                                                   | 76                      | 76                       | 12                 | 0                     | 8                    | 4             |
| Jul-24                 | 31                    | 34                       | 30                   | 9                                                                   | 65                      | 65                       | 0                  | 0                     | 6                    | 7             |
| Aug-24                 | 39                    | 32                       | 29                   | 1                                                                   | 92                      | 92                       | 1                  | 0                     | 11                   | 4             |
| Sep-24                 | 46                    | 33                       | 25                   | 4                                                                   | 73                      | 73                       | 0                  | 0                     | 3                    | 7             |
| YTD                    | 310                   | 261                      | 372                  | 50                                                                  | 618                     | 618                      | 81                 | 5                     | 93                   | 63            |

DATE: October 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)

---

**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 NAHRO Conference in Phoenix Arizona, September 28-30, 2025, with Commissioner Elliott. We received the Merit Awards for the Los Vecinos Fitness Equipment and the What Christmas Means to me in Harlingen, Texas poster contest. 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 October lunch will be provided by Puerto Café located at 406 E. Harrison Avenue in the Harlingen Downtown District.

**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 Avenue. Currently we are working on providing the Board with information on possibly partnering with a

non-profit agency that would like to work with us by issuing Bonds. Mr. Julio Cavazos stated that he can advise us and be our consultant, if needed.

**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 were scheduled for September 24, 2025, at 11:30 a.m. at the Harlingen Convention Center. Both meetings were a great success.

**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 next Back-to-School Event is scheduled for August 1, 2026, where we invite Social Service Agencies to participate and provide children with back-to-school supplies.

**October Fall Resource Fair:** The Annual Fall Resource Fair is scheduled for October 23, 2025, at Los Vecinos from 4:00 p.m. – 7:00 p.m. We invite agencies throughout the community that can assist the residents with services, such as food pantries, health care, dental, counseling, resources with electric, gas and water payments, home health provider care information, computer & internet services 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/administrative building and at the AMPs/sites. The Administrative Staff reviewed the minutes for the September 24, 2025, Annual HHA & HAHC board meetings. We also reviewed the Agenda for the HHA board meeting scheduled for October 15, 2025, at the Administrative Building, 219 E. Jackson Avenue, Harlingen, Texas. The next Board Meeting is scheduled for Wednesday, November 19, 2025, starting at 12:00 p.m. at the Le Moyne Gardens Family Learning Center, 3221 North 25<sup>th</sup> Street, 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:**

##### **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 9:00 a.m. & 2:00 p.m.

02: HCISD Counselors Mtg at 4:00 p.m. Teams

03: Unit description due by managers for visit after board practice by 12:00 p.m.

03: Friday Staff Mtg at 3:00 p.m. (Topic on Kindness & Poetry) BP

**04: Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG

06: BRE Read a Book to children on HHA Facebook 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: Audit Mtg for final review at 11:30 a.m. with J. Rosales
- 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 #178)
- 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 #17)
- 08: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 08: Bonds Mtg information in Brownsville at 2:00 p.m. with Attorney present
- 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 #264)
- 09: Maintenance Meeting at 3:00 p.m. Resource Fair/EIV via 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 #7)
- 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 Puerto Café
- 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: Lone Star Shredding at COCC (Bins are due on Monday 10/21/25)
- 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 (Saturday)**
  - 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.
  - 28: Breast Cancer Awareness Walk Boggus Stadium 5:30 – 7:30 p.m. (Some staff attend)
  - 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: Unit description due by managers for visit after board practice by 12:00 p.m.

- 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 17: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 Lori's Kitchen
- 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.
- 02: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 02: Lone Star Shredding at COCC (Bins are due on Monday 12/01/25)
- 03: Review Monday Reports for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & mailroom Copier Restock by Accounting
- 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: Unit description due by managers for visit after board practice by 12:00 p.m.
- 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: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 15: Mtg with Ariana to review the Calendar at 2:30 p.m.

- 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: 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: Unit description due at 12:00 p.m. by managers for visit after board practice

- 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: 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: 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 9:00 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: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 9:00 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: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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.
- 02: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 13: Security Mtg Monday at 9:00 a.m. at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST (unit)
- 13: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 04/22/26
- 13: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 9:00 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: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 #)
- 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: 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 9:00 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: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 15: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 9:00 a.m. & 2:00 p.m.
- 01: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 02: Unit description due at 12:00 p.m. by managers for visit after board practice
- 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: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 13: Security Mtg Monday at 9:00 a.m. at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST (unit)

- 13: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 07/22/26
- 13: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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<br>219 E. Jackson Ave. Harlingen, TX 78550           | 12:00 P.M. |
|                                             | HAHC                      |                                                                              | 12:30 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, February 19, 2025                | HHA                       | Bonita Park<br>601 S. Rangerville Rd Harlingen, TX 78552                     | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, March 19, 2025                   | HHA                       | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550           | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, April 16, 2025                   | HHA                       | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550           | 12:00 P.M. |
|                                             | HAHC                      |                                                                              | 12:30 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, May 21, 2025                     | HHA                       | Sunset Terrace<br>1401 N. Sunset Dr. Harlingen, TX 78552                     | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, June 18, 2025                    | HHA                       | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550           | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, July 16, 2025                    | HHA                       | Administrative Building<br>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<br>701 Harlingen Heights Dr. Harlingen, TX 78550 | 11:30 A.M. |
|                                             | HAHC Annual               |                                                                              | 12:30 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, October 15, 2025                 | HHA                       | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550           | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, November 19, 2025                | HHA                       | Le Moyne Gardens<br>3221 N. 25 <sup>th</sup> St. Harlingen, TX 78550         | 12:00 P.M. |
|                                             |                           |                                                                              |            |
| Wednesday, December 17, 2025                | HHA                       | Los Vecinos<br>702 S. M. St. Harlingen, TX 78550                             | 12:00 P.M. |