

HARLINGEN



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

AGENDA

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

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#:255 000 610 156 39, Passcode: FP6g2Xr7; or join the video conference by phone at 469-480-6297, Password: 781 540 003.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of October 15, 2025. (pg. 4-7)
9. Presentation of Bonds by Cameron County Housing Authority
 Presenter: Alan Ozuna, Attorney, Daisy Flores and Consultants

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of September 2025, and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.8-25)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of October 2025.
 Presenter: Cynthia De La Fuente (pg.26-29)

3. Consider and take action to approve Resolution 1524 adopting the changes and updates to the Financial Policy prepared by the Nelrod Company to become effective December 1, 2025.
Presenter: Cynthia Lucio (pg.30-31)
4. Consider and take action to approve Resolution 1525 adopting the Harlingen Housing Authority's Five Year and Annual Plan as presented.
Presenter: Mary Prieto (pg.32-33)
5. Consider and take action to approve Resolution 1526 adopting the HCVP corrective action plan for audit finding as presented.
Presenter: Diana Perez (pg.34-39)
6. Consider and take action to approve Resolution 1527 adopting the changes and updates to the PHA Personnel Policy to become effective December 1, 2025.
Presenter: Cynthia Lucio (pg.40-41)
7. Consideration and possible action regarding the TCAP Membership.
Presenter: Alan Ozuna (pg.42)
8. Executive Session:
Executive Session under Texas Government Code Section 551.074. Personnel Matters: to evaluate the job performance of the employees who were selected as "Employee of the Quarter" and to deliberate the evaluation of these employees for "Employee of the Year" for 2025 – 2026.
9. Consider and take action to approve the selection for "Employee of the Year" for 2025 – 2026.

III. OLD BUSINESS- NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.43-61)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.62)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.63)
 - d) Senior Property Manager Report by Mary Prieto; (pg.64)
 - e) Maintenance Report by Mary Prieto; (pg.65)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.66-75)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.76-77)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.78-81)
(Comparative summary report for January-October 2025-2024)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.82-86)
(Comparative summary report for January-October 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.87-107)

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, November 13, 2025, at least three business days preceding the scheduled day of said meeting.

Dated this 13th day of November 2025



Ariana Valle, Administrative Assistant

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

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, October 15, 2025, at 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

CONFLICT OF INTEREST

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

ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONER

Attorney Alan Ozuna reappointed and administered the oath of office to Commissioner Maria I. Borjas.

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

HCVP and Admissions Administrator Diana Perez gave the invocation.

PLEDGE OF ALLEGIANCE

HCVP and Admissions Administrator Diana Perez led the Pledge of Allegiance.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

Administrative Assistant Valle introduced staff, guests, and visitors starting with Hilda Benavides, Chief Executive Officer, Eneida Alonso, Property Manager, Diana Cheramie, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Guests/Visitors, Alan Ozuna, Attorney, John Alvarado, Computer Network Group, and Brandon Wilkerson, Aprio LLP Partner.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE ANNUAL BOARD MEETING OF SEPTEMBER 24, 2025.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Annual Board Meeting of September 24, 2025. Vice-Chair Sánchez Peña made the motion to approve the Minutes of the Annual Board Meeting of September 24, 2025. Motion was seconded by Commissioner Elliott and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER 2025.

Chief Executive Officer Benavides read a letter congratulating Diana Cheramie for being selected employee of the quarter. Ms. Cheramie’s employment began on February 26, 2023, as an Assistant Property Manager. Currently she is the Property Manager at the Los Vecinos Apartments. Ms. Cheramie takes the lead at the bi-weekly construction meetings for street repairs. She demonstrates great responsibility, respect, and courtesy to everyone she encounters daily. Her hard work and dedication show in her daily tasks. It is a pleasure working with Ms. Cheramie and seeing her grow with the Agency.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF AUGUST 2025, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of August 2025 was included in their agenda packets. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended August 2025							
	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	\$799,612.77	\$89,494.24	\$207,224.08	\$214,123.05	\$283,730.60	\$5,040.80	\$575,810.38
Total Expenditures	\$378,464.50	\$68,263.22	\$94,145.90	\$97,822.71	\$113,936.00	\$4,296.67	\$566,596.38
Revenues Over (Under) Expenditures	\$421,148.27	\$21,231.02	\$113,078.18	\$116,300.34	\$169,794.60	\$744.13	\$9,214.00
Cash reserves or funds transferred in	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Chair Perez asked if the government shutdown affected the programs funding? Chief Financial Officer Lucio stated at this time it has not. After some discussion no questions were asked. Chair Perez entertained a motion to approve 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. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of August 2025 as presented by Administration. Motion was seconded by Commissioner Elliott and passed unanimously.

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

Procurement Specialist/Property Manager De La Fuente noted that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of September 2025 in the total amount of \$14,523.00. The total amount consists of:

For the month of September 2025

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 396.00	\$ 232.00	\$ 470.00	\$ -	\$ -	\$ 13,425.00

Grand Total \$ 14,523.00

Chair Perez asked why is the total amount for Le Moyne Gardens so high? Chief Executive Officer Benavides stated Le Moyne Gardens is the largest site and there was also an eviction. Chair Perez asked is the tenant aware of the amount that is owed? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2025 in the total amount of \$14,523.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2025 in the total amount of \$14,523.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE THE AUDIT CONDUCTED BY APRIO, LLP FOR THE FISCAL YEAR ENDING MARCH 31, 2025.

Aprio, LLP Partner, Brandon Wilkerson started with pages 1-8 Auditor's Opinion, not included in the draft. Mr. Wilkerson went over the Management's Discussion and Analysis, on page 10 and the Statement of Net Position. Mr. Wilkerson reviewed the report on Internal Controls and stated no weaknesses or significant deficiencies were identified. Next, was the Independent Auditors Report on Compliance for each major program audited. The 2025 major program audited for compliance was the HCV/S8 Program. Mr. Wilkerson went over page 33, schedule of expenditure of federal awards, HCV/S8 Program vouchers total expenditures of \$6,787,596.00 and for the Public Housing Capital Funding \$12,136,695.00. Mr. Wilkerson went over page 35, the schedule of finding and questioned costs. Mr. Wilkerson went over page 37, stating findings: 2024-001 were incomplete tenant records and payment variances for the HCV/S8 Program. Vice-Chair Sánchez Peña asked is the sale of the New Hampshire Property included in this audit? Mr. Wilkerson stated yes, it is included in the audit and is a component to the Harlingen Housing Authority. Chair Perez asked are the audit findings reported to HUD? Chief Financial Officer Lucio stated yes. Chief Executive Officer Benavides stated a corrective action plan will be presented to prevent future findings. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2025. Commissioner Elliott made the motion to approve the Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2025. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

4. CONSIDER AND TAKE ACTION TO PASS RESOLUTION 1523 ADOPTING THE HOUSING CHOICE VOUCHER/ SECTION 8 FAIR MARKET VALUE PAYMENT STANDARDS AT THE 110% LEVEL, EFFECTIVE JANUARY 1, 2026.

HCVP/S8 & Admissions Administrator Perez told the Board that this is done annually, and it is mandated by HUD. Fair Market Rents (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 in neighborhoods and low enough to serve as many low-income families as possible. Chair Perez asked, are there programs available for first-time homebuyers? HCVP/S8 & Admissions Administrator Perez stated yes. The Harlingen Community Development Corporation Program provides first time homebuyers assistance. After some discussion no other questions were asked. Chair Perez entertained a motion to pass Resolution 1523 adopting the Housing Choice Voucher/Section 8 fair market value payment standards at the 110% level, effective January 1, 2026. Vice-Chair Sánchez Peña made the motion to pass Resolution 1523 adopting the Housing Choice Voucher/Section 8 fair market value payment standards at the 110% level, effective January 1, 2026. Motion was seconded by Commissioner Elliott 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
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(Comparative summary report for January-September 2025-2024)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-September 2025-2024)

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets. Chair Perez asked if there has been steady progress at the Los Vecinos Street and parking improvements? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked.

2. CHIEF EXECUTIVE OFFICER REPORT ON ADMINISTRATIVE MEETINGS, LEGAL CONFERENCES, OTHER MEETINGS HELD, AND SCHEDULED ACTIVITIES FOR THE NEXT 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 November 19, 2025, at 12:00 p.m. at the Le Moyne Gardens Family Learning Center (meeting location changed) to the Administrative Building, 219 E. Jackson Avenue. Chief Executive Officer Benavides also informed the Board about the upcoming events, Resource Fair event at Los Vecinos on October 23, 2025, the HCVP Landlord Conference scheduled on November 7, 2025, at Los Vecinos, and the Financial Workshop scheduled for October 30, 2025, at the Administrative Building. Ms. Benavides also advised the Board regarding the meeting held on October 8, 2025, with the Cameron County Housing Authority regarding bonds for the new project on the Washington Property. Attorney Ozuna, shared information regarding the meeting that took place. After some discussion no questions were asked.

IV. ADJOURNMENT

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

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

Housing Authority of the City of Harlingen

Unaudited Financial Statement

September 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 September 2025**

	COCC/Low- Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$429,856.74</u>	<u>\$75,787.35</u>	<u>\$101,256.88</u>	<u>\$107,190.86</u>	<u>\$140,601.87</u>	<u>\$5,019.78</u>	<u>\$623,022.84</u>
Total Expenditures	<u>\$409,717.62</u>	<u>\$70,550.07</u>	<u>\$105,232.39</u>	<u>\$96,401.25</u>	<u>\$134,571.16</u>	<u>\$2,962.75</u>	<u>\$588,441.99</u>
Revenues Over (Under) Expenditures	<u>\$20,139.12</u>	<u>\$5,237.28</u>	<u>(\$3,975.51)</u>	<u>\$10,789.61</u>	<u>\$6,030.71</u>	<u>\$2,057.03</u>	<u>\$34,580.85</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,975.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Note:

Los Vecinos - deficit due to contracts costs

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

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$2,958,253.23</u>	<u>\$454,467.95</u>	<u>\$723,980.62</u>	<u>\$757,768.61</u>	<u>\$991,957.45</u>	<u>\$30,078.60</u>	<u>\$3,323,370.32</u>
Total Expenditures	<u>\$2,394,703.02</u>	<u>\$445,571.15</u>	<u>\$639,804.33</u>	<u>\$545,271.39</u>	<u>\$738,691.01</u>	<u>\$25,365.14</u>	<u>\$3,351,927.22</u>
Revenues Over (Under) Expenditures	<u>\$563,550.21</u>	<u>\$8,896.80</u>	<u>\$84,176.29</u>	<u>\$212,497.22</u>	<u>\$253,266.44</u>	<u>\$4,713.46</u>	<u>(\$28,556.90)</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>\$28,556.90</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 September 30, 2025	6 Month(s) Ended September 30, 2025	Budget	Variance	Variance %		
Revenue									
Operating Income									
Other Income - Opertating transfer in /	1	06	3690.22	5	0.00	0.00	6,000.00	(6,000.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	0.00	41,685.00	81,000.00	(39,315.00)	-48.54 %
Other Income - CFP25	1	06	3690.32	5	13,895.00	41,685.00	0.00	41,685.00	100.00 %
Total Operating Income					13,895.00	83,370.00	87,000.00	(3,630.00)	-4.17 %
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	13,192.86	13,188.00	4.86	0.04 %
Total Rental Income					2,198.81	13,192.86	13,188.00	4.86	0.04 %
Other Income									
Investment Income - Unrestricted	1	06	3610	5	1,294.48	6,773.68	6,378.00	395.68	6.20 %
OTHER INCOME	1	06	3690	5	95.88	580.28	798.00	(217.72)	-27.28 %
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	197,189.98	197,268.00	(78.02)	-0.04 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,688.00	88,248.00	89,160.00	(912.00)	-1.02 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,697.50	58,222.50	58,860.00	(637.50)	-1.08 %
IT Fees	1	06	3690.5	5	996.00	5,976.00	5,976.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	65.38	48.00	17.38	36.21 %
Total Other Income					59,693.54	357,905.09	358,488.00	(582.91)	-0.16 %
Total Revenue					75,787.35	454,467.95	458,676.00	(4,208.05)	-0.92 %

Expenses**Administrative Expense**

NONTECHNICAL SALARIES	1 06 4110 5	32,926.85	195,276.52	212,496.00	17,219.48	8.10 %
LEGAL EXPENSE	1 06 4130 5	0.00	1,324.38	3,498.00	2,173.62	62.14 %
STAFF TRAINING	1 06 4140 5	524.00	5,099.00	6,000.00	901.00	15.02 %
TRAVEL	1 06 4150 5	2,954.02	14,821.22	12,499.98	(2,321.24)	-18.57 %
Travel-Mileage Reimbursment	1 06 4150.2 5	0.00	885.15	999.96	114.81	11.48 %
Audit Fees	1 06 4171 5	0.00	797.26	996.00	198.74	19.95 %
Employee Benefits Cont - Admin	1 06 4182 5	11,872.82	72,854.82	92,496.00	19,641.18	21.23 %
SUNDRY	1 06 4190 5	0.00	300.00	1,500.00	1,200.00	80.00 %
Postage/FedEx/UPS	1 06 4190.03 5	0.00	1,991.45	1,999.98	8.53	0.43 %
Advertising and Marketing	1 06 4190.08 5	0.00	0.00	246.00	246.00	100.00 %
PUBLICATIONS	1 06 4190.11 5	0.00	2,923.04	996.00	(1,927.04)	-193.48 %
MEMBERSHIP DUES AND FEES	1 06 4190.12 5	245.00	380.00	498.00	118.00	23.69 %
Telephone/Cell Phone/Internet	1 06 4190.13 5	3,238.66	19,268.07	18,996.00	(272.07)	-1.43 %
FORMS & OFFICE SUPPLIES	1 06 4190.17 5	1,364.90	43,237.90	2,496.00	(40,741.90)	-1632.29 %
Other Sundry Expense	1 06 4190.18 5	444.83	3,063.03	3,499.98	436.95	12.48 %
Administrative Contact Costs	1 06 4190.19 5	1,831.76	23,068.20	47,496.00	24,427.80	51.43 %
BOARD MEETING EXPENSE	1 06 4190.9 5	1,776.06	11,940.33	10,086.00	(1,854.33)	-18.39 %
Total Administrative Expense		57,178.90	397,230.37	416,799.90	19,569.53	4.70 %

Utilities Expense

WATER	1 06 4310 5	20.66	142.45	246.00	103.55	42.09 %
ELECTRICITY	1 06 4320 5	1,364.19	5,528.84	7,500.00	1,971.16	26.28 %
OTHER UTILITY EXPENSE - SEWER	1 06 4390 5	28.45	211.69	499.98	288.29	57.66 %
Total Utilities Expense		1,413.30	5,882.98	8,245.98	2,363.00	28.66 %

Ordinary Maintenance and Operation

LABOR - WAGES/SALARIES	1 06 4410 5	942.42	6,594.42	5,496.00	(1,098.42)	-19.99 %
MATERIALS	1 06 4420 5	253.69	3,716.13	1,998.00	(1,718.13)	-85.99 %
Contract Cots-Extermination/Pest Con	1 06 4430.01 5	200.00	1,000.00	1,146.00	146.00	12.74 %
Contract Costs-Other Repairs	1 06 4430.03 5	8,500.00	8,500.00	498.00	(8,002.00)	-1606.83 %
Contract Costs-Auto/Truck Maint/Rep	1 06 4430.08 5	58.77	657.62	600.00	(57.62)	-9.60 %
Contract Costs-Heating & Cooling Cont	1 06 4430.17 5	0.00	1,300.00	2,496.00	1,196.00	47.92 %
Contract Costs-Electrical Contracts	1 06 4430.21 5	0.00	0.00	600.00	600.00	100.00 %
Garbage and Trash Removal	1 06 4431 5	46.79	280.74	246.00	(34.74)	-14.12 %
Emp Benefit Cont - Maintenance	1 06 4433 5	236.32	1,217.32	0.00	(1,217.32)	-100.00 %
Total Ordinary Maintenance and Operation		10,237.99	23,266.23	13,080.00	(10,186.23)	-77.88 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended	6 Month(s) Ended	Budget	Variance	Variance %
			September 30, 202	September 30, 2025			
Protective Services							
Protective Services - Contract Costs	1	06 4480 5	247.08	1,505.94	1,746.00	240.06	13.75 %
Total Protective Services			247.08	1,505.94	1,746.00	240.06	13.75 %
General Expense							
Insurance -Property (Fire & EC)	1	06 4510.01 5	0.00	2,417.84	1,998.00	(419.84)	-21.01 %
Insurance - General Liability	1	06 4510.02 5	0.00	275.00	300.00	25.00	8.33 %
Insurance - Automobile	1	06 4510.03 5	0.00	1,014.00	996.00	(18.00)	-1.81 %
Insurance - Workman's Comp	1	06 4510.04 5	0.00	1,347.68	2,499.96	1,152.28	46.09 %
Insurance - Fidelity Bond	1	06 4510.09 5	0.00	522.22	499.98	(22.24)	-4.45 %
Insurance - Windstorm	1	06 4510.15 5	1,472.80	11,721.73	12,498.00	776.27	6.21 %
MATLAND PROPERTY TAXES	1	06 4520.1 5	0.00	0.00	249.96	249.96	100.00 %
Emp Benefit Cont-Unemployment	1	06 4540.8 5	0.00	387.16	0.00	(387.16)	-100.00 %
Total General Expense			1,472.80	17,685.63	19,041.90	1,356.27	7.12 %
Other Expenditures							
Property Better & Add-Contract Costs	1	06 7540.4 5	0.00	113,500.00	37,500.00	(76,000.00)	-202.67 %
Operating Exp For Property - Contra	1	06 7590 5	0.00	(113,500.00)	(37,500.00)	76,000.00	202.67 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(70,550.07)	(445,571.15)	(458,913.78)	13,342.63	2.91 %
Total Net Income (Loss)			5,237.28	8,896.80	(237.78)	9,134.58	-28120.71 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Los Vecinos
U/M Month: 150 - U/M YTD: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental		1	01	3110	5	26,478.00	176.52	161,737.00	179.71	164,268.00	(2,531.00)	-1.54 %
Total Rental Income						26,478.00	176.52	161,737.00	179.71	164,268.00	(2,531.00)	-1.54 %
Other Income												
Interest Earned on Gen Fund Investments		1	01	3610	5	0.00	0.00	0.00	0.00	9,996.00	(9,996.00)	-100.00 %
Interest Income - Bank Statement		1	01	3610.01	5	3,031.21	20.21	17,114.74	19.02	0.00	17,114.74	100.00 %
Other Income-Tenants		1	01	3690	5	2,858.00	19.05	21,600.00	24.00	21,726.00	(126.00)	-0.58 %
Other Income - Misc Other Revenue		1	01	3690.1	5	0.00	0.00	507.09	0.56	1,008.00	(500.91)	-49.69 %
Other Income - Gain/Loss on Sale of Equi		1	01	3690.88	5	0.00	0.00	872.42	0.97	300.00	572.42	190.81 %
Other Income - OP Trans In From CFP		1	01	3690.99	5	0.00	0.00	100,556.70	111.73	49,998.00	50,558.70	101.12 %
Total Other Income						5,889.21	39.26	140,650.95	156.28	83,028.00	57,622.95	69.40 %
Other Receipts												
Operating Subsidy - Current Year		1	01	8020	0	68,889.67	459.26	421,592.67	468.44	392,496.00	29,096.67	7.41 %
Total Other Receipts						68,889.67	459.26	421,592.67	468.44	392,496.00	29,096.67	7.41 %
Total Revenue						101,256.88	675.05	723,980.62	804.42	639,792.00	84,188.62	13.16 %
Administrative Expense												
Nontechnical Salaries		1	01	4110	5	10,799.62	72.00	62,903.18	69.89	55,500.00	(7,403.18)	-13.34 %
Legal Expense		1	01	4130	5	0.00	0.00	593.13	0.66	1,500.00	906.87	60.46 %
Staff Training		1	01	4140	5	0.00	0.00	1,740.00	1.93	1,749.96	9.96	0.57 %
Travel		1	01	4150	5	387.00	2.58	3,706.90	4.12	1,749.96	(1,956.94)	-111.83 %
Travel-Mileage Reimbursment		1	01	4150.2	5	0.00	0.00	67.62	0.08	240.00	172.38	71.82 %
Audit Fees		1	01	4171	5	0.00	0.00	1,509.27	1.68	3,775.38	2,266.11	60.02 %
Employee Benefits Cont - Admin		1	01	4182	5	5,364.52	35.76	26,642.26	29.60	23,256.00	(3,386.26)	-14.56 %
Sundry		1	01	4190	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Postage/FedEx/UPS		1	01	4190.03	5	0.00	0.00	554.56	0.62	996.00	441.44	44.32 %
Advertising and Marketing		1	01	4190.08	5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %
Publications		1	01	4190.11	5	0.00	0.00	2,552.97	2.84	1,248.00	(1,304.97)	-104.56 %
Membership Dues and Fees		1	01	4190.12	5	116.25	0.78	871.25	0.97	999.96	128.71	12.87 %
Telephone/Cell Phones/Internet		1	01	4190.13	5	7,305.69	48.70	38,819.18	43.13	40,998.00	2,178.82	5.31 %
Rental of Warehouse Space		1	01	4190.14	5	864.00	5.76	5,184.00	5.76	5,184.00	0.00	0.00 %
Forms & Office Supplies		1	01	4190.17	5	723.75	4.83	8,140.72	9.05	4,999.98	(3,140.74)	-62.82 %
Other Sundry Expense		1	01	4190.18	5	257.04	1.71	2,268.93	2.52	498.00	(1,770.93)	-355.61 %
Administrative Contact Costs		1	01	4190.19	5	1,726.68	11.51	26,615.78	29.57	39,000.00	12,384.22	31.75 %
Management Fee Expense - AMP		1	01	4190.21	5	9,998.94	66.66	59,653.54	66.28	54,000.00	(5,653.54)	-10.47 %

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	10.00	9,000.00	10.00	9,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	7.35	6,577.50	7.31	6,999.96	422.46	6.04 %
IT Fees-COCC	1	01	4190.24	5	300.00	2.00	1,800.00	2.00	1,800.00	0.00	0.00 %
BOARD MEETING EXPENSES	1	01	4190.9	5	0.00	0.00	808.69	0.90	0.00	(808.69)	-100.00 %
Total Administrative Expense					40,445.99	269.64	260,009.48	288.90	254,241.18	(5,768.30)	-2.27 %
Tenant Services											
Tenant Services - Salaries	1	01	4210	5	784.00	5.23	4,928.00	5.48	7,500.00	2,572.00	34.29 %
Ten Services - Recreation, Pubs, Other	1	01	4220	5	0.00	0.00	871.27	0.97	3,999.96	3,128.69	78.22 %
Total Tenant Services					784.00	5.23	5,799.27	6.44	11,499.96	5,700.69	49.57 %
Utilities Expense											
Water	1	01	4310	5	91.93	0.61	533.82	0.59	750.00	216.18	28.82 %
Electricity	1	01	4320	5	1,274.38	8.50	5,015.74	5.57	7,500.00	2,484.26	33.12 %
Gas	1	01	4330	5	240.17	1.60	1,203.43	1.34	999.96	(203.47)	-20.35 %
Other Utility Expense - Sewer	1	01	4390	5	120.52	0.80	582.80	0.65	750.00	167.20	22.29 %
Total Utilities Expense					1,727.00	11.51	7,335.79	8.15	9,999.96	2,664.17	26.64 %
Ordinary Maintenance and Operation											
Labor	1	01	4410	5	3,043.47	20.29	18,026.21	20.03	34,026.00	15,999.79	47.02 %
Materials	1	01	4420	5	2,475.48	16.50	28,729.95	31.92	28,500.00	(229.95)	-0.81 %
Contract Costs	1	01	4430	5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	950.00	6.33	3,550.00	3.94	4,998.00	1,448.00	28.97 %
Contract Costs-Other Repairs	1	01	4430.03	5	10,945.00	72.97	27,190.00	30.21	15,000.00	(12,190.00)	-81.27 %
Contract Costs-Maint Cell Phone	1	01	4430.04	5	16.58	0.11	99.48	0.11	150.00	50.52	33.68 %
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	58.77	0.39	423.31	0.47	1,998.00	1,574.69	78.81 %
Contract Costs-Maintenance	1	01	4430.09	5	3,894.47	25.96	20,575.38	22.86	996.00	(19,579.38)	-1965.80 %
Contract Costs-Other	1	01	4430.13	5	1,995.00	13.30	2,440.00	2.71	26,754.00	24,314.00	90.88 %
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	0.00	0.00	7,620.00	8.47	3,000.00	(4,620.00)	-154.00 %
Contract Costs-Landscape & Ground	1	01	4430.19	5	3,825.00	25.50	20,600.00	22.89	17,496.00	(3,104.00)	-17.74 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	0.00	11,550.00	12.83	19,572.00	8,022.00	40.99 %
Contact Costs-Electrical Contracts	1	01	4430.21	5	0.00	0.00	1,795.00	1.99	4,998.00	3,203.00	64.09 %
Contact Costs-Plumbing Contracts	1	01	4430.22	5	3,850.00	25.67	6,350.00	7.06	10,200.00	3,850.00	37.75 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	0.20	195.00	0.22	498.00	303.00	60.84 %
Garbage and Trash Collection	1	01	4431	5	248.89	1.66	1,330.91	1.48	1,500.00	169.09	11.27 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,338.48	8.92	7,689.88	8.54	16,500.00	8,810.12	53.39 %
Total Ordinary Maintenance and Operation					32,671.14	217.81	158,165.12	175.74	186,432.00	28,266.88	15.16 %
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	7,510.36	50.07	46,532.95	51.70	27,498.00	(19,034.95)	-69.22 %
Total Protective Services					7,510.36	50.07	46,532.95	51.70	27,498.00	(19,034.95)	-69.22 %

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: 900 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
General Expense										
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	16,924.88	18.81	13,500.00	(3,424.88) -25.37 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	242.00	0.27	300.00	58.00 19.33 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	1,457.62	1.62	1,500.00	42.38 2.83 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	996.12	1.11	1,999.98	1,003.86 50.19 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	385.98	0.43	549.96	163.98 29.82 %
Insurance - Windstorm	1	01	4510.15	5	16,843.90	112.29	112,973.39	125.53	119,382.00	6,408.61 5.37 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	15,534.00	17.26	14,496.00	(1,038.00) -7.16 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	49.98	49.98 100.00 %
Collection Losses	1	01	4570	5	2,661.00	17.74	6,258.00	6.95	2,499.96	(3,758.04) -150.32 %
Total General Expense					22,093.90	147.29	154,771.99	171.97	154,277.88	(494.11) -0.32 %
Other Expenditures										
Non-depreciable equipment	1	01	7520.9	5	0.00	0.00	7,189.73	7.99	0.00	(7,189.73) -100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	0.00	0.00	80,725.00	89.69	274,999.98	194,274.98 70.65 %
Operating Exp For Property - Contra	1	01	7590	5	0.00	0.00	(80,725.00)	(89.69)	(274,999.98)	(194,274.98) -70.65 %
Total Other Expenditures					0.00	0.00	7,189.73	7.99	0.00	(7,189.73) -100.00 %
Total Expenses					(105,232.39)	(701.55)	(639,804.33)	(710.89)	(643,948.98)	4,144.65 0.64 %
Net Income (Loss)					(3,975.51)	(26.50)	84,176.29	93.53	(4,156.98)	88,333.27 6798.40 %

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	1	02	3110	5	33,746.00	228.01	207,457.00	233.62	190,500.00	16,957.00	8.90 %
Nondwelling Rental	1	02	3190	5	350.00	2.36	2,100.00	2.36	2,100.00	0.00	0.00 %
Total Rental Income					34,096.00	230.38	209,557.00	235.99	192,600.00	16,957.00	8.80 %
Other Income											
Interest Earned on Gen Fund Investments	1	02	3610	5	0.00	0.00	0.00	0.00	11,238.00	(11,238.00)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	2,365.53	15.98	12,398.85	13.96	9,000.00	3,398.85	37.76 %
Other Income - Tenants	1	02	3690	5	3,568.00	24.11	21,879.60	24.64	19,500.00	2,379.60	12.20 %
Other Income - Misc Other Revenue	1	02	3690.1	5	500.00	3.38	1,722.86	1.94	0.00	1,722.86	100.00 %
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	0.00	0.00	156.96	(156.96)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	0.00	0.00	3,464.27	3.90	249.96	3,214.31	1285.93 %
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	100,556.70	113.24	50,022.00	50,534.70	101.02 %
Total Other Income					6,433.53	43.47	140,022.28	157.68	90,166.92	49,855.36	55.29 %
Other Receipts											
Operating Subsidy - Current Year	1	02	8020	0	66,661.33	450.41	408,189.33	459.67	369,996.00	38,193.33	10.32 %
Total Other Receipts					66,661.33	450.41	408,189.33	459.67	369,996.00	38,193.33	10.32 %
Total Revenue					107,190.86	724.26	757,768.61	853.34	652,762.92	105,005.69	16.09 %
 Administrative Expense											
Nontechnical Salaries	1	02	4110	5	10,979.96	74.19	70,419.64	79.30	75,000.00	4,580.36	6.11 %
Legal Expense	1	02	4130	5	0.00	0.00	593.13	0.67	2,250.00	1,656.87	73.64 %
Staff Training	1	02	4140	5	0.00	0.00	500.00	0.56	1,749.96	1,249.96	71.43 %
Travel	1	02	4150	5	0.00	0.00	536.90	0.60	1,749.96	1,213.06	69.32 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %
Audit Fees	1	02	4171	5	0.00	0.00	1,662.03	1.87	3,273.96	1,611.93	49.23 %
Employee Benefits Cont - Admin	1	02	4182	5	4,591.63	31.02	27,597.52	31.08	31,446.00	3,848.48	12.24 %
Sundry	1	02	4190	5	0.00	0.00	0.00	0.00	249.96	249.96	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	0.00	554.56	0.62	600.00	45.44	7.57 %
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	0.00	0.00	1,665.96	1,665.96	100.00 %
Publications	1	02	4190.11	5	0.00	0.00	2,538.77	2.86	498.00	(2,040.77)	-409.79 %
Membership Dues and Fees	1	02	4190.12	5	116.25	0.79	871.25	0.98	996.00	124.75	12.53 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,412.80	50.09	42,942.83	48.36	49,998.00	7,055.17	14.11 %
Forms & Office Supplies	1	02	4190.17	5	828.48	5.60	8,430.23	9.49	7,998.00	(432.23)	-5.40 %
Other Sundry Expense	1	02	4190.18	5	272.04	1.84	1,752.76	1.97	1,500.00	(252.76)	-16.85 %
Administrative Contact Costs	1	02	4190.19	5	1,898.47	12.83	35,243.65	39.69	43,500.00	8,256.35	18.98 %

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1	02	4190.21	5	9,658.84	65.26	58,565.22	65.95	53,496.00	(5,069.22)	-9.48 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	10.00	8,880.00	10.00	9,996.00	1,116.00	11.16 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,065.00	7.20	6,457.50	7.27	6,750.00	292.50	4.33 %
IT Fees - COCC	1	02	4190.24	5	296.00	2.00	1,776.00	2.00	1,998.00	222.00	11.11 %
Board Meeting Expense	1	02	4190.9	5	0.00	0.00	808.69	0.91	0.00	(808.69)	-100.00 %
Total Administrative Expense					38,599.47	260.81	270,130.68	304.20	295,213.80	25,083.12	8.50 %
Tenant Services											
Tenant Services - Salaries	1	02	4210	5	672.00	4.54	4,294.50	4.84	7,500.00	3,205.50	42.74 %
Ten Services - Recreation, Pubs, Other	1	02	4220	5	0.00	0.00	357.76	0.40	4,998.00	4,640.24	92.84 %
Total Tenant Services					672.00	4.54	4,652.26	5.24	12,498.00	7,845.74	62.78 %
Utilities Expense											
Water	1	02	4310	5	130.57	0.88	615.43	0.69	1,596.00	980.57	61.44 %
Electricity	1	02	4320	5	1,313.84	8.88	5,098.36	5.74	7,500.00	2,401.64	32.02 %
Gas	1	02	4330	5	355.75	2.40	1,781.47	2.01	1,650.00	(131.47)	-7.97 %
4150.2-MILEAGE REIMBURSEMENT	1	02	4330.2	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Other Utility Expense - Sewer	1	02	4390	5	72.96	0.49	276.97	0.31	499.98	223.01	44.60 %
Total Utilities Expense					1,873.12	12.66	7,772.23	8.75	11,745.96	3,973.73	33.83 %
Ordinary Maintenance and Operation											
Labor	1	02	4410	5	3,723.39	25.16	25,917.40	29.19	42,498.00	16,580.60	39.02 %
Materials	1	02	4420	5	3,375.08	22.80	14,393.62	16.21	39,996.00	25,602.38	64.01 %
Contract Costs	1	02	4430	5	0.00	0.00	0.00	0.00	996.00	996.00	100.00 %
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	750.00	5.07	3,750.00	4.22	6,000.00	2,250.00	37.50 %
Contract Costs-Other Repairs	1	02	4430.03	5	9,150.00	61.82	13,505.00	15.21	12,498.00	(1,007.00)	-8.06 %
Contract Costs-Maint Cell Phone	1	02	4430.04	5	16.58	0.11	99.48	0.11	199.98	100.50	50.26 %
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	58.77	0.40	1,996.91	2.25	3,000.00	1,003.09	33.44 %
Contract Costs-Maintenance	1	02	4430.09	5	1,580.32	10.68	13,543.20	15.25	25,500.00	11,956.80	46.89 %
Contract Costs-Other	1	02	4430.13	5	1,995.00	13.48	4,202.00	4.73	498.00	(3,704.00)	-743.78 %
Contact Costs-Heating & Cooling Contract	1	02	4430.17	5	0.00	0.00	2,017.00	2.27	12,498.00	10,481.00	83.86 %
Contract Costs-Landscape & Ground	1	02	4430.19	5	4,150.00	28.04	21,500.00	24.21	27,498.00	5,998.00	21.81 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	13.48	11,650.00	13.12	15,000.00	3,350.00	22.33 %
Contact Costs-Electrical Contracts	1	02	4430.21	5	1,250.00	8.45	4,850.00	5.46	2,922.00	(1,928.00)	-65.98 %
Contact Costs-Plumbing Contracts	1	02	4430.22	5	3,090.00	20.88	3,585.00	4.04	7,998.00	4,413.00	55.18 %
Connect/Disconnect Fees	1	02	4430.4	5	15.00	0.10	60.00	0.07	498.00	438.00	87.95 %
Garbage and Trash Collection	1	02	4431	5	226.74	1.53	3,021.32	3.40	1,749.96	(1,271.36)	-72.65 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,910.04	12.91	12,555.82	14.14	21,000.00	8,444.18	40.21 %
Total Ordinary Maintenance and Operation					33,285.92	224.90	136,646.75	153.88	220,349.94	83,703.19	37.99 %
Protective Services											

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: 888 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs		1 02 4480	5		4,541.38	30.69	23,130.68	26.05	19,998.00	(3,132.68)	-15.66 %
Total Protective Services					4,541.38	30.68	23,130.68	26.05	19,998.00	(3,132.68)	-15.66 %
General Expense											
Insurance -Property (Fire & EC)		1 02 4510.01	5		0.00	0.00	16,924.88	19.06	12,996.00	(3,928.88)	-30.23 %
Insurance - General Liability		1 02 4510.02	5		0.00	0.00	220.00	0.25	300.00	80.00	26.67 %
Insurance - Automobile		1 02 4510.03	5		0.00	0.00	1,457.62	1.64	1,399.98	(57.64)	-4.12 %
Insurance - Workman's Comp		1 02 4510.04	5		0.00	0.00	937.52	1.06	1,650.00	712.48	43.18 %
Insurance - Fidelity Bond		1 02 4510.09	5		0.00	0.00	363.28	0.41	517.50	154.22	29.80 %
Insurance - Windstorm		1 02 4510.15	5		10,553.34	71.31	58,816.47	66.23	57,498.00	(1,318.47)	-2.29 %
Payments in Lieu of Taxes		1 02 4520	5		2,885.00	19.49	17,310.00	19.49	15,996.00	(1,314.00)	-8.21 %
PROPERTY TAXES		1 02 4520.1	5		0.00	0.00	0.00	0.00	37.50	37.50	100.00 %
Employee Benefit Contributions		1 02 4540	5		0.02	0.00	0.02	0.00	0.00	(0.02)	-100.00 %
Collection Losses		1 02 4570	5		3,991.00	26.97	6,909.00	7.78	2,499.96	(4,409.04)	-176.36 %
Total General Expense					17,429.36	117.77	102,938.79	115.92	92,894.94	(10,043.85)	-10.81 %
Other Expenditures											
Property Better & Add-Contract Costs		1 02 7540.4	5		0.00	0.00	72,755.00	81.93	150,000.00	77,245.00	51.50 %
Operating Exp For Property - Contra		1 02 7590	5		0.00	0.00	(72,755.00)	(81.93)	(150,000.00)	(77,245.00)	-51.50 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(96,401.25)	(651.36)	(545,271.39)	(614.04)	(652,700.64)	107,429.25	16.46 %
Net Income (Loss)					10,789.61	72.87	212,497.22	239.30	62.28	212,434.94	465125.14 %

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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	36,627.00	183.14	228,164.00	190.14	204,408.00	23,756.00	11.62 %	
Total Rental Income					36,627.00	183.13	228,164.00	190.14	204,408.00	23,756.00	11.62 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	4,061.87	20.31	21,307.25	17.76	18,246.00	3,061.25	16.78 %	
Other Income-Tenants	1	03	3690	5	6,338.00	31.69	34,266.00	28.55	28,998.00	5,268.00	18.17 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	0.00	0.00	578.54	0.48	2,568.00	(1,989.46)	-77.47 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	849.06	0.71	274.98	574.08	208.77 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	134,075.60	111.73	64,932.00	69,143.60	106.49 %	
Total Other Income					10,399.87	52.00	191,076.45	159.23	115,018.98	76,057.47	66.13 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	93,575.00	467.88	572,717.00	477.26	491,790.00	80,927.00	16.46 %	
Total Other Receipts					93,575.00	467.88	572,717.00	477.26	491,790.00	80,927.00	16.46 %	
Total Revenue					140,601.87	703.01	991,957.45	826.63	811,216.98	180,740.47	22.28 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	11,675.18	58.38	83,619.14	69.68	99,996.00	16,376.86	16.38 %	
Legal Expense	1	03	4130	5	0.00	0.00	904.86	0.75	2,496.00	1,591.14	63.75 %	
Staff Training	1	03	4140	5	0.00	0.00	950.00	0.79	996.00	46.00	4.62 %	
Travel	1	03	4150	5	0.00	0.00	4,367.88	3.64	996.00	(3,371.88)	-338.54 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	591.01	0.49	498.00	(93.01)	-18.68 %	
Audit Fees	1	03	4171	5	0.00	0.00	2,271.74	1.89	4,999.98	2,728.24	54.57 %	
Employee Benefits Cont - Admin	1	03	4182	5	7,000.31	35.00	43,861.17	36.55	42,000.00	(1,861.17)	-4.43 %	
Sundry	1	03	4190	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %	
Postage/FedEx/UPS	1	03	4190.03	5	0.00	0.00	554.56	0.46	1,500.00	945.44	63.03 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %	
Publications	1	03	4190.11	5	0.00	0.00	2,907.99	2.42	2,499.96	(408.03)	-16.32 %	
Membership Dues and Fees	1	03	4190.12	5	116.25	0.58	871.25	0.73	1,248.00	376.75	30.19 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,995.58	49.98	53,369.09	44.47	62,496.00	9,126.91	14.60 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	5,184.00	4.32	5,184.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	1,338.72	6.69	12,724.84	10.60	9,996.00	(2,728.84)	-27.30 %	
Other Sundry Expense	1	03	4190.18	5	257.05	1.29	2,708.20	2.26	1,290.00	(1,418.20)	-109.94 %	
Administrative Contact Costs	1	03	4190.19	5	4,699.37	23.50	48,225.67	40.19	49,998.00	1,772.33	3.54 %	
Management Fee Expense - AMP	1	03	4190.21	5	13,263.90	66.32	78,971.22	65.81	72,499.98	(6,471.24)	-8.93 %	
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	12,000.00	10.00	12,000.00	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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025		PUM	6 Month(s) Ended September 30, 2025		PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1	03	4190.23	5	1,462.50	7.31	8,707.50	7.26	9,000.00	292.50	3.25 %		
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %		
Board Meeting Expense	1	03	4190.9	5	0.00	0.00	808.69	0.67	0.00	(808.69)	-100.00 %		
Total Administrative Expense					53,072.86	265.36	365,998.81	305.00	385,093.92	19,095.11	4.96 %		
Tenant Services													
Tenant Services - Salaries	1	03	4210	5	784.00	3.92	4,847.50	4.04	7,500.00	2,652.50	35.37 %		
Ten Services - Recreation, Pubs, Other	1	03	4220	5	0.00	0.00	809.76	0.67	3,999.96	3,190.20	79.76 %		
Total Tenant Services					784.00	3.92	5,657.26	4.71	11,499.96	5,842.70	50.81 %		
Utilities Expense													
Water	1	03	4310	5	387.89	1.94	1,161.74	0.97	3,999.96	2,838.22	70.96 %		
Electricity	1	03	4320	5	2,305.33	11.53	8,844.12	7.37	10,500.00	1,655.88	15.77 %		
Gas	1	03	4330	5	242.96	1.21	1,218.62	1.02	999.96	(218.66)	-21.87 %		
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	249.96	249.96	100.00 %		
Other Utility Expense - Sewer	1	03	4390	5	81.67	0.41	399.56	0.33	999.96	600.40	60.04 %		
Total Utilities Expense					3,017.85	15.09	11,624.04	9.69	16,749.84	5,125.80	30.60 %		
Ordinary Maintenance and Operation													
Labor	1	03	4410	5	6,214.67	31.07	35,907.29	29.92	58,500.00	22,592.71	38.62 %		
Materials	1	03	4420	5	9,540.94	47.70	30,592.91	25.49	34,999.98	4,407.07	12.59 %		
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	996.00	996.00	100.00 %		
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	1,475.00	7.38	6,100.00	5.08	9,996.00	3,896.00	38.98 %		
Contract Costs-Other Repairs	1	03	4430.03	5	9,400.00	47.00	21,330.00	17.77	9,996.00	(11,334.00)	-113.39 %		
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.09	0.11	132.63	0.11	499.98	367.35	73.47 %		
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	2,059.16	10.30	3,196.73	2.66	2,496.00	(700.73)	-28.07 %		
Contract Costs-Maintenance	1	03	4430.09	5	1,128.80	5.64	4,402.32	3.67	7,500.00	3,097.68	41.30 %		
Contract Costs-Other	1	03	4430.13	5	220.00	1.10	(895.00)	(0.75)	9,996.00	10,891.00	108.95 %		
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	1,137.39	0.95	15,000.00	13,862.61	92.42 %		
Contract Costs-Landscape & Ground	1	03	4430.19	5	4,350.00	21.75	23,900.00	19.92	27,192.00	3,292.00	12.11 %		
Contract Costs-Unit Turnaround	1	03	4430.20	5	15,960.00	79.80	47,875.00	39.90	24,996.00	(22,879.00)	-91.53 %		
Contact Costs-Electrical Contracts	1	03	4430.21	5	4,250.00	21.25	12,175.00	10.15	15,000.00	2,825.00	18.83 %		
Contact Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	1,995.00	1.66	9,996.00	8,001.00	80.04 %		
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %		
Connect/Disconnect Fees	1	03	4430.4	5	15.00	0.08	260.00	0.22	999.96	739.96	74.00 %		
Garbage and Trash Collection	1	03	4431	5	195.55	0.98	1,158.92	0.97	3,000.00	1,841.08	61.37 %		
Emp Benefit Cont - Maintenance	1	03	4433	5	2,409.21	12.05	12,063.39	10.05	21,999.96	9,936.57	45.17 %		
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	351.48	351.48	100.00 %		
Total Ordinary Maintenance and Operation					57,240.42	286.20	201,331.58	167.78	253,761.36	52,429.78	20.66 %		
Protective Services													

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: 1200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs		1	03	4480	5	3,392.53	16.96	21,934.22	18.28	24,996.00	3,061.78	12.25 %
Total Protective Services						3,392.53	16.96	21,934.22	18.28	24,996.00	3,061.78	12.25 %
General Expense												
Insurance -Property (Fire & EC)		1	03	4510.01	5	0.00	0.00	20,551.64	17.13	12,498.00	(8,053.64)	-64.44 %
Insurance - General Liability		1	03	4510.02	5	0.00	0.00	330.00	0.28	949.98	619.98	65.26 %
Insurance - Automobile		1	03	4510.03	5	0.00	0.00	1,964.62	1.64	1,999.98	35.36	1.77 %
Insurance - Workman's Comp		1	03	4510.04	5	0.00	0.00	1,582.06	1.32	3,699.96	2,117.90	57.24 %
Insurance - Fidelity Bond		1	03	4510.09	5	0.00	0.00	613.05	0.51	750.00	136.95	18.26 %
Insurance - Windstorm		1	03	4510.15	5	13,633.50	68.17	78,730.73	65.61	78,000.00	(730.73)	-0.94 %
Payments in Lieu of Taxes		1	03	4520	5	3,132.00	15.66	18,792.00	15.66	17,499.96	(1,292.04)	-7.38 %
PROPERTY TAXES		1	03	4520.1	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Collection Losses		1	03	4570	5	298.00	1.49	9,581.00	7.98	3,600.00	(5,981.00)	-166.14 %
Total General Expense						17,063.50	85.32	132,145.10	110.12	119,047.86	(13,097.24)	-11.00 %
Other Expenditures												
Property Better & Add-Contract Costs		1	03	7540.4	5	0.00	0.00	31,526.00	26.27	287,496.00	255,970.00	89.03 %
Operating Exp For Property - Contra		1	03	7590	5	0.00	0.00	(31,526.00)	(26.27)	(287,496.00)	(255,970.00)	-89.03 %
Total Other Expenditures						0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(134,571.16)	(672.86)	(738,691.01)	(615.58)	(811,148.94)	72,457.93	8.93 %
Net Income (Loss)						6,030.71	30.15	253,266.44	211.06	68.04	253,198.40	748336.86 %

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: 66 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Rental Income										
Dwelling Rental		3 01 3110	5	4,600.00	575.00	27,659.00	576.23	26,400.00	1,259.00	4.77 %
Total Rental Income				4,600.00	575.00	27,659.00	576.23	26,400.00	1,259.00	4.77 %
Other Income										
Interest Earned on Gen Fund Investments		3 01 3610	5	234.78	29.35	1,284.60	26.76	1,398.00	(113.40)	-8.11 %
Other Income-Tenants		3 01 3690	5	185.00	23.13	1,135.00	23.65	996.00	139.00	13.96 %
Total Other Income				419.78	52.47	2,419.60	50.41	2,394.00	25.60	1.07 %
Total Revenue				5,019.78	627.47	30,078.60	626.64	28,794.00	1,284.60	4.46 %
Administrative Expense										
Nontechnical Salaries		3 01 4110	5	234.40	29.30	1,474.09	30.71	3,000.00	1,525.91	50.86 %
Legal Expense		3 01 4130	5	0.00	0.00	0.00	0.00	192.00	192.00	100.00 %
Audit Fees		3 01 4171	5	0.00	0.00	271.44	5.66	1,500.00	1,228.56	81.90 %
Employee Benefits Cont - Admin		3 01 4182	5	86.07	10.76	531.22	11.07	0.00	(531.22)	-100.00 %
Sundry		3 01 4190	5	0.00	0.00	0.00	0.00	2,365.00	2,365.00	100.00 %
Advertising and Marketing		3 01 4190.08	5	0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Publications		3 01 4190.11	5	0.00	0.00	85.20	1.77	99.96	14.76	14.77 %
Other Sundry Expense		3 01 4190.18	5	87.72	10.97	2,539.24	52.90	5,500.00	2,960.76	53.83 %
BOARD MEETING EXPENSES		3 01 4190.9	5	1,316.05	164.51	4,077.73	84.95	0.00	(4,077.73)	-100.00 %
Total Administrative Expense				1,724.24	215.53	8,978.92	187.06	12,781.94	3,803.02	29.75 %
Utilities Expense										
Water		3 01 4310	5	30.36	3.80	196.45	4.09	213.00	16.55	7.77 %
Other Utility Expense - Sewer		3 01 4390	5	49.96	6.25	331.45	6.91	390.00	58.55	15.01 %
Total Utilities Expense				80.32	10.04	527.90	11.00	603.00	75.10	12.45 %
Ordinary Maintenance and Operation										
Labor		3 01 4410	5	53.27	6.66	233.27	4.86	2,250.00	2,016.73	89.63 %
Materials		3 01 4420	5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Contract Cots-Extermination		3 01 4430.01	5	99.00	12.38	495.00	10.31	399.96	(95.04)	-23.76 %
Contract Costs-Other Repairs		3 01 4430.03	5	0.00	0.00	500.00	10.42	3,546.00	3,046.00	85.90 %
Contract Costs-Other		3 01 4430.13	5	0.00	0.00	0.00	0.00	1,998.00	1,998.00	100.00 %
Contact Costs-Heating & Cooling Contract		3 01 4430.17	5	0.00	0.00	2,377.14	49.52	1,999.98	(377.16)	-18.86 %
Connect/Disconnect Fees		3 01 4430.4	5	0.00	0.00	0.00	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection		3 01 4431	5	95.94	11.99	575.64	11.99	649.98	74.34	11.44 %
Emp Benefit Cont - Maintenance		3 01 4433	5	3.81	0.48	30.41	0.63	0.00	(30.41)	-100.00 %
Total Ordinary Maintenance and Operation				252.02	31.50	4,211.46	87.74	11,858.88	7,647.42	64.49 %
General Expense										

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

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Family Living Center
 U/M Month: 11 - U/M YTD: 66 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3	01	4510.01	5	0.00	0.00	3,022.30	62.96	1,599.96	(1,422.34)	-88.90 %
Insurance - General Liability	3	01	4510.02	5	0.00	0.00	33.00	0.69	60.00	27.00	45.00 %
Insurance - Windstorm	3	01	4510.15	5	906.17	113.27	7,378.56	153.72	3,498.00	(3,880.56)	-110.94 %
Collection Losses	3	01	4570	5	0.00	0.00	1,213.00	25.27	0.00	(1,213.00)	-100.00 %
Total General Expense					906.17	113.27	11,646.86	242.64	5,157.96	(6,488.90)	-125.80 %
Other Expenditures											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	27,498.00	27,498.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(27,498.00)	(27,498.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(2,962.75)	(370.34)	(25,365.14)	(528.44)	(30,401.78)	5,036.64	16.57 %
Net Income (Loss)					2,057.03	257.11	4,713.46	98.20	(1,607.78)	6,321.24	2103.47 %

Housing Authority of the City of Harlingen

Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	6 Month(s) Ended September 30, 2025	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		105,227.00	386,673.00	356,136.00	30,537.00	8.57 %
Interest Income HA Portion	7 01 3300 5		250.17	1,342.14	2,400.00	(1,057.86)	-44.08 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	0.00	3,687.48	(3,687.48)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	0.00	249.96	(249.96)	-100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		108.67	4,009.47	12,828.00	(8,818.53)	-68.74 %
Other Income	7 01 3690 5		400.00	400.00	52.50	347.50	661.90 %
HAP Earned Income	7 01 4902 5		517,037.00	2,930,945.71	3,005,538.00	(74,592.29)	-2.48 %
Total Operating Income			623,022.84	3,323,370.32	3,380,891.94	(57,521.62)	-1.70 %
Total Revenue			623,022.84	3,323,370.32	3,380,891.94	(57,521.62)	-1.70 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		14,574.64	86,723.29	82,998.00	(3,725.29)	-4.49 %
Legal Expense	7 01 4130 5		0.00	0.00	2,499.96	2,499.96	100.00 %
STAFF TRAINING	7 01 4140 5		0.00	1,450.00	4,998.00	3,548.00	70.99 %
Travel	7 01 4150 5		0.00	3,813.46	4,998.00	1,184.54	23.70 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	67.76	1,500.00	1,432.24	95.48 %
Audit Fees	7 01 4171 5		0.00	211.42	2,499.96	2,288.54	91.54 %
Office Rent & Utilities	7 01 4180 5		1,068.00	6,408.00	6,618.00	210.00	3.17 %
Employee Benefits Cont - Admin	7 01 4182 5		6,598.72	35,799.39	28,998.00	(6,801.39)	-23.45 %
Sundry	7 01 4190 5		0.00	0.00	2,496.00	2,496.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		0.00	2,754.81	4,999.98	2,245.17	44.90 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	7,500.00	7,500.00	100.00 %
Publications	7 01 4190.11 5		0.00	2,856.04	4,999.98	2,143.94	42.88 %
Membership Dues and Fees	7 01 4190.12 5		116.25	116.24	2,499.96	2,383.72	95.35 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,587.73	8,958.57	15,000.00	6,041.43	40.28 %
Forms & Office Supplies	7 01 4190.17 5		2,274.31	18,794.51	12,608.46	(6,186.05)	-49.06 %
Other Sundry Expense	7 01 4190.18 5		8,500.00	12,052.11	3,768.00	(8,284.11)	-219.85 %
Administrative Contact Costs	7 01 4190.19 5		5,521.86	39,911.88	49,999.98	10,088.10	20.18 %
Asset Management Fee - AMP	7 01 4190.22 5		8,772.00	52,560.00	53,496.00	936.00	1.75 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,482.50	32,850.00	33,435.00	585.00	1.75 %
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		936.00	5,808.00	6,264.00	456.00	7.28 %
AMP Bookkeeping Fees	7 03 4190.23 5		585.00	3,630.00	3,915.00	285.00	7.28 %
Total Administrative Expense			56,017.01	315,529.86	336,092.28	20,562.42	6.12 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	6,784.86	12,499.98	5,715.12	45.72 %
Materials	7 01 4420 5		0.00	500.23	0.00	(500.23)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5		58.77	352.63	0.00	(352.63)	-100.00 %
Total Operating Expenses			1,189.58	7,637.72	12,499.98	4,862.26	38.90 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		0.00	443.62	1,749.96	1,306.34	74.65 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	996.12	7,500.00	6,503.88	86.72 %
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	999.96	999.96	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		507.32	1,499.30	1,249.98	(249.32)	-19.95 %
Portability - Port In Deposits	7 01 4590.PID 5		(2,129.00)	(45,577.55)	0.00	45,577.55	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		2,129.00	45,577.55	0.00	(45,577.55)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		2,200.94	13,007.92	15,000.00	1,992.08	13.28 %
Portability - Port In Deposits	7 03 4590.PID 5		(1,295.20)	(6,354.60)	0.00	6,354.60	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		1,295.20	6,354.60	0.00	(6,354.60)	-100.00 %
Total General Expense			2,708.26	16,332.94	26,499.90	10,166.96	38.37 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	22,500.00	22,500.00	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(24,999.96)	(24,999.96)	-100.00 %
Total Other Expenditures			0.00	0.00	(2,499.96)	(2,499.96)	-100.00 %
Housing Assistance Payments							

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

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT				1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2025	Budget	Variance	Variance %
HAP Payments - Rents	7	01	4715.1	5	471,324.00	2,700,149.44	2,707,962.00	7,812.56	0.29 %	
HAP Payments - Utilities	7	01	4715.4	5	8,342.00	58,926.00	78,996.00	20,070.00	25.41 %	
Fraud Recovery HUD	7	01	4715.8	5	0.00	0.00	1,999.98	1,999.98	100.00 %	
HAP Portability	7	01	4715.P	5	(511.00)	(28,279.00)	10,500.00	38,779.00	369.32 %	
HAP Payments - Port Out	7	01	4715.PO	5	5,479.00	17,198.00	6,996.00	(10,202.00)	-145.83 %	
HAP Payments - Rents	7	02	4715.1	5	3,813.00	23,052.00	22,500.00	(552.00)	-2.45 %	
HAP Payments - Utilities	7	02	4715.4	5	0.00	0.00	(49.98)	(49.98)	-100.00 %	
HAP Payments - Rent - VASH	7	03	4715.1	5	17,680.14	109,643.26	99,996.00	(9,647.26)	-9.65 %	
HAP Payments - Utilities - VASH	7	03	4715.4	5	25.00	580.00	999.96	419.96	42.00 %	
HAP Payments - Portability	7	03	4715.P	5	0.00	0.00	249.96	249.96	100.00 %	
HAP Payments - Port Out	7	03	4715.PO	5	20,699.00	118,600.00	67,608.00	(50,992.00)	-75.42 %	
HAP Payments - Rent - Home Owners	7	04	4715.1	5	374.00	2,316.00	0.00	(2,316.00)	-100.00 %	
HAP Payments - Home Ownership Prc	7	04	4715.HO	5	0.00	0.00	19.98	19.98	100.00 %	
HAP Payments - Rent - Foster Youth	7	05	4715.1	5	1,199.00	10,138.00	7,500.00	(2,638.00)	-35.17 %	
HAP Payments - Utilities - Foster Yout	7	05	4715.4	5	103.00	103.00	249.96	146.96	58.79 %	
Total Housing Assistance Payments					528,527.14	3,012,426.70	3,005,527.86	(6,898.84)	-0.23 %	
Total Expenses					(588,441.99)	(3,351,927.22)	(3,378,120.06)	26,192.84	0.78 %	
Total Net Income (Loss)					34,580.85	(28,556.90)	2,771.88	(31,328.78)	-1135.54 %	



REGULAR BOARD MEETING
WEDNESDAY, NOVEMBER 19, 2025
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
OCTOBER 2025

Los Vecinos		
Apartment	Tenant Id.	Amounts
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
2	33311	\$1,101.00
Bonita Park Total		\$1,101.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
71	30881	\$356.00
157	33100	\$890.00
159	33426	\$1,355.00
Le Moyne Gardens Total		\$2,601.00
Grand Total		\$3,702.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 11/01/25

FOR THE MONTH OF OCTOBER 2025

[illegible]

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: 11/01/25

FOR THE MONTH OF OCTOBER 2025

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 2	33311	\$100.00	\$0.00	\$258.00	\$75.00	\$868.00	\$0.00	\$1,101.00	Abandoned Non-payment of rents, late fees and sales & service fees

Rent Due: August 2025 \$129.00 + September 2025 \$129.00 + Late Fee: July 2025 \$25.00 + August 2025 \$25.00 + September 2025 \$25.00 + Sales & Service Fees: Refrigerator Replacement \$643.00 + Stove Cleaning \$50.00 + Lock & Key Replacement \$55.00 + Cleaning of Unit \$120.00 = \$1,201.00 - Security Deposit \$100.00 = \$1,101.00

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	TOTALS	\$100.00	\$0.00	\$258.00	\$75.00	\$868.00	\$0.00	\$1,101.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN
CHARGE-OFF VACATED APARTMENTS

LOCATION: AMP 30 - Le Moyne Gardens

MANAGER: Eneida Alonso

DATE: 11/01/25

FOR THE MONTH OF OCTOBER 2025

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
71	30881	\$200.00	\$0.00	\$464.00	\$50.00	\$42.00	\$0.00	\$356.00	Vacated Nonpayment of rents, late fees, sales and service fee

Rent due: September 2025 \$337.00 + October 2025 (prorated) \$127.00 + Late fee: September 2025 \$25.00 + October 2025 \$25.00 + Sales and service fee: Spectrum \$42.00 = Amount Due \$556.00 - Security Deposit \$200.00 = \$356.00

157	33100	\$100.00	\$0.00	\$122.00	\$25.00	\$843.00	\$0.00	\$890.00	Abandoned Nonpayment of rent, late fee, sales and service fees
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Rent due: September 2025 \$122.00 + Late fee: September 2025 \$25.00 + Sales and service fees: General cleaning \$45.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 + Refrigerator replacement \$643.00 + Key and lock replacement \$55.00 = Amount Due \$990.00 - Security Deposit \$100.00 = \$890.00

159	33426	\$200.00	\$0.00	\$1,140.00	\$75.00	\$340.00	\$0.00	\$1,355.00	Abandoned Nonpayment of rents, late fees, sales and service fees
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Rent due: July 2025 \$380.00 + August 2025 \$380.00 + September 2025 \$380.00 + Late fees: July 2025 \$25.00 + August 2025 \$25.00 + September 2025 \$25.00 + Sales and service fee: Spectrum \$90.00 + General cleaning \$45.00 + Cleaning of stove \$50.00 + Cleaning of refrigerator \$50.00 + Cleaning of restroom \$50.00 + Key and lock replacement \$55.00 = Amount Due \$1,555.00 - Security Deposit \$200.00 = \$1,355.00

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	TOTALS	\$500.00	\$0.00	\$1,726.00	\$150.00	\$1,225.00	\$0.00	\$2,601.00	
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RESOLUTION 1524

Housing Authority of the City of Harlingen

Adopting the Financial Policy: The Electronic Line of Credit Control System (eLOCCS Policy), Petty Cash Policy, Program Funding and Budgeting Policy, Accounting for Leases & Subscription-Based Information Technology Arrangements Policy, Accounting System Policy and Procedures, Asset Management Compliance Policy, Capital Fund Program Policy, Capitalization and Depreciation Policy, and the Records Retention Policy

WHEREAS the Housing Authority of the City of Harlingen revised its policies to incorporate updates and revisions in these policies and

WHEREAS it is necessary to have these policies for the benefit of the Agency employees and

WHEREAS the Housing Authority of the City of Harlingen wants to ensure that all matters are handled in a professional manner and outlined by both the Agency, its employees, and

WHEREAS the Agency wants to ensure its employees have guidance and guidelines and

WHEREAS it is deemed to be in the best interest of the Housing Authority of the City of Harlingen and its employees that the updated Policies be accepted and adopted; now, therefore, be it

RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Harlingen, that the Financial Policy (updated policies) are hereby approved and adopted to be used by all Agency employees effective December 1, 2025.

Adopted this the ____ day of _____, 2025

Carlos (Charlie) Perez, Chairperson

Hilda Benavides, Chief Executive Officer

Harlingen Housing Authority
Board Meeting
November 19, 2025

Financial Policy – list of policies

1. Electronic Line of Credit Control System (eLOCCS Policy)- Line of credit provides funding that we draw down from the HUD treasury as needed.
2. Petty Cash Policy – Petty cash procedures – Petty cash fund will not exceed \$500.00.
3. Program Funding and Budgeting Policy – compliance with program cost allocations.
4. Accounting for Leases & Subscription Based Information Technology Arrangements Policy – procedures to document leases in accounting.
5. Accounting System Policy and Procedures – Accounting practices, compliance with the accounting system.
6. Asset Management Compliance Policy – Compliance with HUD’s Asset Management requirements.
7. Capital Fund Program Policy – Compliance with Capital Funding and accounting.
8. Capitalization and Depreciation Policy – Capitalization for costs more than \$5,000.00.
9. Record Retention Policy – states how long we retain our files for the HHA

Board Resolution No. 1525
Housing Authority of the City of Harlingen

Resolution to Approve FYB 2026 Five Year and Annual PHA Plan for
Submission to HUD and Approve the PHA Certification of Compliance with
the PHA Plans and Related Regulations

WHEREAS: The United States Congress passed the Quality Housing and Work Responsibility Act (QHWRA) of 1998 on October 21, 1998; and

WHEREAS: The QHWRA requires Public Housing Authorities to approve the Housing Authority's PHA Plan for submission to HUD; and

WHEREAS: The PHA Plans establish the basic goals, objectives and policies of the Housing Authority, and serves as the request to HUD for the Capital Fund Program; and

WHEREAS: HUD requires PHA to approve the attached "PHA Certification of Compliance with the PHA Plans and Related Regulations."

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approve the FYB 2026 Five Year and Annual PHA Plan for submission to HUD and approve the required "PHA Certification of Compliance with the PHA Plans and Related Regulations" on this the 19th day of November 2025.

Chairperson - Board of Commissioners

Chief Executive Officer

PHA Five Year and Annual Plan Summary
Resolution #1525

November 19, 2025

This year's Annual Plan update is a part of the Five-Year Plan (2026-2030).

The PHA Annual Plan was updated with information that was gathered from every department including the Accounting Dept., Housing Choice Voucher, Low Rent, and from the residents of the Housing Authority. The update consists of planning goals and achievements. The plan was provided by Nelrod.

An ad was advertised in the Valley Morning Star on September 24, 2025, announcing the Public Hearing and the availability of the plans for public view. The Public Hearing was held on November 13, 2025. The Annual plan draft was displayed at all the Low Rent offices, the Harlingen Public Library, the Administration office, the City of Harlingen and on our website. It was placed for a public comment period of 45 days. Resident meetings were held and comments from the residents were addressed.

The funding has fluctuated in the last few years for capital funds; in 2022 we received \$1,600,572.00, in 2023 we received \$1,628,473.00, in 2024 we received \$1,667,416.00, and in 2025 we received \$1,675,947.00. The future proposed budgets are being estimated with the last amount funded, \$1,675,947.00.

Today we are asking you, the Board of Commissioners, to pass resolution #1525 adopting the Harlingen Housing Authority's Five Year and Annual Plan. It will be submitted to HUD; it is due on January 15, 2026.

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

Corrective Action Plan Resolution 1526

Counselor:

Law Office of
Alan T. Ozuna

Chief Executive Officer:

Hilda Benavides

Finding: 2025-001 Incomplete Tenant Records – Section 8 HCV Program (ALN 14.871)

Condition:

During our review of forty (40) tenant files under the Section 8 Housing Choice Voucher (HCV) Program, we identified multiple instances of missing documentation and compliance lapses:

1. For one (1) tenant, income verification was not performed for the current year, and prior year income was rolled forward. The HUD-50058 (Family Report) form was reviewed in the PIC system but was not present in the tenant file.
2. For one (1) tenant, the Approved Lease, HUD-52517 (Request for Tenancy Approval), and HUD-52641 (HAP Contract) forms were not present in the tenant file.

Recommendation:

We recommend that the Housing Authority strengthen internal controls over tenant file documentation by implementing a standardized checklist to ensure all required forms and records are consistently retained. Staff should receive periodic training on HUD documentation and compliance requirements to reinforce expectations and reduce errors. Management should also conduct routine internal reviews to verify that income verification and lease documentation are properly completed and maintained. These measures will help ensure that tenant eligibility and payment determinations are adequately supported and compliant with federal regulations.

Housing Authority



HOUSING AUTHORITY OF THE CITY OF HARLINGEN

HUD Recognized "High Performer"

Established 1949

Planned Corrective Action:

To address these findings, the Housing Authority will implement a standardized checklist for all tenant file changes, ensuring that all required forms and records are consistently retained. The Program Administrator and staff will conduct monthly reviews of completed re-examinations to verify that all necessary documentation is present and properly filed. All paperwork related to annual re-exams, transfers, move-ins, and interims will be scanned into the Lindsey software system within five working days of receipt, prior to physical filing. The Program Administrator will organize monthly training sessions on HCV/S8 program requirements, with participation tracked to ensure all staff attend. Weekly spot checks will be performed to confirm that the checklist is being used appropriately. These actions will be supported by updated training materials, access to the Lindsey software, and dedicated staff time for audits and training. To mitigate risks such as incomplete documentation, missed scanning deadlines, or low training attendance, the Housing Authority will implement pre-audit checklists, set automated reminders for staff, and make training mandatory. Management will monitor the implementation of these corrective actions and conduct follow-up reviews to ensure sustained compliance with HUD regulations.

Timeline for Complete: Ongoing process

Status: ☐ Not started ☒ In progress ☐ Completed

Contact Person Responsible: Diana Perez/HCV-S8 Program Administrator

Signature: Diana Perez

Carlos "Charlie" Perez
Chairperson

Hilda Benavides
Chief Executive Officer



Quality File Review

HCV/S8 Program

Review Officer: _____ Date: _____

General Information:

Participant Name: _____ Tenant # _____

Address: _____ Apt. # _____

Case was worked by: _____

Type of action being reviewed:

_____ New Admissions/Effective date: _____

_____ Annual Re-exam/Effective date: _____

_____ Interim Change/Effective date: _____

Unit size: _____

S8 Payment Standard: _____ (S8 Program)

Utility Allowance: _____ (S8 Program)

Was the action being reviewed done in a timely manner? _____Y _____N

Is the Next re-exam date correct on the 50058 form? _____Y _____N

Are personal documents stored in a file for all family members? _____Y _____N

Who is pending: _____

Mandatory forms for New Admissions: (move-ins)

_____ Lease Contract signed by both tenant and landlord

_____ Lease Addendum/VAWA form signed by both tenant and landlord

_____ Lease Addendum for Drug Free Housing signed by tenant and landlord

_____ HAP Contract signed by administrator and landlord

_____ Amendment Housing Assistance Payment Contract signed by tenant and landlord

_____ Important Information on Fraud signed by tenant and landlord

_____ Voucher sign by tenant and PHA? Unit size voucher received: _____

_____ PIC Submission of Voucher/Date: _____

_____ Family Obligations signed by tenant

_____ Outstanding Balance Announcement

_____ Portability

- ___ Applying for HUD Housing Assistance Flyer
- ___ Minimum Rent requirement
- ___ Prorated assistance for “Mixed” Families
- ___ Housekeeping Standards Policy
- ___ Inspection Packet in files? Date Inspection passed: _____
- ___ Is utility form in inspection packet
- ___ Is Rent Reasonable in inspection packet
- ___ Is Request for tenant with inspection packet
- ___ Estimator TTP worksheet in packet
- ___ Release of information/HUD form-9886-A
- ___ Authorization for release of information sign (each adult family member must sign)
- ___ What you should know about EIV Flyer
- ___ Debts Owed Flyer
- ___ Earned Income Disallowance Flyer
- ___ Statement of No Tax Return filed
- ___ Acknowledge of Violence Against Women Act
- ___ 214 Declaration of Citizen status sign for all family members
- ___ Birth Certifications for all family members
- ___ SS Cards for all family members
- ___ Driver’s License or ID for all family members and are they current?
- ___ original application in files/Date of application: _____
- ___ Approval notice place on waitlist
- ___ Pre-interview letter sent date of letter: _____
- ___ update application
- ___ S8 Pre-Interview checklist
- ___ Tenant Date Search
- ___ HA Query Report
- ___ EIV Tenant Search
- ___ Calculation Worksheet
- ___ Calculation Tape
- ___ S8 File Checklist (final)
- ___ Orientation Appointment letter
- ___ Copy of Request for Tenancy
- ___ Waitlist status Report
- ___ Copy of Income report:
- ___ Calculation Tape
- ___ Family Report from Lindsey system
- ___ Printed 50058
- ___ TTP Worksheet from Lindsey
- ___ Application for Admissions or Continued Occupancy
- ___ Cover Sheet
- ___ PIC submissions with LAC #
- ___ Pink Cover Page

Mandatory forms for Re-exams:

- ☐ Request for Tenancy Approval
- ☐ Re-exam Application (completed)
- ☐ EIV Report
- ☐ HUD Authorization for release of information sign (each adult family member must sign)
- ☐ Authorization for release of information Consent form (signed by each family member)
- ☐ Debts owed to Public Housing Agency and Terminations form
- ☐ What you should know about EIV form
- ☐ Earned Income Disallowance (EID) form
- ☐ Statement of no tax return
- ☐ Violence Against Women Act
- ☐ HHA Inspection Checklist
- ☐ Tenant Family Obligations
- ☐ Housekeeping Standards Policy
- ☐ Copies of Income reported
- ☐ Calculation Tape
- ☐ Family Report from Lindsey system
- ☐ Printed 50058
- ☐ TTP Worksheet from Lindsey
- ☐ Application for Admissions or Continued Occupancy
- ☐ Cover Sheet
- ☐ PIC submissions with LAC #
- ☐ Pink Cover Page

Mandatory forms for Interims:

- ☐ EIV Report
- ☐ Copies of Income reported
- ☐ Calculation Tape
- ☐ Family Report from Lindsey's system
- ☐ Printed 50058
- ☐ TTP Worksheet from Lindsey
- ☐ Application for Admissions or Continued Occupancy
- ☐ Cover Sheet
- ☐ PIC submissions with LAC #
- ☐ Pink Cover Page

Status of File Audit:

QC report review with file reviewer: () Yes () No

Date reviewed: _____

Are corrections needed: () Yes () No

Deadline for corrections: _____

Outcome of this audit:

Correction completed: _____

Audit file case closed: _____

RESOLUTION 1527

Housing Authority of the City of Harlingen

Adopting the updated Personnel Policy

WHEREAS the Housing Authority of the City of Harlingen revised its personnel policy to incorporate updates and revisions in the policy and

WHEREAS it is necessary to have this policy for the benefit of the Agency employees and

WHEREAS the Housing Authority of the City of Harlingen wants to ensure that all matters are handled in a professional manner and outlined by both the Agency, its employees, and

WHEREAS the Agency wants to ensure its employees have guidance and guidelines and

WHEREAS it is deemed to be in the best interest of the Housing Authority of the City of Harlingen and its employees that the updated Policy be accepted and adopted; now, therefore, be it

RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Harlingen, that the Personnel Policy (updated policy) is hereby approved and adopted to be used by all Agency employees effective December 1, 2025.

Adopted this the ____ day of _____, 2025

Carlos (Charlie) Perez, Chairperson

Hilda Benavides, Chief Executive Officer

Harlingen Housing Authority
Board Meeting
November 19, 2025

Personnel Policy – Highlights

The Personnel Policy is an employee handbook that defines the rules, procedures, and guidelines that govern the Housing Authority's relationship with its employees. These policies cover a wide range of topics, including hiring, compensation, benefits, work hours, conduct, termination, and serve to protect both the Housing Authority and its employees. The policy was prepared by the Nelrod Company and was reviewed by our Attorney Mr. Alan Ozuna.

Highlights of updates:

- Executive Director is referred to as Chief Executive Officer
- Shelter in Place and Remote Work was updated
- Code of Ethics was updated
- Grievance Procedures were updated



Ms. Ariana Valle
Administrative Assistant
Harlingen Housing Authority
219 E. Jackson Street
Harlingen, TX 78550

Dear Ariana,

Since 2021, TCAP has been hard at work securing your power needs well into the future through our Strategic Hedging Program (SHP). Thanks to the Board's forward-thinking approach, we've been purchasing energy 24+ months in advance to lock in the best rates and long-term stability for our members. Designed around member needs, SHP has proven to be the best combination of customer service, competitive price and flexibility to take advantage of favorable pricing available in the market.

In January 2026, we'll finalize the final year of our current 5-year procurement cycle, which runs through **December 31, 2027**.

At its most recent meeting, the TCAP Board voted unanimously to extend SHP for another five years — covering **Calendar Years 2028 through 2032**. Procurement for that term will begin in **February 2026**. This extension ensures continued access to competitively priced power and the strategic benefits you've come to expect from TCAP.

Because your organization's Commercial Electricity Service Agreement (CESA) with GEXA runs through **December 31, 2037**, there's no need for a new contract to continue participating in SHP. That long-term structure was designed to ensure a smooth continuation — no paperwork, no hassle.

Here's what you need to know:

- **If you intend to remain a TCAP member**, *no action is required*. You're all set!
- **If you plan to exit TCAP**, we'll need a written notice by **December 31, 2025**.
 - This will prevent us from including your load in the 2028–2032 energy procurements.
 - There are **no penalties** for leaving the SHP post-2027 if proper notice is given.
 - However, **moving your electric accounts before 12/31/2027** will result in financial penalties due to the existing procurement commitments.

If you'd like a customizable council or board memo to help explain this process internally, we're happy to provide one.

As a reminder and in accordance with Section 6.B. of your PSA, this letter serves as TCAP's formal notice of intent to include your load in the SHP energy procurements for Calendar Years 2028–2032.

Questions? We're here to help. Reach out to us at **972-725-4114** or email msomereve@tcaptx.com. We are hosting a webinar to explain the extension and allow for questions on Friday, August 29, 2025 at 9:00 a.m. Register at <https://tcaptx.com/events>

Thank you for your continued trust in TCAP. We're honored to serve you.

Sincerely,

Margaret Somereve
Executive Director
Texas Coalition for Affordable Power

City of Harlingen Housing Authority

September 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report for October 2025 Activities



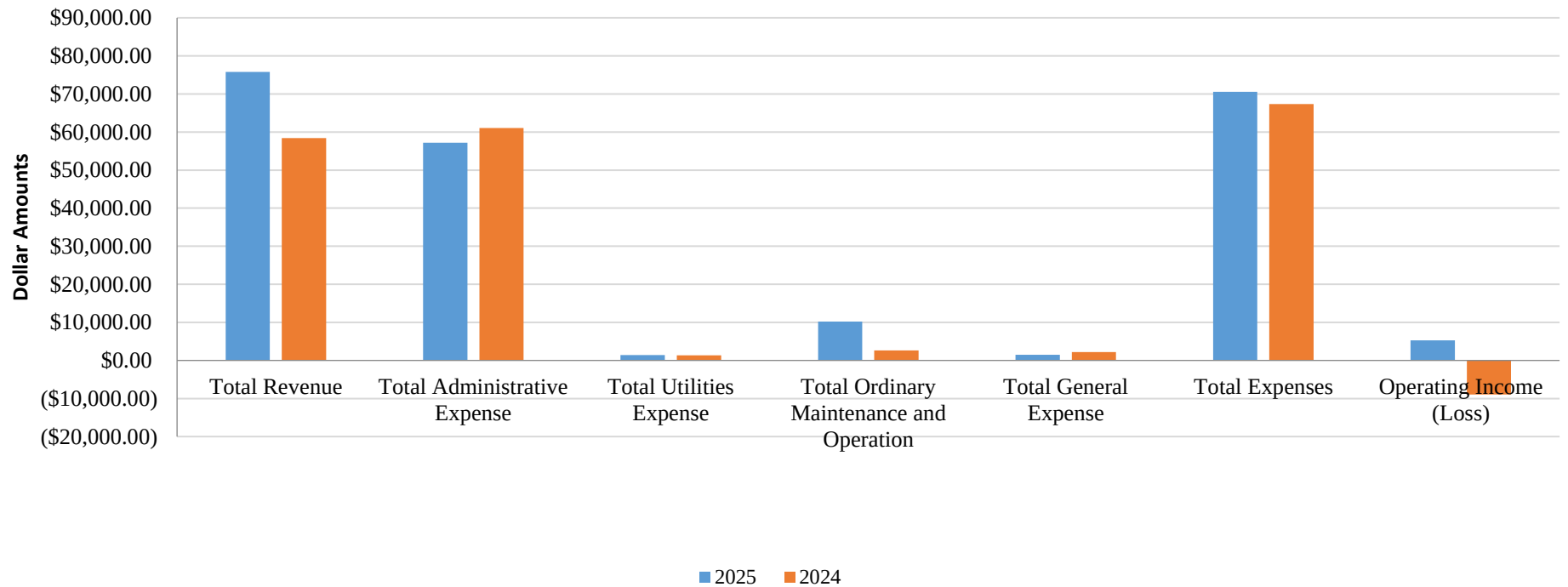
Bank Balances- Reserves as of 9/30/2025

	September 2025 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$60,696.16 COCC Investment Account		
\$402,053.22 COCC General Fund	\$70,550.07	6.56
Low Rent Reserves:		
\$1,411,425.96 Los Vecinos	\$105,232.39	13.41
\$1,136,494.40 Bonita Park	\$96,401.25	11.79
\$1,981,595.42 Le Moyne Gardens	\$134,571.16	14.73
Family Living Center Reserves:		
\$114,854.24 FLC bank cash account	\$2,962.75	38.77
HCV/Section 8 Reserves:		
\$16,642.78 Admin	\$59,914.85	0.28
\$72,797.42 HAP	\$528,527.14	0.14

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

	Start: 9/01/2025 End: 9/30/2025	Start: 9/01/2024 End: 9/30/2024
Total Revenue	\$75,787.35	\$58,405.66
Total Administrative Expense	\$57,178.90	\$61,064.28
Total Utilities Expense	\$1,413.30	\$1,337.05
Total Ordinary Maintenance and Operation	\$10,237.99	\$2,631.22
Total General Expense	\$1,472.80	\$2,212.52
Total Expenses	\$70,550.07	\$67,338.91
Operating Income (Loss)	\$5,237.28	(\$8,933.25)

COCC Comparative September 2025 - September 2024



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

					Start: 09/01/2025 End: 09/30/2025	Start: 09/01/2024 End: 09/30/2024	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP25	1	06	3690.32	5	13,895.00	0.00	13,895.00	0.00 %
Total Operating Income					13,895.00	0.00	13,895.00	0.00 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	1,294.48	948.49	345.99	36.48 %
OTHER INCOME	1	06	3690	5	95.88	181.42	(85.54)	-47.15 %
Other Income - Management Fee	1	06	3690.2	5	32,921.68	28,825.44	4,096.24	14.21 %
Other Income - Asset Managemen	1	06	3690.3	5	14,688.00	15,228.00	(540.00)	-3.55 %
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 %
Total Other Income					59,693.54	56,206.85	3,486.69	6.20 %
Total Revenue					75,787.35	58,405.66	17,381.69	29.76 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	32,926.85	31,021.95	(1,904.90)	-6.14 %
LEGAL EXPENSE	1	06	4130	5	0.00	1,179.75	1,179.75	100.00 %
STAFF TRAINING	1	06	4140	5	524.00	1,985.00	1,461.00	73.60 %
TRAVEL	1	06	4150	5	2,954.02	1,970.10	(983.92)	-49.94 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	138.02	138.02	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	11,872.82	15,652.47	3,779.65	24.15 %
SUNDRY	1	06	4190	5	0.00	229.41	229.41	100.00 %
Postage/FedEx/UPS	1	06	4190.03	5	0.00	595.19	595.19	100.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	245.00	35.00	(210.00)	-600.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,238.66	2,729.54	(509.12)	-18.65 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,364.90	3,633.17	2,268.27	62.43 %
Other Sundry Expense	1	06	4190.18	5	444.83	593.75	148.92	25.08 %
Administrative Contact Costs	1	06	4190.19	5	1,831.76	1,300.93	(530.83)	-40.80 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,776.06	0.00	(1,776.06)	0.00 %
Total Administrative Expense					57,178.90	61,064.28	3,885.38	6.36 %
Utilities Expense								
WATER	1	06	4310	5	20.66	0.00	(20.66)	0.00 %
ELECTRICITY	1	06	4320	5	1,364.19	1,337.05	(27.14)	-2.03 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	28.45	0.00	(28.45)	0.00 %
Total Utilities Expense					1,413.30	1,337.05	(76.25)	-5.70 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	942.42	473.88	(468.54)	-98.87 %
MATERIALS	1	06	4420	5	253.69	407.31	153.62	37.72 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	8,500.00	0.00	(8,500.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	0.00	1,461.31	1,461.31	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	0.00	(46.79)	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	236.32	36.25	(200.07)	-551.92 %
Total Ordinary Maintenance and Operation					10,237.99	2,631.22	(7,606.77)	-289.10 %
Protective Services								
Protective Services - Contract	1	06	4480	5	247.08	93.84	(153.24)	-163.30 %
Total Protective Services					247.08	93.84	(153.24)	-163.30 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3: PHA

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

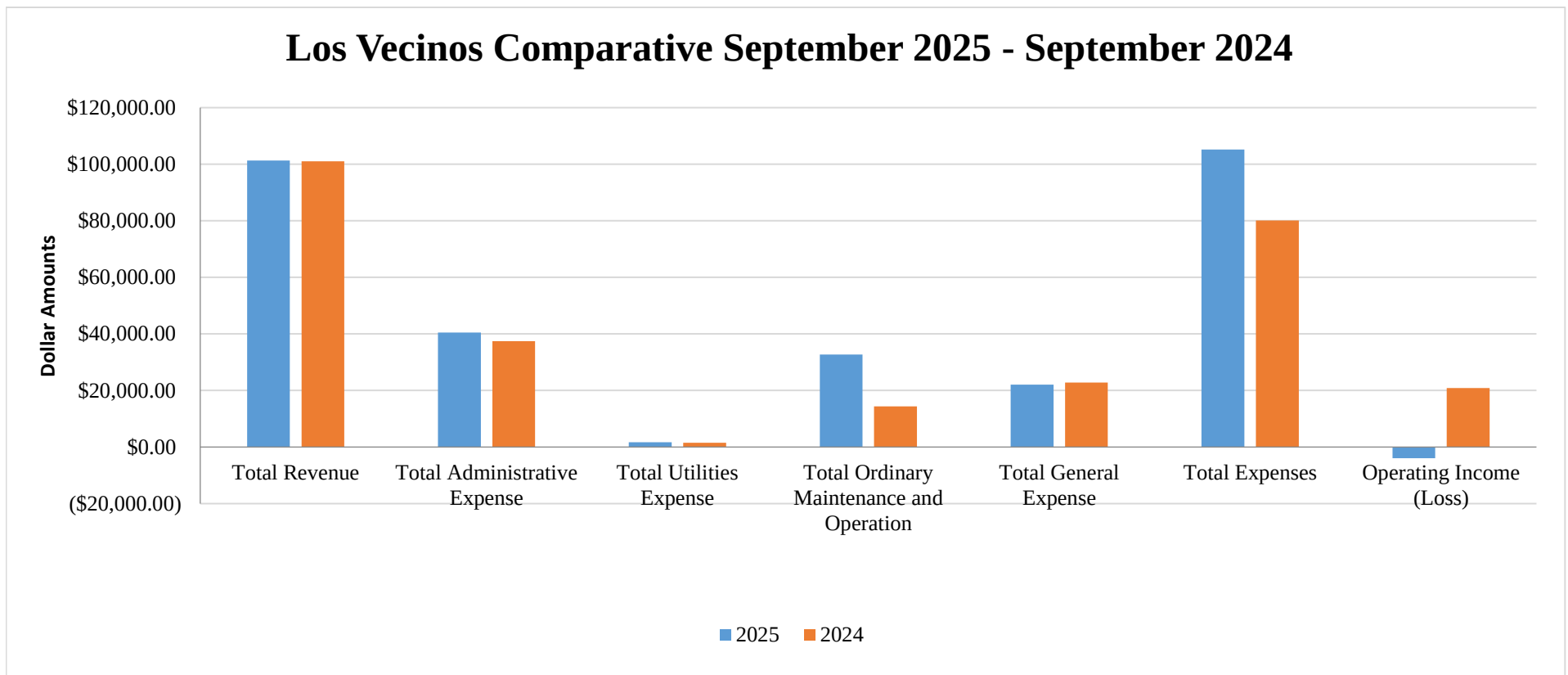
					Start: 09/01/2025	Start: 09/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
General Expense								
Insurance - Windstorm	1	06	4510.15	5	1,472.80	2,212.52	739.72	33.43 %
Total General Expense					<u>1,472.80</u>	<u>2,212.52</u>	<u>739.72</u>	<u>33.43 %</u>
Total Expenses					<u>(70,550.07)</u>	<u>(67,338.91)</u>	<u>(3,211.16)</u>	<u>4.77 %</u>
Net Income (Loss)					<u>5,237.28</u>	<u>(8,933.25)</u>	<u>14,170.53</u>	<u>-150.35 %</u>

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 9/01/2025 End: 9/30/2025	Start: 9/01/2024 End: 9/30/2024
Total Revenue	\$101,256.88	\$100,981.70
Total Administrative Expense	\$40,445.99	\$37,445.72
Total Utilities Expense	\$1,727.00	\$1,550.14
Total Ordinary Maintenance and Operation	\$32,671.14	\$14,399.53
Total General Expense	\$22,093.90	\$22,814.39
Total Expenses	\$105,232.39	\$80,079.31
Operating Income (Loss)	(\$3,975.51)	\$20,902.39



10/28/2025 08:38 AM

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

					Start: 09/01/2025 End: 09/30/2025	Start: 09/01/2024 End: 09/30/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,478.00	29,782.00	(3,304.00)	-11.09 %
Total Rental Income					26,478.00	29,782.00	(3,304.00)	-11.09 %
Other Income								
Interest Earned on Gen Fund In	1	01	3610	5	0.00	5.81	(5.81)	-100.00 %
Interest Income - Bank Stateme	1	01	3610.01	5	3,031.21	2,677.89	353.32	13.19 %
Other Income-Tenants	1	01	3690	5	2,858.00	3,118.00	(260.00)	-8.34 %
Total Other Income					5,889.21	5,801.70	87.51	1.51 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	68,889.67	65,398.00	3,491.67	5.34 %
Total Other Receipts					68,889.67	65,398.00	3,491.67	5.34 %
Total Revenue					101,256.88	100,981.70	275.18	0.27 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	10,799.62	6,300.48	(4,499.14)	-71.41 %
Travel	1	01	4150	5	387.00	0.00	(387.00)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	5,364.52	3,476.41	(1,888.11)	-54.31 %
Postage/FedEx/UPS	1	01	4190.03	5	0.00	205.08	205.08	100.00 %
Membership Dues and Fees	1	01	4190.12	5	116.25	0.00	(116.25)	0.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,305.69	6,295.18	(1,010.51)	-16.05 %
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	723.75	5,351.11	4,627.36	86.47 %
Other Sundry Expense	1	01	4190.18	5	257.04	132.12	(124.92)	-94.55 %
Administrative Contact Costs	1	01	4190.19	5	1,726.68	3,146.88	1,420.20	45.13 %
Management Fee Expense - AMP	1	01	4190.21	5	9,998.94	8,772.96	(1,225.98)	-13.97 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	1,102.50	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					40,445.99	37,446.72	(2,999.27)	-8.01 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	784.00	1,034.42	250.42	24.21 %
Total Tenant Services					784.00	1,034.42	250.42	24.21 %
Utilities Expense								
Water	1	01	4310	5	91.93	0.00	(91.93)	0.00 %
Electricity	1	01	4320	5	1,274.38	1,334.16	59.78	4.48 %
Gas	1	01	4330	5	240.17	215.98	(24.19)	-11.20 %
Other Utility Expense - Sewer	1	01	4390	5	120.52	0.00	(120.52)	0.00 %
Total Utilities Expense					1,727.00	1,550.14	(176.86)	-11.41 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	3,043.47	1,958.01	(1,085.46)	-55.44 %
Materials	1	01	4420	5	2,475.48	617.36	(1,858.12)	-300.98 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	950.00	650.00	(300.00)	-46.15 %
Contract Costs-Other Repairs	1	01	4430.03	5	10,945.00	0.00	(10,945.00)	0.00 %
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	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	01	4430.09	5	3,894.47	78.30	(3,816.17)	-4873.78 %
Contract Costs-Other	1	01	4430.13	5	1,995.00	0.00	(1,995.00)	0.00 %
Contract Costs-Heating & Coolin	1	01	4430.17	5	0.00	2,900.00	2,900.00	100.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	3,825.00	5,770.00	1,945.00	33.71 %
Contract Costs-Plumbing Contrac	1	01	4430.22	5	3,850.00	1,150.00	(2,700.00)	-234.78 %
Connect/Disconnect Fees	1	01	4430.4	5	30.00	0.00	(30.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

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

					Start: 09/01/2025	Start: 09/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Garbage and Trash Collection	1	01	4431	5	248.89	129.36	(119.53)	-92.40 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,338.48	1,077.46	(261.02)	-24.23 %
Total Ordinary Maintenance and Operation					32,671.14	14,399.53	(18,271.61)	-126.89 %
Protective Services								
Protective Services - Contract	1	01	4480	5	7,510.36	2,834.11	(4,676.25)	-165.00 %
Total Protective Services					7,510.36	2,834.11	(4,676.25)	-165.00 %
General Expense								
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	2,661.00	0.00	(2,661.00)	0.00 %
Total General Expense					22,093.90	22,814.39	720.49	3.16 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	0.00	29,500.00	29,500.00	100.00 %
Operating Exp For Property - C	1	01	7590	5	0.00	(29,500.00)	(29,500.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(105,232.39)	(80,079.31)	(25,153.08)	31.41 %
Net Income (Loss)					(3,975.51)	20,902.39	(24,877.90)	22.11 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

Custom 3: PHA

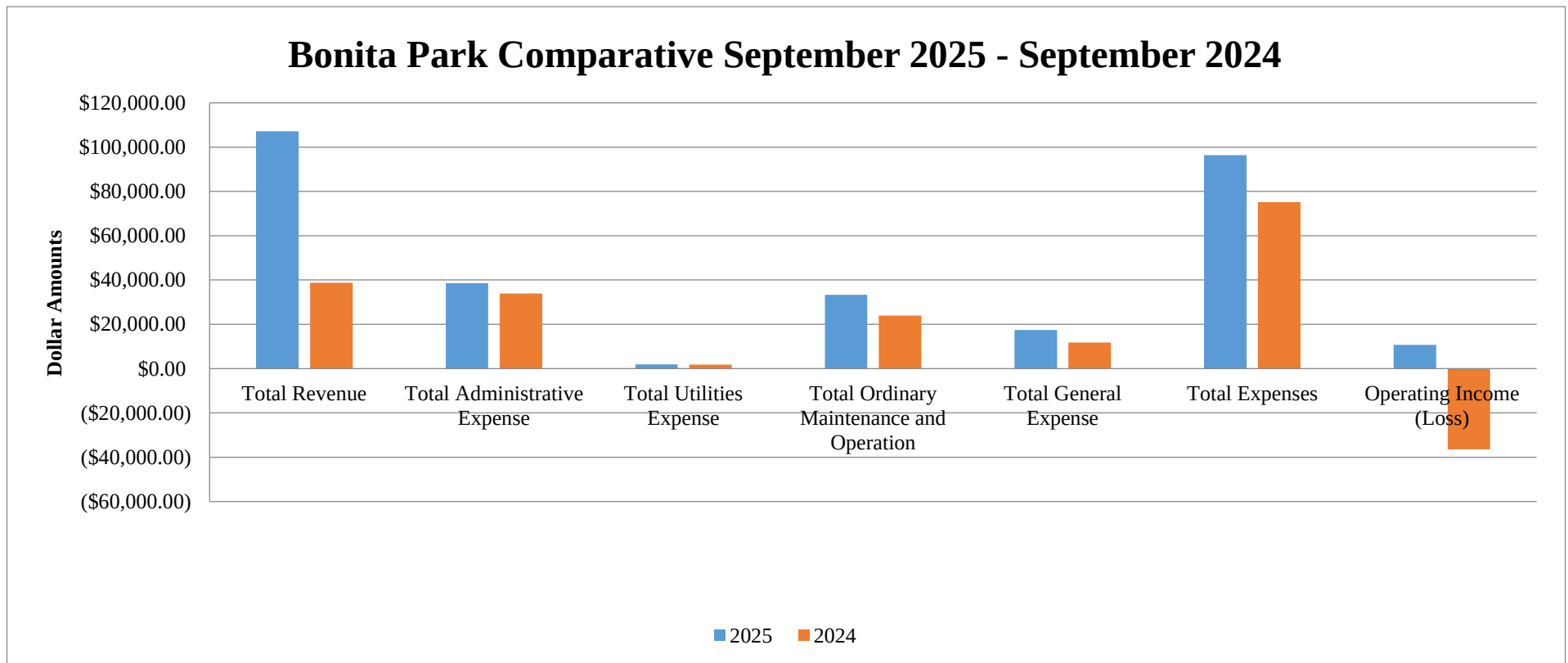
Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent

BONITA PARK

	Start: 9/01/2025 End: 9/30/2025	Start: 9/01/2024 End: 9/30/2024
Total Revenue	\$107,190.86	\$38,800.28
Total Administrative Expense	\$38,599.47	\$33,868.59
Total Utilities Expense	\$1,873.12	\$1,843.88
Total Ordinary Maintenance and Operation	\$33,285.92	\$23,995.74
Total General Expense	\$17,429.36	\$11,798.57
Total Expenses	\$96,401.25	\$75,214.73
Operating Income (Loss)	\$10,789.61	(\$36,414.45)



10/28/2025 08:38 AM

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

					Start: 09/01/2025 End: 09/30/2025	Start: 09/01/2024 End: 09/30/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	33,746.00	33,122.00	624.00	1.88 %
Nondwelling Rental	1	02	3190	5	350.00	0.00	350.00	0.00 %
Total Rental Income					34,096.00	33,122.00	974.00	2.94 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,365.53	1,728.58	636.95	36.85 %
Other Income - Tenants	1	02	3690	5	3,568.00	3,944.00	(376.00)	-9.53 %
Other Income - Misc Other Reve	1	02	3690.1	5	500.00	5.70	494.30	8671.93 %
Total Other Income					6,433.53	5,678.28	755.25	13.30 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	66,661.33	0.00	66,661.33	0.00 %
Total Other Receipts					66,661.33	0.00	66,661.33	0.00 %
Total Revenue					107,190.86	38,800.28	68,390.58	176.26 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	10,979.96	6,446.32	(4,533.64)	-70.33 %
Legal Expense	1	02	4130	5	0.00	302.00	302.00	100.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,591.63	3,023.90	(1,567.73)	-51.84 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	205.08	205.08	100.00 %
Membership Dues and Fees	1	02	4190.12	5	116.25	0.00	(116.25)	0.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,412.80	6,303.68	(1,109.12)	-17.59 %
Forms & Office Supplies	1	02	4190.17	5	828.48	1,023.90	195.42	19.09 %
Other Sundry Expense	1	02	4190.18	5	272.04	98.67	(173.37)	-175.71 %
Administrative Contact Costs	1	02	4190.19	5	1,898.47	5,082.30	3,183.83	62.65 %
Management Fee Expense - AMP	1	02	4190.21	5	9,658.84	8,534.24	(1,124.60)	-13.18 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,065.00	1,072.50	7.50	0.70 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					38,599.47	33,868.59	(4,730.88)	-13.97 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	672.00	886.30	214.30	24.18 %
Ten Services - Recreation, Pub	1	02	4220	5	0.00	240.85	240.85	100.00 %
Total Tenant Services					672.00	1,127.15	455.15	40.38 %
Utilities Expense								
Water	1	02	4310	5	130.57	222.18	91.61	41.23 %
Electricity	1	02	4320	5	1,313.84	1,283.19	(30.65)	-2.39 %
Gas	1	02	4330	5	355.75	302.33	(53.42)	-17.67 %
Other Utility Expense - Sewer	1	02	4390	5	72.96	36.18	(36.78)	-101.66 %
Total Utilities Expense					1,873.12	1,843.88	(29.24)	-1.59 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,723.39	5,848.08	2,124.69	36.33 %
Materials	1	02	4420	5	3,375.08	1,008.71	(2,366.37)	-234.59 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	1,050.00	300.00	28.57 %
Contract Costs-Other Repairs	1	02	4430.03	5	9,150.00	4,940.00	(4,210.00)	-85.22 %
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	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	02	4430.09	5	1,580.32	0.00	(1,580.32)	0.00 %
Contract Costs-Other	1	02	4430.13	5	1,995.00	850.00	(1,145.00)	-134.71 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	4,150.00	3,850.00	(300.00)	-7.79 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	1,995.00	3,990.00	1,995.00	50.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	1,250.00	0.00	(1,250.00)	0.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 09/01/2025	Start: 09/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	3,090.00	0.00	(3,090.00)	0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	1	02	4431	5	226.74	61.58	(165.16)	-268.20 %
Emp Benefit Cont - Maintenance	1	02	4433	5	1,910.04	2,328.33	418.29	17.97 %
Total Ordinary Maintenance and Operation					33,285.92	23,995.74	(9,290.18)	-38.72 %
Protective Services								
Protective Services - Contract	1	02	4480	5	4,541.38	2,580.80	(1,960.58)	-75.97 %
Total Protective Services					4,541.38	2,580.80	(1,960.58)	-75.97 %
General Expense								
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 %
Employee Benefit Contributions	1	02	4540	5	0.02	0.00	(0.02)	0.00 %
Collection Losses	1	02	4570	5	3,991.00	(100.00)	(4,091.00)	4091.00 %
Total General Expense					17,429.36	11,798.57	(5,630.79)	-47.72 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	0.00	26,000.00	26,000.00	100.00 %
Operating Exp For Property - C	1	02	7590	5	0.00	(26,000.00)	(26,000.00)	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(96,401.25)	(75,214.73)	(21,186.52)	28.17 %
Net Income (Loss)					10,789.61	(36,414.45)	47,204.06	-201.03 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

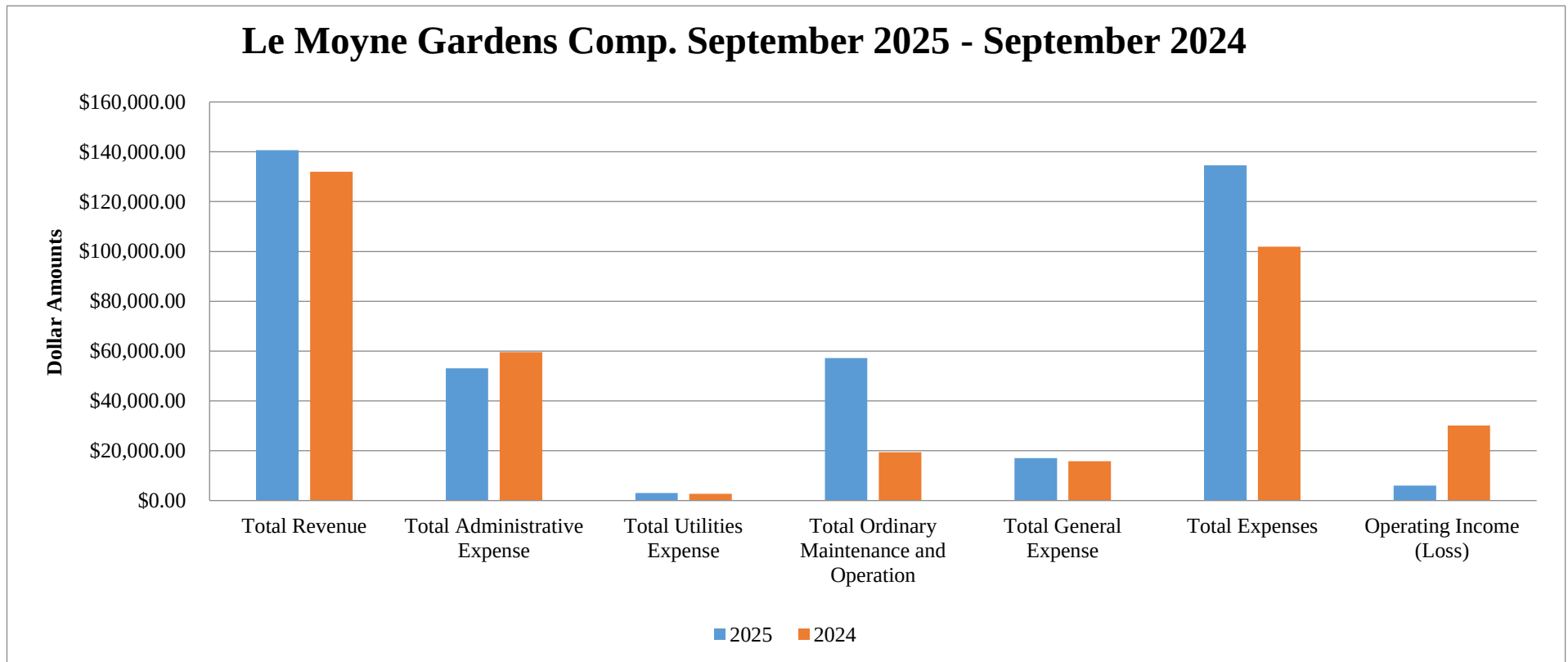
Custom 3: PHA

Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent
Le Moyne Gardens

	Start: 9/01/2025 End: 9/30/2025	Start: 9/01/2024 End: 9/30/2024
Total Revenue	\$140,601.87	\$132,016.11
Total Administrative Expense	\$53,072.86	\$59,578.71
Total Utilities Expense	\$3,017.85	\$2,662.95
Total Ordinary Maintenance and Operation	\$57,240.42	\$19,403.18
Total General Expense	\$17,063.50	\$15,762.91
Total Expenses	\$134,571.16	\$101,882.40
Operating Income (Loss)	\$6,030.71	\$30,133.71



10/28/2025 08:39 AM

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

					Start: 09/01/2025 End: 09/30/2025	Start: 09/01/2024 End: 09/30/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	36,627.00	34,330.00	2,297.00	6.69 %
Total Rental Income					36,627.00	34,330.00	2,297.00	6.69 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	4,061.87	2,882.11	1,179.76	40.93 %
Other Income-Tenants	1	03	3690	5	6,338.00	7,852.00	(1,514.00)	-19.28 %
Total Other Income					10,399.87	10,734.11	(334.24)	-3.11 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	93,575.00	86,952.00	6,623.00	7.62 %
Total Other Receipts					93,575.00	86,952.00	6,623.00	7.62 %
Total Revenue					140,601.87	132,016.11	8,585.76	6.50 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	11,675.18	16,342.74	4,667.56	28.56 %
Legal Expense	1	03	4130	5	0.00	2,642.25	2,642.25	100.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	20.37	20.37	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	7,000.31	4,446.10	(2,554.21)	-57.45 %
Postage/FedEx/UPS	1	03	4190.03	5	0.00	205.08	205.08	100.00 %
Membership Dues and Fees	1	03	4190.12	5	116.25	0.00	(116.25)	0.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,995.58	9,389.42	(606.16)	-6.46 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	1,338.72	7,287.39	5,948.67	81.63 %
Other Sundry Expense	1	03	4190.18	5	257.05	143.86	(113.19)	-78.68 %
Administrative Contact Costs	1	03	4190.19	5	4,699.37	2,871.76	(1,827.61)	-63.64 %
Management Fee Expense - AMP	1	03	4190.21	5	13,263.90	11,518.24	(1,745.66)	-15.16 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,462.50	1,447.50	(15.00)	-1.04 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					53,072.86	59,578.71	6,505.85	10.92 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	784.00	1,033.61	249.61	24.15 %
Total Tenant Services					784.00	1,033.61	249.61	24.15 %
Utilities Expense								
Water	1	03	4310	5	387.89	293.91	(93.98)	-31.98 %
Electricity	1	03	4320	5	2,305.33	2,131.80	(173.53)	-8.14 %
Gas	1	03	4330	5	242.96	216.90	(26.06)	-12.01 %
Other Utility Expense - Sewer	1	03	4390	5	81.67	20.34	(61.33)	-301.52 %
Total Utilities Expense					3,017.85	2,662.95	(354.90)	-13.33 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	6,214.67	3,965.85	(2,248.82)	-56.70 %
Materials	1	03	4420	5	9,540.94	249.24	(9,291.70)	-3728.01 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,475.00	825.00	(650.00)	-78.79 %
Contract Costs-Other Repairs	1	03	4430.03	5	9,400.00	0.00	(9,400.00)	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	2,059.16	52.47	(2,006.69)	-3824.45 %
Contract Costs-Maintenance	1	03	4430.09	5	1,128.80	3,303.90	2,175.10	65.83 %
Contract Costs-Other	1	03	4430.13	5	220.00	1,100.00	880.00	80.00 %
Contract Costs-Heating & Coolin	1	03	4430.17	5	0.00	4,881.55	4,881.55	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	2,900.00	(1,450.00)	-50.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	15,960.00	0.00	(15,960.00)	0.00 %
Contract Costs-Electrical Contr	1	03	4430.21	5	4,250.00	0.00	(4,250.00)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

Custom 3: PHA

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

					Start: 09/01/2025	Start: 09/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Connect/Disconnect Fees	1	03	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	1	03	4431	5	195.55	149.57	(45.98)	-30.74 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,409.21	1,953.51	(455.70)	-23.33 %
Total Ordinary Maintenance and Operation					57,240.42	19,403.18	(37,837.24)	-195.01 %
Protective Services								
Protective Services - Contract	1	03	4480	5	3,392.53	3,441.04	48.51	1.41 %
Total Protective Services					3,392.53	3,441.04	48.51	1.41 %
General Expense								
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 %
Collection Losses	1	03	4570	5	298.00	0.00	(298.00)	0.00 %
Total General Expense					17,063.50	15,762.91	(1,300.59)	-8.25 %
Total Expenses					(134,571.16)	(101,882.40)	(32,688.76)	32.08 %
Net Income (Loss)					6,030.71	30,133.71	(24,103.00)	-79.00 %

Report Criteria PHA: 1 Project: '03'

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

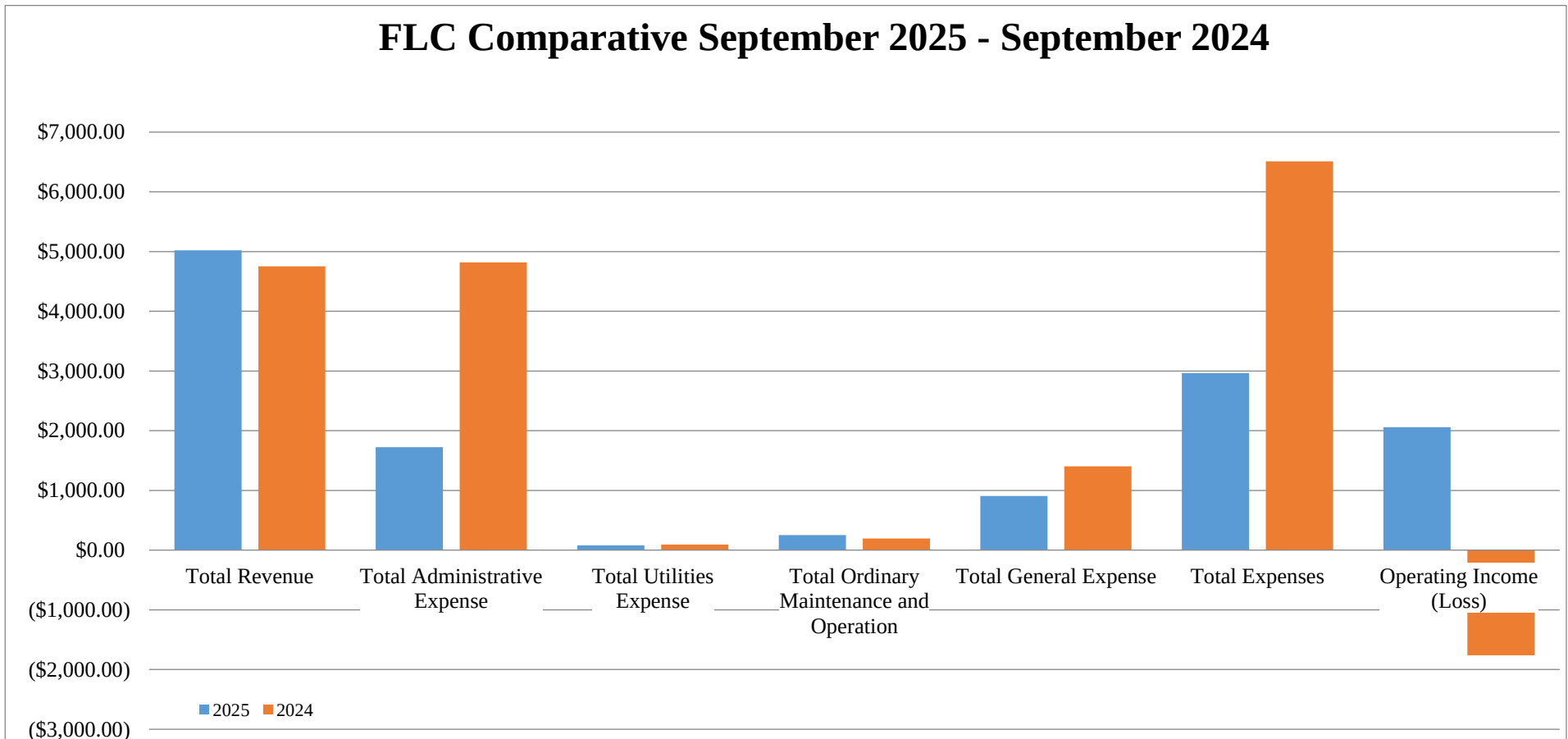
Custom 2: AMP3

Custom 3: PHA

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

	Start: 9/01/2025 End: 9/30/2025	Start: 9/01/2024 End: 9/30/2024
Total Revenue	\$5,019.78	\$4,751.90
Total Administrative Expense	\$1,724.24	\$4,818.76
Total Utilities Expense	\$80.32	\$93.87
Total Ordinary Maintenance and Operation	\$252.02	\$194.94
Total General Expense	\$906.17	\$1,404.00
Total Expenses	\$2,962.75	\$6,511.57
Operating Income (Loss)	\$2,057.03	(\$1,759.67)

FLC Comparative September 2025 - September 2024

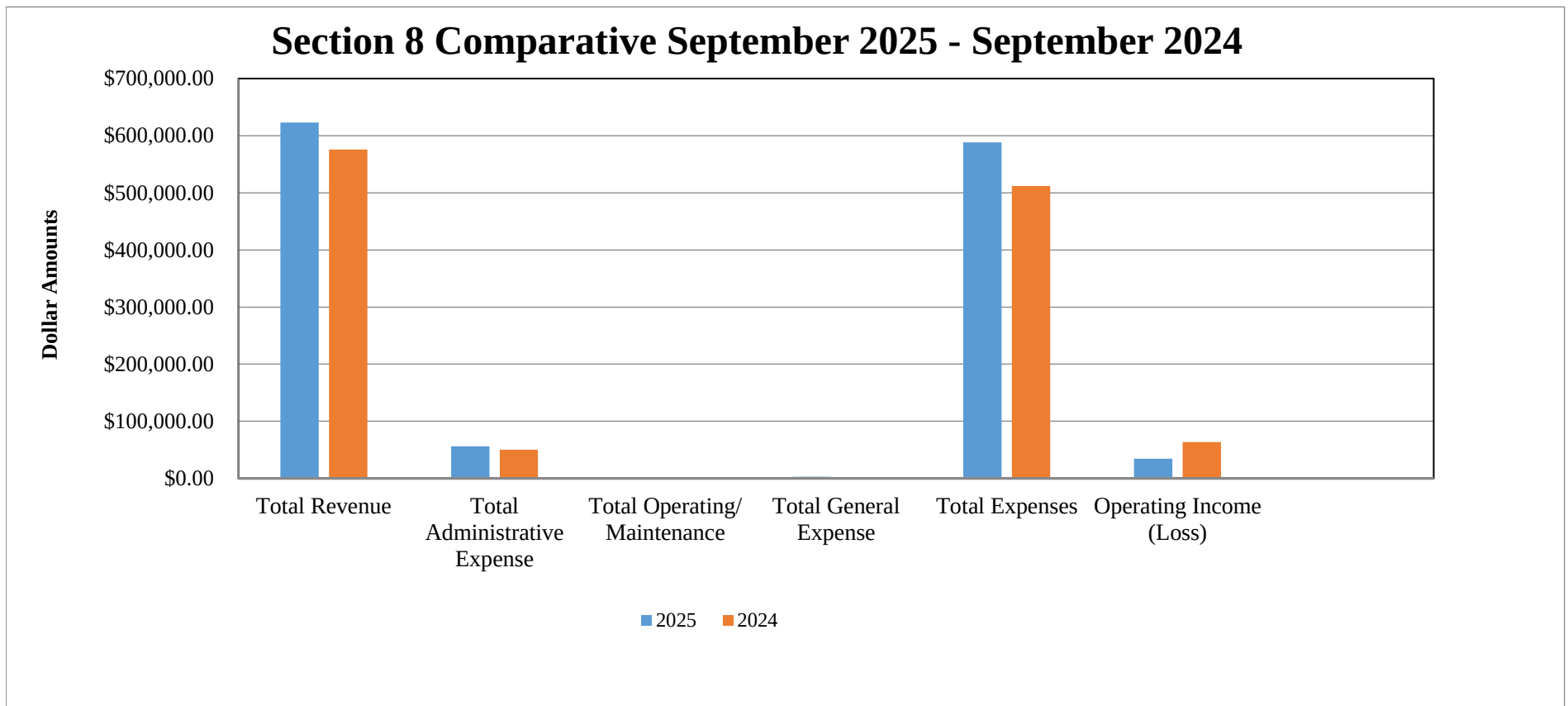


Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 09/01/2025 End: 09/30/2025	Start: 09/01/2024 End: 09/30/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,600.00	4,400.00	200.00	4.55 %
Total Rental Income					4,600.00	4,400.00	200.00	4.55 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	234.78	226.90	7.88	3.47 %
Other Income-Tenants	3	01	3690	5	185.00	125.00	60.00	48.00 %
Total Other Income					419.78	351.90	67.88	19.29 %
Total Revenue					5,019.78	4,751.90	267.88	5.64 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	234.40	263.38	28.98	11.00 %
Legal Expense	3	01	4130	5	0.00	3,275.00	3,275.00	100.00 %
Employee Benefits Cont - Admin	3	01	4182	5	86.07	18.98	(67.09)	-353.48 %
Forms & Office Supplies	3	01	4190.17	5	0.00	705.00	705.00	100.00 %
Other Sundry Expense	3	01	4190.18	5	87.72	556.40	468.68	84.23 %
BOARD MEETING EXPENSES	3	01	4190.9	5	1,316.05	0.00	(1,316.05)	0.00 %
Total Administrative Expense					1,724.24	4,818.76	3,094.52	64.22 %
Utilities Expense								
Water	3	01	4310	5	30.36	34.57	4.21	12.18 %
Other Utility Expense - Sewer	3	01	4390	5	49.96	59.30	9.34	15.75 %
Total Utilities Expense					80.32	93.87	13.55	14.43 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	53.27	0.00	(53.27)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	3.81	0.00	(3.81)	0.00 %
Total Ordinary Maintenance and Operation					252.02	194.94	(57.08)	-29.28 %
General Expense								
Insurance - Windstorm	3	01	4510.15	5	906.17	1,404.00	497.83	35.46 %
Total General Expense					906.17	1,404.00	497.83	35.46 %
Total Expenses					(2,962.75)	(6,511.57)	3,548.82	-54.50 %
Net Income (Loss)					2,057.03	(1,759.67)	3,816.70	-188.61 %

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

	Start: 9/01/2025	Start: 9/01/2024
	End: 9/30/2025	End: 9/30/2024
Total Revenue	\$623,022.84	\$575,806.30
Total Administrative Expense	\$56,017.01	\$50,306.85
Total Operating/ Maintenance	\$1,189.58	\$1,432.53
Total General Expense	\$2,708.26	\$1,429.54
Total Expenses	\$588,441.99	\$512,066.92
Operating Income (Loss)	\$34,580.85	\$63,739.38



10/28/2025 08:40 AM

Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 09/01/2025	Start: 09/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	105,227.00	55,839.00	49,388.00	88.45 %
Interest Income HA Portion	7	01	3300	5	250.17	406.61	(156.44)	-38.47 %
Portable Admin Fees Earned	7	01	3300.P	5	108.67	134.69	(26.02)	-19.32 %
Other Income	7	01	3690	5	400.00	0.00	400.00	0.00 %
HAP Earned Income	7	01	4902	5	517,037.00	519,426.00	(2,389.00)	-0.46 %
Total Operating Income					623,022.84	575,806.30	47,216.54	8.20 %
Total Revenue					623,022.84	575,806.30	47,216.54	8.20 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	14,574.64	15,130.04	555.40	3.67 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	6,598.72	6,410.65	(188.07)	-2.93 %
Postage/FedEx/UPS	7	01	4190.03	5	0.00	1,018.72	1,018.72	100.00 %
Membership Dues and Fees	7	01	4190.12	5	116.25	0.00	(116.25)	0.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,587.73	1,607.98	20.25	1.26 %
Forms & Office Supplies	7	01	4190.17	5	2,274.31	1,475.35	(798.96)	-54.15 %
Other Sundry Expense	7	01	4190.18	5	8,500.00	63.84	(8,436.16)	-13214.54 %
Administrative Contact Costs	7	01	4190.19	5	5,521.86	6,879.27	1,357.41	19.73 %
Asset Management Fee - AMP	7	01	4190.22	5	8,772.00	9,348.00	576.00	6.16 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,482.50	5,842.50	360.00	6.16 %
Asset Management Fee - AMP	7	03	4190.22	5	936.00	900.00	(36.00)	-4.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	585.00	562.50	(22.50)	-4.00 %
Total Administrative Expense					56,017.01	50,306.85	(5,710.16)	-11.35 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	0.00	249.25	249.25	100.00 %
Vehicle Maintenance	7	01	4430.1	5	58.77	52.47	(6.30)	-12.01 %
Total Operating Expenses					1,189.58	1,432.53	242.95	16.96 %
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	507.32	50.86	(456.46)	-897.48 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,129.00)	(1,574.00)	555.00	-35.26 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,129.00	1,574.00	(555.00)	-35.26 %
Portable Admin Fees Paid	7	03	4590.P	5	2,200.94	1,378.68	(822.26)	-59.64 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,295.20)	0.00	1,295.20	0.00 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,295.20	0.00	(1,295.20)	0.00 %
Total General Expense					2,708.26	1,429.54	(1,278.72)	-89.45 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	471,324.00	413,062.00	(58,262.00)	-14.10 %
HAP Payments - Utilities	7	01	4715.4	5	8,342.00	13,114.00	4,772.00	36.39 %
HAP Portability	7	01	4715.P	5	(511.00)	(1,673.00)	(1,162.00)	69.46 %
HAP Payments - Port Out	7	01	4715.PO	5	5,479.00	1,101.00	(4,378.00)	-397.64 %
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	17,680.14	17,942.00	261.86	1.46 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	25.00	234.00	209.00	89.32 %
HAP Payments - Port Out	7	03	4715.PO	5	20,699.00	10,072.00	(10,627.00)	-105.51 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	374.00	463.00	89.00	19.22 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,199.00	1,207.00	8.00	0.66 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	103.00	0.00	(103.00)	0.00 %
Total Housing Assistance Payments					528,527.14	458,898.00	(69,629.14)	-15.17 %
Total Expenses					(588,441.99)	(512,066.92)	(76,375.07)	14.92 %
Net Income (Loss)					34,580.85	63,739.38	(29,158.53)	-45.58 %

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

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

Custom 2: VOUCH

Custom 3:

Chief Financial Officer Report
November 19, 2025
Highlights of Activities for October 2025

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings / Corrections meetings
Maintenance meetings
Los Vecinos, Bonita Park, and Le Moyne Gardens Construction meetings
Motivational staff meetings
Board meeting, Board meeting practices, and overview
Accounting Admin meeting
Aprio Audit meeting
HCISD Counselor meeting
Two-Year Tool meeting
Website update meeting
Resource Fair at Los Vecinos
MRI Training in McAllen
- Submitted Weekly/Monthly Board, and Goals Reports
- Assisted the Low Rent Team with utility allowance and security deposit checks
- Assisted the Low Rent Team with the HUD CFP drawdowns/obligations & expenditures
- Worked with the HR/Accounting Coord. on personnel matters and updates
- Monitored the bank accounts daily, entered journal entries, deposits, and positive pay exceptions
- Worked with Fee accountant on the end of the month financials
- Checked all evaluations and check registers for payrolls
- Signed checks for payrolls, accounts payables, HAP checks, and reimbursements
- Reviewed Weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on Aprio audit and PILOT taxes payment
- Worked on Financial policies for the Board meeting
- Worked on and submitted the IRS Quarterly Tax Return and the TWC Quarterly Wage reports
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report November 19, 2025

October 2025 Activities

- Attended Admin meeting
- Attended meeting with Aprio auditors
- Attended HCISD counselor meeting
- Attended Resource Fair at Los Vecinos
- Attended HCV two-year tool meeting
- Attended Financial workshop meeting
- Attended Weekly staff meetings and Security meetings
- Attended Board packet review meeting and board meeting practices
- Attended Board meeting and board meeting overview
- Attended MRI training in Mcallen on 10-7-25 & 10-8-25
- Submitted notes for all meetings attended
- 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 Jennifer Sherman from MRI to address the cloud server connection issues that some staff are experiencing. Providing splash top number from staff so she can review workstation settings. She has completed 13 workstations, we will continue. Emailed pending staff on 10-16-25.
 - Bonita Park is using coax internet service 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. Spoke with staff on 10-9-25 no further updates.
 - CNG has completed the prewiring for the network connections at Bonita Park. Waiting for the sheetrock to be placed to complete the plate covering. Cameras are working at Bonita Park and visible at the COCC.
 - Cameras at Le Moyne Gardens are working per management. CNG is working on them to be visible at the COCC.
 - CNG is working on adding the new phone to the Learning center at Los Vecinos.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
November 19, 2025
Highlights of Activities for October 2025

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Audio/Internet testing
 - Maintenance meetings on the 2nd and 4th Thursday of the month
 - Motivational staff meetings on Fridays
 - Board meeting practices
 - Board meeting and Board meeting overview
 - Reports corrections review
 - Two-year tool meeting
 - Temp. Maintenance interviews and Maintenance Aide B interviews
 - Annual Resource Fair meetings
 - Christmas meeting
 - Financial workshop
- 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
- Took manual deposits to LoneStar National Bank
- Met with the CFO on personnel matters
- Updated employee annual and sick leave balances for the end of October
- Reviewed time sheets and processed payrolls for October
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the General Ledger report
- Reviewed all vehicle inspections completed and saved
- Processed and submitted the HART Retirement spreadsheet
- Printed out the bank ACH verifications for the online rent payments
- Sent out employee evaluations
- Took notes and saved them on the “S” drive for all meetings attended
- Updated the employee emergency listings
- Downloaded the bank statements for all accounts
- Prepared documentation and held interviews for maintenance temps. and Maintenance Aide B positions
- Morning duties: I checked the mail, accounting mailboxes, and the cameras
- Met with Ms. Benavides to sign EIV forms and submitted them to HUD
- MC at the Annual Resource Fair
- Any other duties as assigned

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: November 1, 2025

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – October 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.

September 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, zero (0) Denial Hearings for the HCV/S8 Program and audited (4) HCV/S8 program files.

Files audited HCV/S8:

- #13288
- #17332
- #32698
- #28062

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
- Conducted annual resource fair planning meetings via Microsoft TEAMS
- Conducted two employee evaluations
- Daily online payment lockbox updates
- 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 board meeting practices and board meeting
- Attended the Financial workshop
- Attended Admin meeting with Ms. Benavides
- Attended maintenance meetings on October 9, 2025, and October 23, 2025
- Attended the Annual Resource Fair at Los Vecinos

Public Housing Board Report / Mary Prieto

HARLINGEN

November 19, 2025

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of October 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	256	0	0	1
Bonita Park	0	17	0	0	1
Le Moyne Gardens	157	10;143;150; 159;178	71;126	0	8
Sunset Terrace	0	0	7	0	1
Aragon/Arroyo	0	0	0	0	0
Total	1	7	3	0	11

Work orders completed for the Month of October 2025

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2025 to 10/31/2025	72	99	229	29	429

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

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2024 to 10/31/2024	76	40	110	63	289

Resident Events Coordinator Board Report

November 19, 2025

By: Norma Serino

October 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
 - October 14, 2025: 5 attended**Topic: Thanksgiving Luncheon**
 - October 28, 2025: re-scheduled to October 30, 2025: 0 attended
- **Bonita Park:** Bonita Park Community Center at 2:00 p.m.
Topic: Annual Resource Fair
 - October 15 2025: 4 attended**Topic: Thanksgiving Luncheon**
 - October 29, 2025: 4 attended
- **Sunset Terrace:** Sunset Terrace Community Center at 11:00 a.m.
Topic: Annual Resource Fair
 - October 15, 2025: 3 attended**Topic: Thanksgiving Luncheon**
 - October 29, 2025: 4 attended
- **Le Moyne Gardens:** Le Moyne Gardens Community Center at 1:00 p.m.
Topic: Annual Resource Fair
 - October 16, 2025: cancelled due to painting in community center**Topic: Thanksgiving Luncheon**
 - October 30, 2025: cancelled due to contractors removing old doors and replacing them with new ones

Vegetable Garden Meetings:

- **Le Moyne Gardens:** Every Tuesday at 10:00 a.m.
 - We planted turnips, onions, zucchini, bell peppers, tomatoes, cucumbers, cabbage, lettuce, strawberries and watermelon. We harvested bell peppers, cucumbers and cabbage – 1 staff attended & 3 residents 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 – 4 staff attended (residents attend at their convenience)

Recycling Program:

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

Quarterly Crime Prevention Meeting:

- The Quarterly Crime Prevention meeting was on October 28, 2025, at Los Vecinos Community Center at 3:00 p.m. – 15 attended, HHA staff, courtesy officers, and presenters.
 - Presenter: Bethsalee Rodriguez Universal Prevention and Community Awareness Specialist from Buckner Children and Family services gave a presentation on the FAYS program (Family and Youth Success). This family-focused program helps decrease conflict, develop a workable plan to overcome issues, and more. People that benefit from this program are parents experiencing divorce or other marital problems, children with behavioral obstacles, teenagers facing challenges, any family dealing with internal issues, or any family struggling to communicate
 - Presenters: Aaron Ortiz, Victor Duberney and Jesus Garcia from Blue Line Security formally introduced themselves to the HHA Courtesy Officers

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 October 2025: Presented by the Le Moyne Gardens Team – Mr. Victor Duberney, from Blue Line Security Services read: “Little Book of Thanks Today” by Mary Engelbreit

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

- **October 07, 2025** - Topic: The Moonshot Series Preview: A Powerful Launchpad for Collective Learning
- **October 14, 2025** - Topic: Screens in the First Five Years: What We Need to Know and Do
- **October 21, 2025** - Topic: Homeschooling as Anchor, Catalyst, and Precursor?
- **October 28, 2025** – Topic: Building the Bridge: How Early Relational Health Fuels Early Learning and Third-Grade Reading Success

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
 - Researching new topics for 2026

Art Projects/Newsletter:

- The 2025 Nelrod - What Home Means to Me poster contest posters were submitted March 4, 2025 – none were awarded
- The Fall newsletter has been distributed, then next newsletter articles are due December 12, 2025
- The 2026 HHA What Home Means to Me poster contest posters were submitted
 - Los Vecinos: 7 students submitted
 - Bonita Park: 5 students submitted
 - Sunset Terrace: 10 students submitted
 - Le Moyne Gardens: 6 students submitted
 - Total: 28 posters
- The Letters to Veterans activity – letters submitted:
 - Los Vecinos: 14 letters submitted
 - Bonita Park: 7 letters submitted
 - Sunset Terrace: 10 letters submitted
 - Le Moyne Gardens: 8 letters submitted
 - Total: 39

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:

- October 11, 2025: Hispanic Heritage Celebration at Harlingen Public Library from 2:00 p.m. to 4:00 p.m. (Cindy DLF & I attended) – 114 children received a book
- October 16, 2025: I attended Center Well Senior Care Halloween Party at 10:00 a.m.
- October 23, 2025: 10th Annual Resource Fair was held at Los Vecinos Apartments from 4:00 p.m. to 7:00 p.m. – A total of 223 people attended, and 46 vendors participated
 - Attendance breakdown:
 - LV (120); BP (03); LMG (41); ST (01); Community (58) = 223
 - Employees – 28
 - Counselors – 2
 - Teachers – 4
 - Mentors – 9
 - Temps - 4
 - Dance Presentations:
 - Bonita Park Head Start children – 8, teachers – 3, total 11
 - Folklorico Mexico- 4
 - Ophelia’s Dance & Art Studio - 10
 - Total attendees: 291

Upcoming Events:

N/A

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 Centers Attendance & Scholarships:

Family Learning Center	Number of Mentors	Number of Students Attending	Number of Apt's Utilizing Center
Los Vecinos Master Teacher: Ms. Cano	3	8	4
Bonita Park Master Teacher: Mrs. Cavazos	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	2	4	2
Le Moyne Gardens Master Teacher: Mr. Leal	4	11	6

(Bonita Park Learning Center Temporarily Closed due to Construction)

- Note Mentors: Dani Cruz is currently temporarily assigned to Los Vecinos
Cristian Huerta is currently temporarily assigned to Le Moyne Gardens

2026 Upcoming Tentative Scholarship due dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/23/2026			
TX NAHRO	1/2026			
SW NAHRO	3/13/2026			
HAVE-STR	4/2026			
HAHC	4/2026			
TENANT ASSOCIATIONS (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/2026			
NELROD	5/2026			

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	10/23/2025
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	10/23/2025
31736	PH	Anette Vasquez (LV)	\$ 400.00	

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

BRE Story time on Facebook

Mr. Victor Duberney, from Blue Line Security Services, read
“Little Book of Thanks” by Mary Engelbreit



“Hispanic Heritage Celebration” Harlingen Public Library



“CenterWell Senior Primary Care” Halloween Party



“10th Annual Resource Fair at Los Vecinos”



“10th Annual Resource Fair at Los Vecinos”



“Tenant Association Meetings”



Bonita Park



Sunset Terrace

Community Vegetable Garden Meetings



Le Moyne Gardens



Los Vecinos

Date: November 1, 2025

To: Harlingen Housing Authority Board of Commissioners

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

Subject: October 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.

Southern Construction remodeled the kitchen in apartment #114. This job is 100% complete.

De La Cruz Drywall is installing kitchen cabinets and countertop in apartment #223. This job is 0% complete.

Bonita Park AMP #020:

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

D&J Construction expanded the employee parking. This job is 100% 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.

Fairway Construction installed a mini split in apartment #2. 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 remodeled apartment #7. This job is 100% complete.

Fairway Construction installed new central A/C units to apartments #6, #7, #13, #14, #18. This job is 100% 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 90% complete.

H2O Construction is installing metal roofs and water heater doors. This job is 90% complete.

Fairway Construction is remodeling apartment #102. This job is 70% complete.

De La Cruz Remodel prepared apartment #143. This job is 100% complete.

Garza DLC Painting prepared apartments #126 and #159. This job is 100% complete.

De La Cruz Drywall prepared apartment #157. This job is 100% complete.

De La Cruz Drywall is painting the offices. This job is 65% complete

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

AAA Pronto A/C repaired the A/C at 209 ½. This job is 100% complete.

Housing Authority of the City of Harlingen, Texas

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October 31, 2025

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHH Totals
Units Leased →	145	115	18	4	4	190	476
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	6

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	1	0	0	0	1	2
2 bed	2	0	0	0	0	2	4
3 bed	3	1	1	0	0	5	10
4 bed	0	0	0	0	0	0	0
Regular Vacancies →	5	2	1	0	0	8	16
Total Vacancies →	5	2	1	0	0	8	16

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 10/31/2025

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 96.67% 98.33% 95.00% 100.00% 100.00% 96.00% **96.79%**

* **VACANCY RATE:** 3.33% 1.67% 5.00% 0.00% 0.00% 4.00% **3.21%**

* does not include CFP units

Total Points per AMP	12	16	8	16	16	12	
							GRAND TOTAL POINTS
							12

Per unit Fee count 145 118 19 4 4 192 482

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

Activities for the month of October

WAITING LIST AS OF 10/31/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	59
2 Bedroom	9
3 Bedroom	3
4 Bedroom	2
<u>Total:</u>	<u>73</u>

Unit offers mailed: 56

Security Deposits received: 11

Applications ready for review: 41

Applications pending: 65

LOW RENT PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through October 2025	890	829	229	382	82	369	86	80	22%
January through October 2024	889	860	218	514	53	239	74	69	29%
Increase	1	0	11	0	29	130	12	11	0
Decrease	0	31	0	132	0	0	0	0	7%

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.

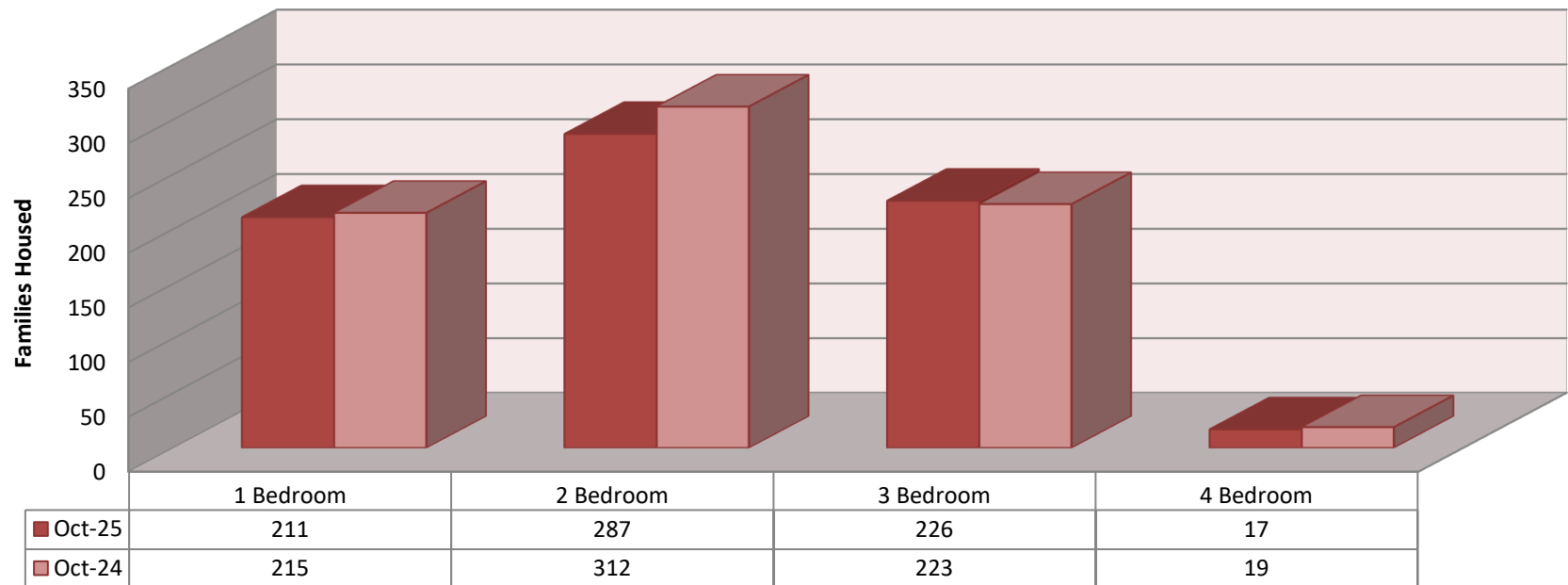
LOW RENT PROGRAM <u>Monthly Summary Report</u>									
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	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%
Oct-25	89	85	41	10	30	56	10	7	13%
YTD Total:	890	829	229	382	82	369	86	80	22%

LOW RENT PROGRAM <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%
Oct-24	115	107	28	61	7	30	12	10	33%
YTD Total:	889	860	218	514	53	239	74	69	29%

**Board Meeting Report
November 19, 2025**

**Total Alloted Vouchers: 743
Vouchers Leased: 741
Vouchers Pending: 2
Vouchers Searching: 33**

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

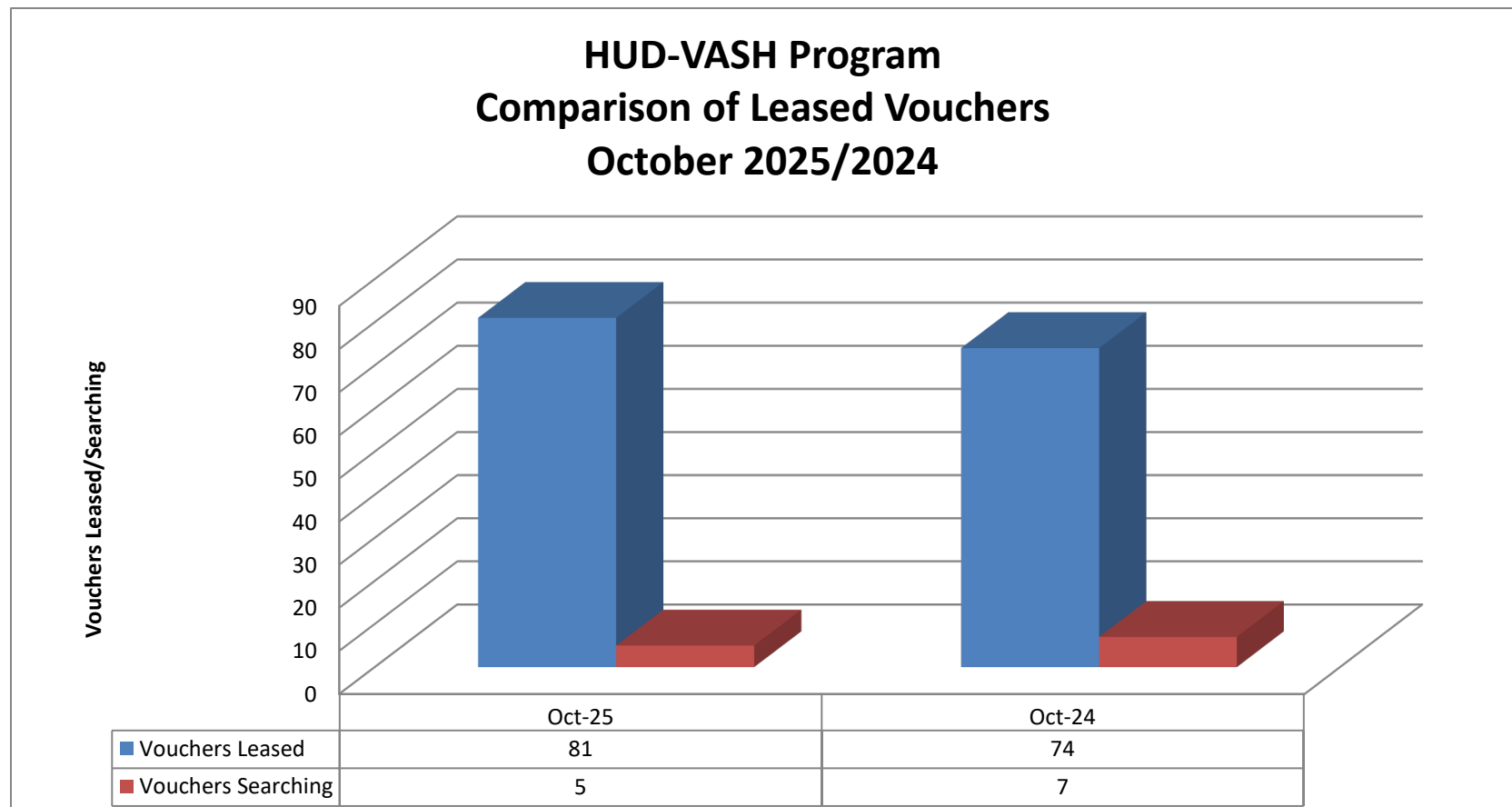


Total Families on Waiting List

567

**Board Meeting Report
November 19, 2025**

Total Alloted Vouchers: 87
VASH Vouchers Leased: 81
Port-outs: 46
Housed in Harlingen: 35



Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report November 19, 2025

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

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

HCV/Section 8 Program
September 2025 Score is
101.18%

Quality Control

QC files audits for October 24, 2025, at Los Vecinos.

- #11937
- #25880
- #28096
- #31324

Activities for the month of October 2025:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on October 9th (20 were received)
- Issued HAP Checks for November 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 Counselor meeting
- Attended Market Day Event
- Attended Board Meeting
- Attended Financial Workshop
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Move-Ins (Leased)	Move-Outs
January through October 2025	356	264	262	84	679	679	133	4	61	82
January through October 2024	358	295	404	50	670	670	81	6	96	67
Increase	0	0	0	34	9	9	52	0	0	15
Decrease	2	31	142	0	0	0	0	2	35	0

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

HCV/SECTION 8 PROGRAM

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-25	35	22	25	0	51	51	0	7	1	3
Feb-25	37	33	22	0	70	70	6	1	2	14
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	7
May-25	43	30	34	7	65	65	14	1	8	10
Jun-25	30	28	34	6	74	74	21	3	3	4
Jul-25	35	23	33	10	71	71	15	-1	8	10
Aug-25	30	24	28	14	79	79	27	-10	8	9
Sep-25	32	23	15	9	64	64	11	-1	14	10
Oct-25	36	27	26	18	53	53	13	2	10	7
YTD	356	264	262	84	679	679	133	4	61	82

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-24	34	29	26	9	41	41	21	0	14	6
Feb-24	40	28	34	8	59	59	12	1	19	8
Mar-24	17	26	33	6	67	67	14	0	12	9
Apr-24	30	21	138	5	89	89	11	4	8	11
May-24	42	30	40	3	56	56	10	0	12	7
Jun-24	31	28	17	5	76	76	12	0	8	4
Jul-24	31	34	30	9	65	65	0	0	6	7
Aug-24	39	32	29	1	92	92	1	0	11	4
Sep-24	46	33	25	4	73	73	0	0	3	7
Oct-24	48	34	32	0	52	52	0	1	3	4
YTD	358	295	404	50	670	670	81	6	96	67

DATE: November 01, 2025

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for November 19, 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 for the month of October:

Training & Conferences: 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 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Teams and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators, and these meetings are working well.

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

Board Recommendations: The Board of Commissioners recommended we rotate and vary restaurants in the downtown area for our board meeting Lunch. In November a Thanksgiving lunch will be provided by Lori's Kitchen.

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. On October 8, Attorney Ozuna, staff and I met with the Cameron County Housing Authority in reference to Bonds that are available to housing authorities to expand affordable housing. Mr. Julio Cavazos stated that he can advise us and be our consultant, if needed. Presentation will be made to the board of commissioners on Bonds available at the November 19, 2025, board meeting.

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 1st 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 was scheduled on October 23, 2025, at Los Vecinos Apartments, 702 South M Street from 4:00 p.m. – 7:00 p.m. We invited 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 many others.

Financial Workshops: The financial workshops for FYE are scheduled for October 30, 2025, at the (COCC) Administrative Building 219 E. Jackson Avenue, Harlingen, Texas from 10:00 – 11:30 a.m. and November 1, 2025, at 9:00 a.m. via Teams (virtual). You are welcome to join us.

Annual HCV/S8 Landlord & Participant Conference: The HCV/S8 Landlord & Participant Conference is scheduled for November 7, 2025, at the Los Vecinos Family Learning Center, 702 South M Street, from 9:00 a.m. – 11:00 a.m. This meeting provides landlords and the community with updates on the HCV/S8 Program. From inspections to rental increases, available housing in our area, pest control, easy home repairs, VA and homeownership information and availability.

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 October 15, 2025, HHA board meeting. We also reviewed the Agenda for the HHA board meeting scheduled for November 19, 2025, at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas. The next Board Meeting is scheduled for Wednesday, December 17, 2025, starting at 12:00 p.m. at the Los Vecinos Family Learning Center, 702 South M Street, Harlingen, Texas. The option to attend the board meetings virtually or via conference call is available. A board quorum must be present in person.

Planned Activities:

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. via Teams (cancelled)~~

02: Time Change (Fall Back)

03: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, BP, LMG

03: Security Mtg Monday at 9:00 a.m.

- 03: 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
- 04: Election Day!
- 04: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m.
- 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 9:00 a.m. & 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- ~~06: Los Vecinos Construction Mtg at 9:00 a.m. (Cancelled)~~
- 06: HCISD Counselors Mtg at 4:00 p.m. Teams (Rescheduled to 11/13/2025)
- 07: HCV/S8 Landlord Conference at 9:00 a.m. at Los Vecinos
- 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. (Rescheduled 11/11/25)~~
- 11: Pest Control at Los Vecinos
- ~~11: Practice at LMG at 9:00 a.m. (cancelled due to internet issues)~~
- 11: Review Board Packet for corrections at 9:00 a.m. via Teams
- 11: Construction Mtg at LMG at 1:30 p.m. (SKO) stonework
- 11: Construction Mtg at BP at 2:30p.m. (H2O) office expansion & stucco
- 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. via Teams due to Construction
- 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 #114)
- 13: Annual & Five-Year Plan Public Hearing at Le Moyne Gardens at 10:30 a.m.
- 13: Appt with Attorney for Financial & Personnel Policy updates at 1:30 p.m. at COCC
- 13: Thursday Maintenance Mtg at 3:00 p.m. Fire Safety/Emergency Contact Info Teams
- 14: 2026 Calendars review with Ariana at 8:30 a.m.
- 14: 2026 Calendar review with Acct Dept at 10:30 a.m.
- 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 #8)
- 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 COCC
- 19: Review Monday Reports & Board Packet for corrections at 8:30 a.m.
- 19: Practice Board Mtg at COCC at 10:00 a.m.
- 19: HHA Board Meeting 12:00 p.m. at COCC Invocation by C Lucio
Lunch provided by Lori's Kitchen (Thanksgiving lunch plate)
- 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 December 2025
- 25: Construction Mtg at LMG at 1:30 p.m. (SKO) stonework
- 25: Construction Mtg at BP at 2:30p.m. (H2O) office expansion & stucco
- 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 LMG at 1:30 p.m. (SKO) stonework
- 09: Construction Mtg at BP at 2:30p.m. (H2O) office expansion & stucco
- 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 LV 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 Tamales by Jenni
- 17: Overview of Board Mtg at 2:00 p.m. Teams
- 17: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 17-18: Pest Control LMG & Non-Profit
- 18: Los Vecinos Construction Mtg at 9:00 a.m.
- 18: HCV/S8 Two Year Tool Mtg by D. Perez & Team at 10:30 a.m.
- 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: Construction Mtg at LMG at 1:30 p.m. (SKO) stonework
- 23: Construction Mtg at BP at 2:30p.m. (H2O) office expansion & stucco
- 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: 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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 11:00 a.m. at (Lunch)
 - 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)
 - 24: City of Harlingen Auction (Rescheduled from 10/25/2025)
 - 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**
 - 27: Crime Prevention Mtg at 3:00 p.m. at
 - 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: Agendas due for Acct, Admin Asst & HCV/Admission by 12:00 p.m. for Mtgs 02/19/26**
 - 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: 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 PH/LR by 12:00 p.m. for Mtgs on 02/23/26**
- 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: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday, 02/06/26**
- 19: Los Vecinos Construction Mtg at 9:00 a.m.
- 19: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday, 02/06/26**
- 19: Admin Mtg with HCV/S8 & Admissions Department at 2:00 p.m.
Agenda for Mtg due **Monday, 02/06/26**
- 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
- 23: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday, 02/16/26**
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Check for March 2026
- 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: 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)
- 20: Agendas due for HCV/S8, Admissions by 12:00 p.m. for Mtgs on 03/30/26
- 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: Agendas due for HCV/S8 & Admissions by 12:00 p.m. for Mtgs on 03/30/26
- 20: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 03/31/26
- 20: Agendas due for PH/LR by 12:00 p.m. for Mtgs on 03/31/26
- 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
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Check for April 2026
- 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.
- 30: Admin Mtg with HCV/S8 & Admissions Department at 2:00 p.m.
Agenda for Mtg due Monday, 03/20/26
- 31: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana Friday, 03/20/26
- 31: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday, 03/20/26
- 31: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent Monday, 03/20/26
- 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 1st 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 20: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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.
- 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 1stMonday 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
- 23: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 06/12/26**
- 23: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday 06/12/26**
- 24: Review Monday Reports for corrections at 8:30 a.m.
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due by **Monday 06/15/26**
- 24: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due by Low Rent **Monday 06/15/26**
- 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 1st 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: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 20: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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: 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 1st 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: 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: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana Friday 08/07/26 at 12:00 p.m.
- 18: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, Friday, 08/07/26 at 12:00 p.m.
- 19: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg due Monday, 08/10/26 by 12:00 p.m.
- 19: Admin Mtg with Low Rent Team at 2:00 p.m.
Agenda for Mtg due Monday, 08/10/26 at 12:00 p.m.
- 19: Review Monday Reports for corrections at 8:30 a.m.
- 19: **No August Board Mtg (Board 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
- September 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2027!!
- 02: Review Monday Reports for corrections at 8:30 a.m.
- 02: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 03: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 04: Unit description due at 12:00 p.m. by managers for visit after board practice
- 04: Friday Staff Mtg at 3:00 p.m.

- 05: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG
- 07: Holiday (Labor Day)
- 08: BRE Read a Book to children on HHA Facebook 1st Monday of month LV, BP, LMG
- 08: Pest Control at Los Vecinos
- 08: Security Mtg Monday at 9:00 a.m. (Tuesday)
- 08: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 08: **(Tuesday) 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 at Bonita Park
- 09: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 10: HCV/S8 Applications (20)
- 10: Maintenance Mtg at 3:00 p.m. via Teams
- 11: Friday Staff Mtg at 3:00 p.m.
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 14: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 16: Review Monday Reports for corrections at 8:30 a.m.
- 16: Pest Control at Le Moyne Gardens
- 18: Employee Evaluation (C. Lucio)
- 18: Friday Staff Mtg at 3:00 p.m.
- 21: Security Mtg Monday at 9:00 a.m.
- 21: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 21: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 21: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 23: **HHA & HAHC Annual Mtgs at 11:30 a.m. & 12:30 p.m.** Convention Center
- Invocation by
- 24: Review Monday Reports for corrections at 8:30 a.m.
- 24: Maintenance Mtg at 3:00 p.m. via Teams
- 25: Board Reports are Due at 12:00 p.m.
- 25: Friday Staff Mtg at 3:00 p.m.
- 28: Security Mtg Monday at 9:00 a.m.
- 28: Mtg with Ariana to review the Calendar at 9:30 a.m.
- 28: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 30: Review Monday Reports for corrections at 8:30 a.m.
- October 2026: Schedule may change at any time**
- 01: **Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 01: Final Board Reports due at 12:00 p.m.
- 02: Friday Staff Mtg at 3:00 p.m.
- 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: 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 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. 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 11:00 a.m. at (Lunch)
- 23: 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
- 23: Board Reports due at 12:00 p.m.
- 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 November 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, 10/16/26**
- 27: Admin Mtg with the Accounting Team at 10:30 a.m.

- Agenda for Mtg due by Accounting Team, Friday, 10/16/26
- 27: Crime Prevention Mtg at 3:00 p.m. at
- 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, 10/19/26
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday, 10/19/26
- 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.

2025 Schedule of Board Meetings
For
The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 15, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 19, 2025	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 19, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 21, 2025	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 18, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 20, 2025, No Board Meeting Scheduled			
Wednesday, September 24, 2025	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 15, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 19, 2025	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 17, 2025	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.