



REGULAR BOARD MEETING  
Wednesday, January 21, 2026, at 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, January 21, 2026 @ 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#: 288 007 333 164 4, Passcode: 2n6SB2FN; or join the video conference by phone at 469-480-6297, Password: 429 031 145.

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

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

### I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Melissa Guajardo
5. Pledge of Allegiance – Melissa Guajardo
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of December 17, 2025. (pg.3-6)

### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of November 2025, and to take action to approve the Unaudited Financial Statement as presented.  
Presenter: Cynthia Lucio (pg.7-24)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of December 2025 as presented.  
Presenter: Cynthia De La Fuente (pg.25-28)
3. Consider and take action to approve Resolution 1530 adopting the Harlingen Housing Authority’s Fiscal Year Beginning April 1, 2026, Operating Budgets that include a cost of living increase for employees.  
Presenter: Cynthia Lucio (pg.29-43)

4. Consider and take action to approve Resolution 1531 adopting the Harlingen Housing Authority's Housing Choice Voucher/Section 8 Program Utility Allowances to become effective April 1, 2026.  
Presenter: Diana Perez (pg.44-45)
  
5. Consider and take action to accept/reject bids and award contract for One (1) – 2025 model, full size ½ ton, long bed Pickup Truck (w/tommy lift), One (1) – 2025 model, SUV  
Presenter: Cynthia De La Fuente (pg.46)

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

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.47-66)
  - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.67)
  - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.68)
  - d) Senior Property Manager Report by Mary Prieto; (pg.69)
  - e) Maintenance Report by Mary Prieto; (pg.70)
  - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.71-81)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.82-83)
  - h) Low Rent Occupancy Report by Nancy Garza; (pg.84-87)  
*(Comparative summary report for January-December 2025-2024)*
  - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.88-92)  
*(Comparative summary report for January-December 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.93-119)

### 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, January 15, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 15<sup>th</sup> day of January 2026

  
\_\_\_\_\_  
Ariana Valle, Administrative Assistant

Harlingen Housing Authority  
Minutes of the Regular Board Meeting  
Wednesday, December 17, 2025, at 12:00 p.m.  
At the Los Vecinos Family Learning Center  
702 South M Street, Harlingen, Texas 78550

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, December 17, 2025, at 12:00 p.m. at the Los Vecinos Family Learning Center, 702 South M Street, 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 Ozuna asked the board of commissioners are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

**ROLL CALL/DETERMINATION OF A QUORUM**

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

**INVOCATION**

Senior Property Manager Mary Prieto gave the Invocation.

**PLEDGE OF ALLEGIANCE**

Senior Property Manager led the Pledge of Allegiance.

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

Administrative Assistant Valle introduced staff, visitors, and guests starting with Hilda Benavides, Chief Executive Officer, Eneida Alonso, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, Eligibility Specialist/HCV Intake Coordinator/Inspector, Diana Perez, HCVP/S8 & Admissions Administrator, Mary Prieto, Senior Property Manager, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Visitors/Guests Alan Ozuna, Attorney, John Alvardo, Computer Network Group, Matt Maddox, Computer Network Group, Daisy Flores, Executive Director for Cameron County Housing Authority, Yolanda Santa Maria, Assistant Executive, Cameron County Housing Authority, Robert L. Blumenfeld, Attorney at Law, and Jose Gonzalez II, Financial Consultant.

**PUBLIC COMMENTS**

No members of the public were present at the Los Vecinos Family Learning Center, 702 South M Street, Harlingen, Texas 78550, via telephone or video conference, and there were no public comments.

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

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

**PRESENTATION OF “EMPLOYEE OF THE YEAR” AWARD FOR 2025-2026 TO CYNTHIA DE LA FUENTE.**

Chief Executive Officer Benavides read a letter congratulating Cynthia De La Fuente for being selected the employee of the year for 2025-2026. Mrs. De La Fuente’s employment began October 12, 2015, as an Assistant Property Manager. Mrs. De La Fuente was promoted to Property Manager at the Los Vecinos Apartments in May of 2017. Currently, she is the Procurement Specialist/Property Manager, responsible for purchasing supplies and overseeing construction contracts within the agency. Mrs. De La Fuente’s organizational skills are excellent, and she trains other team members to become more effective and efficient employees. Mrs. De La Fuente’s positive attitude and willingness to assist where and when needed shows great determination and leadership. Mrs. De La Fuente’s hard work and dedication are displayed in her daily tasks. It is a pleasure working with Mrs. De La Fuente and seeing her grow into an outstanding employee.

**PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF JANUARY, FEBRUARY, AND MARCH 2026 TO MELISSA GUAJARDO.**

Chief Executive Officer Benavides read a letter congratulating Melissa Guajardo for being selected “Employee of the Quarter” for January, February & March 2026. Ms. Guajardo’s employment began on October 12, 2015, as an Admissions Specialist for the Public Housing & HCV/Section 8 Programs. Currently she is the HR/Accounting Coordinator where she assists employees with personnel matters. Ms. Guajardo takes the lead with our maintenance meetings and assists the accounting department with specific tasks such as payroll, leave tracking and retirement allocations. Ms. Guajardo is currently enrolled in college, taking classes that focus on Human Resources. Ms. Guajardo’s hard work and dedication are shown in her daily tasks. Her positive attitude and willingness to help others is a great asset to our organization. It is a pleasure working with Ms. Guajardo and we look forward to her continued growth with our agency.

**PRESENTATION OF BONDS BY THE CAMERON COUNTY HOUSING AUTHORITY.**

Presentation was done by the Cameron County Housing Authority, to inform the Board of Commissioners regarding the Multifamily Tax-Exempt Bond Programs. Commissioner Elliott asked, do the bonds need to be HUD regulated? Chief Financial Officer Lucio stated no. Vice-Chair Sánchez Peña asked if Cameron County Housing Authority would oversee the bonds issued to the Harlingen Housing Authority? Attorney at Law Blumenfeld stated no. Vice-Chair Sánchez Peña asked would the HHA need any approval from the City for the process of the bonds? Attorney at Law Blumenfeld stated yes. After some discussion no other questions were asked. No action was taken.

**II. NEW BUSINESS**

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

<b>Harlingen Housing Authority</b> <b>Summary of Revenues &amp; Expenditures</b> <b>For the Month Ended October 2025</b>							
	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	\$431,930.97	\$75,712.80	\$101,947.66	\$107,224.91	\$142,013.03	\$5,032.57	\$582,961.59
Total Expenditures	\$456,187.79	\$85,529.37	\$111,967.84	\$101,219.63	\$155,410.06	\$2,060.89	\$595,116.21
Revenues Over (Under) Expenditures	(\$24,256.82)	(\$9,816.57)	(\$10,020.18)	\$6,005.28	(\$13,397.03)	\$2,971.68	(\$12,154.62)
Cash reserves or funds transferred in	\$24,256.82	\$9,816.57	\$10,020.18	\$0.00	\$13,397.03	\$0.00	\$12,154.62
Note: COCC- deficit due to 3 Pay periods and higher admin costs Los Vecinos & Le Moyne Gardens - deficit due 3 payperiods, higher contract costs and Pilot Tax HCV - Program costs vary due to assisting more families and rental increases							

No questions were asked. Vice-Chair Sánchez Peña entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of October 2025, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of October 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 NOVEMBER 2025.**

Procurement Specialist/Property Manager De La Fuente informed the Board that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of November 2025 in the total amount of \$1,234.00. The total amount consists of:

**For the month of November 2025**

<b>Development</b>	<b>Los Vecinos</b>	<b>Bonita Park</b>	<b>Sunset Terrace</b>	<b>Aragon</b>	<b>Arroyo Vista</b>	<b>Le Moyne Gardens</b>
<b>Total Charge-Off</b>	\$ 1,234.00	\$ -	\$ -	\$ -	\$ -	\$ -

**Grand Total \$ 1,234.00**

No questions were asked. Vice-Chair Sánchez Peña entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2025 in the total amount of \$1,234.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of November 2025 in the total amount of \$1,234.00. Motion was seconded by Commissioner Muñiz and passed unanimously.

**3. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1528 ADOPTING THE HARLINGEN HOUSING AUTHORITY'S SCHEDULE OF FLAT RENTS FOR RENTAL UNITS IN THE LOW RENT PROGRAM TO BECOME EFFECTIVE JANUARY 1, 2026.**

Senior Property Manager Prieto told the Board that the agenda packets contained the schedules of Flat Rents for rental units in the Low Rent Program. The Flat Rent Methodology is 80% of the current Fair Market Rents minus the proposed utility allowance. This method was initiated by HUD. Commissioner Muñiz asked how much did the flat rents increase? Senior Property Manager Prieto stated \$81.00 to \$124.00. After some discussion no other questions were asked. Vice-Chair Sánchez Peña entertained a motion to approve Resolution 1528 adopting the Harlingen Housing Authority's Schedule of Flat Rents for rental units in the Low Rent Program to become effective January 1, 2026. Commissioner Elliott made the motion to approve Resolution 1528 adopting the Harlingen Housing Authority's Schedule of Flat Rents for rental units in the Low Rent Program to become effective January 1, 2026. Motion was seconded by Commissioner Muñiz and passed unanimously.

**4. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1529 ADOPTING THE HARLINGEN HOUSING AUTHORITY'S LOW RENT UTILITY ALLOWANCES TO BECOME EFFECTIVE JANUARY 1, 2026.**

Senior Property Manager Prieto informed the Board that the agenda packet included a summary and comparison of the current and proposed utility allowances. HUD requires the PHA to review the Utility Allowances annually. If the utility rates change by more than 10%, the PHA must update the utility allowances. Senior Property Manager Prieto told the Board the utility rates were evaluated by Nelrod. The utility allowances have been adjusted with an increase ranging from \$9.00 to \$11.00. No questions were asked. Vice-Chair Sánchez Peña entertained a motion to approve Resolution 1529 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective January 1, 2026. Commissioner Elliott made a motion to approve Resolution 1529 adopting the Harlingen Housing Authority's Low Rent Utility Allowances to become effective January 1, 2026. The motion was seconded by Commissioner Muñiz and passed unanimously.

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

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

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

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets, and she asked if they had any questions. There were no questions asked.

**2. CHIEF EXECUTIVE OFFICER'S 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 advised the Board of the next Board meetings scheduled for January 21, 2026, at 12:00 p.m. & 12:30 p.m. at the Administrative Building. Chief Executive Officer Benavides informed the Board that the City of Harlingen will be doing a Christmas Toy Giveaway on Saturday, December 20, 2025, for the Los Vecinos families. After some discussion no questions were asked.

**IV. ADJOURNMENT**

Vice-Chair Sánchez Peña entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 1:17 p.m.

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

Vice-Chair, Sánchez Peña

Chief Executive Officer, Hilda Benavides

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

## **Unaudited Financial Statement**

**November 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 November 2025**

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$426,550.54</u>	<u>\$75,751.06</u>	<u>\$101,792.93</u>	<u>\$105,694.28</u>	<u>\$138,316.51</u>	<u>\$4,995.76</u>	<u>\$598,233.56</u>
Total Expenditures	<u>\$471,896.06</u>	<u>\$74,829.50</u>	<u>\$124,988.79</u>	<u>\$111,400.63</u>	<u>\$155,560.26</u>	<u>\$5,116.88</u>	<u>\$593,017.89</u>
Revenues Over (Under) Expenditures	<u>(\$45,345.52)</u>	<u>\$921.56</u>	<u>(\$23,195.86)</u>	<u>(\$5,706.35)</u>	<u>(\$17,243.75)</u>	<u>(\$121.12)</u>	<u>\$5,215.67</u>
Cash reserves or funds transferred in	<u>\$45,345.52</u>	<u>\$0.00</u>	<u>\$23,195.86</u>	<u>\$5,706.35</u>	<u>\$17,243.75</u>	<u>\$121.12</u>	<u>\$0.00</u>

**Note:**

**Los Vecinos, Bonita Park, Le Moyne Gardens & FLC - deficit due to quarterly insurance payment and higher contract/material costs**

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

	<b>COCC/Low-Rent/FLC Combined</b>	<b>COCC</b>	<b>Los Vecinos AMP #010</b>	<b>Bonita Park AMP #020</b>	<b>Le Moyne Gardens AMP #030</b>	<b>Family Living Center</b>	<b>HCV/Section 8</b>
Total Revenues	<u>\$3,816,734.74</u>	<u>\$605,931.81</u>	<u>\$927,721.21</u>	<u>\$970,687.80</u>	<u>\$1,272,286.99</u>	<u>\$40,106.93</u>	<u>\$4,504,565.47</u>
Total Expenditures	<u>\$3,322,786.87</u>	<u>\$605,930.02</u>	<u>\$876,760.96</u>	<u>\$757,891.65</u>	<u>\$1,049,661.33</u>	<u>\$32,542.91</u>	<u>\$4,540,061.32</u>
Revenues Over (Under) Expenditures	<u>\$493,947.87</u>	<u>\$1.79</u>	<u>\$50,960.25</u>	<u>\$212,796.15</u>	<u>\$222,625.66</u>	<u>\$7,564.02</u>	<u>(\$35,495.85)</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>\$35,495.85</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 November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %		
<b>Revenue</b>										
<b>Operating Income</b>										
Other Income - Operatating transfer in /										
1	06	3690.22	5	0.00	0.00	8,000.00	(8,000.00)	-100.00 %		
Other Income - CFP24	1	06	3690.31	5	0.00	41,685.00	108,000.00	(66,315.00)		
Other Income - CFP25	1	06	3690.32	5	14,098.00	69,881.00	0.00	69,881.00		
<b>Total Operating Income</b>				<b>14,098.00</b>	<b>111,566.00</b>	<b>116,000.00</b>	<b>(4,434.00)</b>	<b>-3.82 %</b>		
<b>Rental Income</b>										
NON-DWELLING RENT	1	06	3190	5	2,198.81	17,590.48	17,584.00	6.48		
<b>Total Rental Income</b>				<b>2,198.81</b>	<b>17,590.48</b>	<b>17,584.00</b>	<b>6.48</b>	<b>0.04 %</b>		
<b>Other Income</b>										
Investment Income - Unrestricted	1	06	3610	5	871.72	8,620.85	8,504.00	116.85		
OTHER INCOME	1	06	3690	5	210.93	848.09	1,064.00	(215.91)		
Management Fees	1	06	3690.1	5	0.00	849.27	0.00	849.27		
Other Income - Management Fee - CC	1	06	3690.2	5	32,649.60	262,693.24	263,024.00	(330.76)		
Other Income - Asset Management Fe	1	06	3690.3	5	14,916.00	117,948.00	118,880.00	(932.00)		
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,810.00	77,782.50	78,480.00	(697.50)		
IT Fees	1	06	3690.5	5	996.00	7,968.00	7,968.00	0.00		
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	65.38	64.00	1.38		
<b>Total Other Income</b>				<b>59,454.25</b>	<b>476,775.33</b>	<b>477,984.00</b>	<b>(1,208.67)</b>	<b>-0.25 %</b>		
<b>Total Revenue</b>				<b>75,751.06</b>	<b>605,931.81</b>	<b>611,568.00</b>	<b>(5,636.19)</b>	<b>-0.92 %</b>		
 <b>Expenses</b>										
<b>Administrative Expense</b>										
NONTECHNICAL SALARIES	1	06	4110	5	32,435.23	274,768.86	283,328.00	8,559.14		
LEGAL EXPENSE	1	06	4130	5	0.00	3,034.53	4,664.00	1,629.47		
STAFF TRAINING	1	06	4140	5	200.00	5,797.00	8,000.00	2,203.00		
TRAVEL	1	06	4150	5	3,892.70	22,734.42	16,666.64	(6,067.78)		
Travel-Mileage Reimbursement	1	06	4150.2	5	362.60	1,824.55	1,333.28	(491.27)		
Audit Fees	1	06	4171	5	2,550.22	4,144.74	1,328.00	(2,816.74)		
Employee Benefits Cont - Admin	1	06	4182	5	13,815.37	95,271.42	123,328.00	28,056.58		
SUNDRY	1	06	4190	5	0.00	302.04	2,000.00	1,697.96		
Postage/FedEx/UPS	1	06	4190.03	5	78.00	2,943.00	2,666.64	(276.36)		
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	328.00	328.00		
PUBLICATIONS	1	06	4190.11	5	546.70	3,469.74	1,328.00	(2,141.74)		
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	480.00	664.00	184.00		
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,238.56	25,745.35	25,328.00	(417.35)		
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	889.20	46,955.97	3,328.00	(43,627.97)		
Other Sundry Expense	1	06	4190.18	5	348.69	3,411.72	4,666.64	1,254.92		
Administrative Contact Costs	1	06	4190.19	5	3,162.31	30,674.29	63,328.00	32,653.71		
BOARD MEETING EXPENSE	1	06	4190.9	5	627.53	15,904.24	13,448.00	(2,456.24)		
<b>Total Administrative Expense</b>				<b>62,147.11</b>	<b>537,461.87</b>	<b>555,733.20</b>	<b>18,271.33</b>	<b>3.29 %</b>		
<b>Utilities Expense</b>										
WATER	1	06	4310	5	0.00	160.92	328.00	167.08		
ELECTRICITY	1	06	4320	5	1,263.17	8,173.63	10,000.00	1,826.37		
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	0.00	235.26	666.64	431.38		
<b>Total Utilities Expense</b>				<b>1,263.17</b>	<b>8,569.81</b>	<b>10,994.64</b>	<b>2,424.83</b>	<b>22.05 %</b>		
<b>Ordinary Maintenance and Operation</b>										
LABOR - WAGES/SALARIES	1	06	4410	5	640.66	8,438.25	7,328.00	(1,110.25)		
MATERIALS	1	06	4420	5	301.66	4,239.25	2,664.00	(1,575.25)		
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	0.00	1,400.00	1,528.00	128.00		
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	8,500.00	664.00	(7,836.00)		
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	114.16	830.55	800.00	(30.55)		
Contract Costs-Other	1	06	4430.13	5	250.00	250.00	0.00	(250.00)		
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	1,300.00	3,328.00	2,028.00		
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	800.00	800.00		
Garbage and Trash Removal	1	06	4431	5	0.00	327.53	328.00	0.47		
Emp Benefit Cont - Maintenance	1	06	4433	5	184.78	1,658.92	0.00	(1,658.92)		

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: PHA

## 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 November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %
<b>Total Ordinary Maintenance and Operation</b>				<b>1,491.26</b>	<b>26,944.50</b>	<b>17,440.00</b>	<b>(9,504.50)</b>	<b>-54.50 %</b>
<b>Protective Services</b>								
Protective Services - Contract Costs	1 06 4480 5			4,641.70	8,194.34	2,328.00	(5,866.34)	-251.99 %
<b>Total Protective Services</b>				<b>4,641.70</b>	<b>8,194.34</b>	<b>2,328.00</b>	<b>(5,866.34)</b>	<b>-251.99 %</b>
<b>General Expense</b>								
INSURANCE	1 06 4510 5			304.00	304.00	0.00	(304.00)	-100.00 %
Insurance -Property (Fire & EC)	1 06 4510.01 5			1,844.22	4,262.06	2,664.00	(1,598.06)	-59.99 %
Insurance - General Liability	1 06 4510.02 5			148.19	423.19	400.00	(23.19)	-5.80 %
Insurance - Automobile	1 06 4510.03 5			570.08	1,584.08	1,328.00	(256.08)	-19.28 %
Insurance - Workman's Comp	1 06 4510.04 5			719.15	2,066.83	3,333.28	1,266.45	37.99 %
Insurance - Fidelity Bond	1 06 4510.09 5			227.82	750.04	666.64	(83.40)	-12.51 %
Insurance - Windstorm	1 06 4510.15 5			1,472.80	14,667.33	16,664.00	1,996.67	11.98 %
MATLAND PROPERTY TAXES	1 06 4520.1 5			0.00	314.81	333.28	18.47	5.54 %
Emp Benefit Cont-Unemployment	1 06 4540.8 5			0.00	387.16	0.00	(387.16)	-100.00 %
<b>Total General Expense</b>				<b>5,286.26</b>	<b>24,759.50</b>	<b>25,389.20</b>	<b>629.70</b>	<b>2.48 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract Costs	1 06 7540.4 5			0.00	113,500.00	50,000.00	(63,500.00)	-127.00 %
Operating Exp For Property - Contra	1 06 7590 5			0.00	(113,500.00)	(50,000.00)	63,500.00	127.00 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>				<b>(74,829.50)</b>	<b>(605,930.02)</b>	<b>(611,885.04)</b>	<b>5,955.02</b>	<b>0.97 %</b>
<b>Total Net Income (Loss)</b>				<b>921.56</b>	<b>1.79</b>	<b>(317.04)</b>	<b>318.83</b>	<b>-19928.45 %</b>

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

HHA Low Rent

Los Vecinos

U/M Month: 150 - U/M YTD: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental	1 01 3110	5		26,700.00	178.00	215,237.00	179.36	219,024.00	(3,787.00)	-1.73 %
<b>Total Rental Income</b>				<b>26,700.00</b>	<b>178.00</b>	<b>215,237.00</b>	<b>179.36</b>	<b>219,024.00</b>	<b>(3,787.00)</b>	<b>-1.73 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	1 01 3610	5		0.00	0.00	0.00	0.00	13,328.00	(13,328.00)	-100.00 %
Interest Income - Bank Statement	1 01 3610.01	5		3,129.27	20.86	23,369.00	19.47	0.00	23,369.00	100.00 %
Other Income-Tenants	1 01 3690	5		3,756.00	25.04	28,236.00	23.53	28,968.00	(732.00)	-2.53 %
Other Income - Misc Other Revenue	1 01 3690.1	5		14.00	0.09	521.09	0.43	1,344.00	(822.91)	-61.23 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5		0.00	0.00	872.42	0.73	400.00	472.42	118.10 %
Other Income - OP Trans In From CFP	1 01 3690.99	5		0.00	0.00	100,556.70	83.80	66,664.00	33,892.70	50.84 %
<b>Total Other Income</b>				<b>6,899.27</b>	<b>46.00</b>	<b>153,555.21</b>	<b>127.96</b>	<b>110,704.00</b>	<b>42,851.21</b>	<b>38.71 %</b>
<b>Other Receipts</b>										
Operating Subsidy - Current Year	1 01 8020	0		68,193.66	454.62	558,929.00	465.77	523,328.00	35,601.00	6.80 %
<b>Total Other Receipts</b>				<b>68,193.66</b>	<b>454.62</b>	<b>558,929.00</b>	<b>465.77</b>	<b>523,328.00</b>	<b>35,601.00</b>	<b>6.80 %</b>
<b>Total Revenue</b>				<b>101,792.93</b>	<b>678.62</b>	<b>927,721.21</b>	<b>773.10</b>	<b>853,056.00</b>	<b>74,665.21</b>	<b>8.75 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	1 01 4110	5		10,659.34	71.06	89,837.52	74.86	74,000.00	(15,837.52)	-21.40 %
Legal Expense	1 01 4130	5		0.00	0.00	1,045.53	0.87	2,000.00	954.47	47.72 %
Staff Training	1 01 4140	5		0.00	0.00	1,740.00	1.45	2,333.28	593.28	25.43 %
Travel	1 01 4150	5		1,702.83	11.35	6,307.42	5.26	2,333.28	(3,974.14)	-170.32 %
Travel-Mileage Reimbursement	1 01 4150.2	5		0.00	0.00	67.62	0.06	320.00	252.38	78.87 %
Audit Fees	1 01 4171	5		4,827.74	32.18	7,846.28	6.54	5,033.84	(2,812.44)	-55.87 %
Employee Benefits Cont - Admin	1 01 4182	5		5,500.35	36.67	34,990.19	29.16	31,008.00	(3,982.19)	-12.84 %
Sundry	1 01 4190	5		0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5		0.00	0.00	744.61	0.62	1,328.00	583.39	43.93 %
Advertising and Marketing	1 01 4190.08	5		0.00	0.00	0.00	0.00	328.00	328.00	100.00 %
Publications	1 01 4190.11	5		532.50	3.55	3,085.47	2.57	1,664.00	(1,421.47)	-85.42 %
Membership Dues and Fees	1 01 4190.12	5		0.00	0.00	1,516.66	1.26	1,333.28	(183.38)	-13.75 %
Telephone/Cell Phones/Internet	1 01 4190.13	5		7,505.68	50.04	53,630.55	44.69	54,664.00	1,033.45	1.89 %
Rental of Warehouse Space	1 01 4190.14	5		864.00	5.76	6,912.00	5.76	6,912.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5		4,949.97	33.00	14,053.89	11.71	6,666.64	(7,387.25)	-110.81 %
Other Sundry Expense	1 01 4190.18	5		0.00	0.00	2,268.93	1.89	664.00	(1,604.93)	-241.71 %
Administrative Contact Costs	1 01 4190.19	5		5,109.00	34.06	39,627.88	33.02	52,000.00	12,372.12	23.79 %
Management Fee Expense - AMP	1 01 4190.21	5		9,862.90	65.75	79,447.36	66.21	72,000.00	(7,447.36)	-10.34 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

HHA Low Rent

Los Vecinos

U/M Month: 150 - U/M YTD: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1 01	4190.22	5	1,500.00	10.00	12,000.00	10.00	12,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23	5	1,087.50	7.25	8,760.00	7.30	9,333.28	573.28	6.14 %
IT Fees-COCC	1 01	4190.24	5	300.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9	5	0.00	0.00	808.69	0.67	0.00	(808.69)	-100.00 %
<b>Total Administrative Expense</b>				<b>54,401.81</b>	<b>362.68</b>	<b>367,090.60</b>	<b>305.91</b>	<b>338,988.24</b>	<b>(28,102.36)</b>	<b>-8.29 %</b>
<b>Tenant Services</b>										
Tenant Services - Salaries	1 01	4210	5	784.00	5.23	6,496.00	5.41	10,000.00	3,504.00	35.04 %
Ten Services - Recreation, Pubs, Other	1 01	4220	5	163.97	1.09	1,381.67	1.15	5,333.28	3,951.61	74.09 %
<b>Total Tenant Services</b>				<b>947.97</b>	<b>6.32</b>	<b>7,877.67</b>	<b>6.56</b>	<b>15,333.28</b>	<b>7,455.61</b>	<b>48.62 %</b>
<b>Utilities Expense</b>										
Water	1 01	4310	5	10.82	0.07	633.53	0.53	1,000.00	366.47	36.65 %
Electricity	1 01	4320	5	1,303.48	8.69	7,603.28	6.34	10,000.00	2,396.72	23.97 %
Gas	1 01	4330	5	260.88	1.74	1,725.19	1.44	1,333.28	(391.91)	-29.39 %
Other Utility Expense - Sewer	1 01	4390	5	11.79	0.08	721.97	0.60	1,000.00	278.03	27.80 %
<b>Total Utilities Expense</b>				<b>1,586.97</b>	<b>10.58</b>	<b>10,683.97</b>	<b>8.90</b>	<b>13,333.28</b>	<b>2,649.31</b>	<b>19.87 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	1 01	4410	5	5,122.94	34.15	28,810.82	24.01	45,368.00	16,557.18	36.50 %
Materials	1 01	4420	5	4,210.34	28.07	33,228.64	27.69	38,000.00	4,771.36	12.56 %
Contract Costs	1 01	4430	5	0.00	0.00	0.00	0.00	328.00	328.00	100.00 %
Contract Costs-Extermination/Pest Control	1 01	4430.01	5	0.00	0.00	4,850.00	4.04	6,664.00	1,814.00	27.22 %
Contract Costs-Other Repairs	1 01	4430.03	5	2,250.00	15.00	35,340.00	29.45	20,000.00	(15,340.00)	-76.70 %
Contract Costs-Maint Cell Phone	1 01	4430.04	5	16.59	0.11	132.65	0.11	200.00	67.35	33.68 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08	5	58.77	0.39	593.56	0.49	2,664.00	2,070.44	77.72 %
Contract Costs-Maintenance	1 01	4430.09	5	2,321.11	15.47	27,188.05	22.66	1,328.00	(25,860.05)	-1947.29 %
Contract Costs-Other	1 01	4430.13	5	1,830.00	12.20	4,270.00	3.56	35,672.00	31,402.00	88.03 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17	5	395.00	2.63	8,015.00	6.68	4,000.00	(4,015.00)	-100.38 %
Contact Costs-Landscape & Ground	1 01	4430.19	5	4,375.00	29.17	28,800.00	24.00	23,328.00	(5,472.00)	-23.46 %
Contact Costs-Unit Turnaround	1 01	4430.20	5	0.00	0.00	11,550.00	9.63	26,096.00	14,546.00	55.74 %
Contact Costs-Electrical Contracts	1 01	4430.21	5	0.00	0.00	1,795.00	1.50	6,664.00	4,869.00	73.06 %
Contact Costs-Plumbing Contracts	1 01	4430.22	5	350.00	2.33	14,100.00	11.75	13,600.00	(500.00)	-3.68 %
Connect/Disconnect Fees	1 01	4430.4	5	15.00	0.10	225.00	0.19	664.00	439.00	66.11 %
Garbage and Trash Collection	1 01	4431	5	21.92	0.15	2,765.90	2.30	2,000.00	(765.90)	-38.30 %
Emp Benefit Cont - Maintenance	1 01	4433	5	1,634.12	10.89	10,228.82	8.52	22,000.00	11,771.18	53.51 %
<b>Total Ordinary Maintenance and Operation</b>				<b>22,600.79</b>	<b>150.67</b>	<b>211,893.44</b>	<b>176.58</b>	<b>248,576.00</b>	<b>36,682.56</b>	<b>14.76 %</b>
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480	5	11,021.92	73.48	62,944.75	52.45	36,664.00	(26,280.75)	-71.68 %
<b>Total Protective Services</b>				<b>11,021.92</b>	<b>73.48</b>	<b>62,944.75</b>	<b>52.45</b>	<b>36,664.00</b>	<b>(26,280.75)</b>	<b>-71.68 %</b>

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

HHA Low Rent

Los Vecinos

U/M Month: 150 - U/M YTD: 1200 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
<b>General Expense</b>									
Insurance	1 01	4510 5	437.00	2.91	437.00	0.36	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1 01	4510.01 5	12,909.61	86.06	29,834.49	24.86	18,000.00	(11,834.49)	-65.75 %
Insurance - General Liability	1 01	4510.02 5	130.40	0.87	372.40	0.31	400.00	27.60	6.90 %
Insurance - Automobile	1 01	4510.03 5	819.49	5.46	2,277.11	1.90	2,000.00	(277.11)	-13.86 %
Insurance - Workman's Comp	1 01	4510.04 5	531.55	3.54	1,527.67	1.27	2,666.64	1,138.97	42.71 %
Insurance - Fidelity Bond	1 01	4510.09 5	168.38	1.12	554.36	0.46	733.28	178.92	24.40 %
Insurance - Windstorm	1 01	4510.15 5	16,843.90	112.29	146,661.19	122.22	159,176.00	12,514.81	7.86 %
Payments in Lieu of Taxes	1 01	4520 5	2,589.00	17.26	20,712.00	17.26	19,328.00	(1,384.00)	-7.16 %
PROPERTY TAXES	1 01	4520.1 5	0.00	0.00	50.58	0.04	66.64	16.06	24.10 %
Collection Losses	1 01	4570 5	0.00	0.00	6,654.00	5.54	3,333.28	(3,320.72)	-99.62 %
<b>Total General Expense</b>			<b>34,429.33</b>	<b>229.53</b>	<b>209,080.80</b>	<b>174.23</b>	<b>205,703.84</b>	<b>(3,376.96)</b>	<b>-1.64 %</b>
<b>Other Expenditures</b>									
Non-depreciable equipment	1 01	7520.9 5	0.00	0.00	7,189.73	5.99	0.00	(7,189.73)	-100.00 %
Property Better & Add-Contract Costs	1 01	7540.4 5	34,500.00	230.00	115,225.00	96.02	366,666.64	251,441.64	68.57 %
Operating Exp For Property - Contra	1 01	7590 5	(34,500.00)	(230.00)	(115,225.00)	(96.02)	(366,666.64)	(251,441.64)	-68.57 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>7,189.73</b>	<b>5.99</b>	<b>0.00</b>	<b>(7,189.73)</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(124,988.79)</b>	<b>(833.26)</b>	<b>(876,760.96)</b>	<b>(730.63)</b>	<b>(858,598.64)</b>	<b>(18,162.32)</b>	<b>-2.12 %</b>
<b>Net Income (Loss)</b>			<b>(23,195.86)</b>	<b>(154.61)</b>	<b>50,960.25</b>	<b>42.47</b>	<b>(5,542.64)</b>	<b>56,502.89</b>	<b>5555.92 %</b>

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

HHA Low Rent

BONITA PARK

U/M Month: 148 - U/M YTD: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental	1 02 3110	5	31,412.00	212.24	273,317.00	230.84	254,000.00	19,317.00	7.61 %	
Nondwelling Rental	1 02 3190	5	0.00	0.00	2,100.00	1.77	2,800.00	(700.00)	-25.00 %	
<b>Total Rental Income</b>			<b>31,412.00</b>	<b>212.24</b>	<b>275,417.00</b>	<b>232.62</b>	<b>256,800.00</b>	<b>18,617.00</b>	<b>7.25 %</b>	
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	14,984.00	(14,984.00)	-100.00 %	
Interest Earned - Bank Stmt	1 02 3610.01	5	2,084.94	14.09	16,835.37	14.22	12,000.00	4,835.37	40.29 %	
Other Income - Tenants	1 02 3690	5	2,900.00	19.59	28,261.60	23.87	26,000.00	2,261.60	8.70 %	
Other Income - Misc Other Revenue	1 02 3690.1	5	3,264.00	22.05	4,986.86	4.21	0.00	4,986.86	100.00 %	
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	209.28	(209.28)	-100.00 %	
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	3,464.27	2.93	333.28	3,130.99	939.45 %	
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	100,556.70	84.93	66,696.00	33,860.70	50.77 %	
<b>Total Other Income</b>			<b>8,248.94</b>	<b>55.74</b>	<b>154,104.80</b>	<b>130.16</b>	<b>120,222.56</b>	<b>33,882.24</b>	<b>28.18 %</b>	
<b>Other Receipts</b>										
Operating Subsidy - Current Year	1 02 8020	0	66,033.34	446.17	541,166.00	457.07	493,328.00	47,838.00	9.70 %	
<b>Total Other Receipts</b>			<b>66,033.34</b>	<b>446.17</b>	<b>541,166.00</b>	<b>457.07</b>	<b>493,328.00</b>	<b>47,838.00</b>	<b>9.70 %</b>	
<b>Total Revenue</b>			<b>105,694.28</b>	<b>714.15</b>	<b>970,687.80</b>	<b>819.84</b>	<b>870,350.56</b>	<b>100,337.24</b>	<b>11.53 %</b>	
 <b>Administrative Expense</b>										
Nontechnical Salaries	1 02 4110	5	12,414.22	83.88	99,392.80	83.95	100,000.00	607.20	0.61 %	
Legal Expense	1 02 4130	5	0.00	0.00	1,552.53	1.31	3,000.00	1,447.47	48.25 %	
Staff Training	1 02 4140	5	0.00	0.00	500.00	0.42	2,333.28	1,833.28	78.57 %	
Travel	1 02 4150	5	0.00	0.00	536.90	0.45	2,333.28	1,796.38	76.99 %	
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	664.00	664.00	100.00 %	
Audit Fees	1 02 4171	5	5,316.42	35.92	8,640.48	7.30	4,365.28	(4,275.20)	-97.94 %	
Employee Benefits Cont - Admin	1 02 4182	5	4,665.41	31.52	35,130.22	29.67	41,928.00	6,797.78	16.21 %	
Sundry	1 02 4190	5	0.00	0.00	0.00	0.00	333.28	333.28	100.00 %	
Postage/FedEx/UPS	1 02 4190.03	5	0.00	0.00	744.61	0.63	800.00	55.39	6.92 %	
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	2,221.28	2,221.28	100.00 %	
Publications	1 02 4190.11	5	525.40	3.55	3,064.17	2.59	664.00	(2,400.17)	-361.47 %	
Membership Dues and Fees	1 02 4190.12	5	0.00	0.00	1,516.66	1.28	1,328.00	(188.66)	-14.21 %	
Telephone/Cell Phone/Internet	1 02 4190.13	5	7,612.78	51.44	57,968.41	48.96	66,664.00	8,695.59	13.04 %	
Forms & Office Supplies	1 02 4190.17	5	2,799.98	18.92	11,932.53	10.08	10,664.00	(1,268.53)	-11.90 %	
Other Sundry Expense	1 02 4190.18	5	0.00	0.00	1,752.76	1.48	2,000.00	247.24	12.36 %	
Administrative Contact Costs	1 02 4190.19	5	6,607.81	44.65	53,437.38	45.13	58,000.00	4,562.62	7.87 %	

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: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1 02	4190.21	5	9,726.86	65.72	77,950.92	65.84	71,328.00	(6,622.92)	-9.29 %
Asset Management Fee - AMP	1 02	4190.22	5	1,480.00	10.00	11,840.00	10.00	13,328.00	1,488.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23	5	1,072.50	7.25	8,595.00	7.26	9,000.00	405.00	4.50 %
IT Fees - COCC	1 02	4190.24	5	296.00	2.00	2,368.00	2.00	2,664.00	296.00	11.11 %
Board Meeting Expense	1 02	4190.9	5	0.00	0.00	808.69	0.68	0.00	(808.69)	-100.00 %
<b>Total Administrative Expense</b>				<b>52,517.38</b>	<b>354.85</b>	<b>377,732.06</b>	<b>319.03</b>	<b>393,618.40</b>	<b>15,886.34</b>	<b>4.04 %</b>
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210	5	672.00	4.54	5,638.50	4.76	10,000.00	4,361.50	43.62 %
Ten Services - Recreation, Pubs, Other	1 02	4220	5	163.97	1.11	868.16	0.73	6,664.00	5,795.84	86.97 %
<b>Total Tenant Services</b>				<b>835.97</b>	<b>5.65</b>	<b>6,506.66</b>	<b>5.50</b>	<b>16,664.00</b>	<b>10,157.34</b>	<b>60.95 %</b>
<b>Utilities Expense</b>										
Water	1 02	4310	5	186.43	1.26	941.41	0.80	2,128.00	1,186.59	55.76 %
Electricity	1 02	4320	5	1,380.50	9.33	7,784.30	6.57	10,000.00	2,215.70	22.16 %
Gas	1 02	4330	5	138.51	0.94	2,580.25	2.18	2,200.00	(380.25)	-17.28 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %
Other Utility Expense - Sewer	1 02	4390	5	77.29	0.52	467.20	0.39	666.64	199.44	29.92 %
<b>Total Utilities Expense</b>				<b>1,782.73</b>	<b>12.05</b>	<b>11,773.16</b>	<b>9.94</b>	<b>15,661.28</b>	<b>3,888.12</b>	<b>24.83 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410	5	6,249.51	42.23	39,283.51	33.18	56,664.00	17,380.49	30.67 %
Materials	1 02	4420	5	1,568.80	10.60	16,347.14	13.81	53,328.00	36,980.86	69.35 %
Contract Costs	1 02	4430	5	0.00	0.00	0.00	0.00	1,328.00	1,328.00	100.00 %
Contract Costs-Extermination/Pest Control	1 02	4430.01	5	0.00	0.00	5,250.00	4.43	8,000.00	2,750.00	34.38 %
Contract Costs-Other Repairs	1 02	4430.03	5	150.00	1.01	18,055.00	15.25	16,664.00	(1,391.00)	-8.35 %
Contract Costs-Maint Cell Phone	1 02	4430.04	5	16.59	0.11	132.64	0.11	266.64	134.00	50.26 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08	5	683.98	4.62	3,029.35	2.56	4,000.00	970.65	24.27 %
Contract Costs-Maintenance	1 02	4430.09	5	0.00	0.00	15,800.80	13.35	34,000.00	18,199.20	53.53 %
Contract Costs-Other	1 02	4430.13	5	2,055.00	13.89	6,257.00	5.28	664.00	(5,593.00)	-842.32 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17	5	575.00	3.89	2,789.50	2.36	16,664.00	13,874.50	83.26 %
Contract Costs-Landscape & Ground	1 02	4430.19	5	5,000.00	33.78	30,400.00	25.68	36,664.00	6,264.00	17.08 %
Contract Costs-Unit Turnaround	1 02	4430.20	5	0.00	0.00	13,645.00	11.52	20,000.00	6,355.00	31.78 %
Contact Costs-Electrical Contracts	1 02	4430.21	5	0.00	0.00	5,425.00	4.58	3,896.00	(1,529.00)	-39.25 %
Contact Costs-Plumbing Contracts	1 02	4430.22	5	0.00	0.00	3,585.00	3.03	10,664.00	7,079.00	66.38 %
Connect/Disconnect Fees	1 02	4430.4	5	30.00	0.20	105.00	0.09	664.00	559.00	84.19 %
Garbage and Trash Collection	1 02	4431	5	265.52	1.79	4,020.83	3.40	2,333.28	(1,687.55)	-72.33 %
Emp Benefit Cont - Maintenance	1 02	4433	5	2,314.96	15.64	15,974.10	13.49	28,000.00	12,025.90	42.95 %
<b>Total Ordinary Maintenance and Operation</b>				<b>18,909.36</b>	<b>127.77</b>	<b>180,099.87</b>	<b>152.11</b>	<b>293,799.92</b>	<b>113,700.05</b>	<b>38.70 %</b>
<b>Protective Services</b>										

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

HHA Low Rent

BONITA PARK

U/M Month: 148 - U/M YTD: 1184 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 02 4480	5	7,872.44	53.19	35,167.44	29.70	26,664.00	(8,503.44)	-31.89 %
<b>Total Protective Services</b>			<b>7,872.44</b>	<b>53.19</b>	<b>35,167.44</b>	<b>29.70</b>	<b>26,664.00</b>	<b>(8,503.44)</b>	<b>-31.89 %</b>
<b>General Expense</b>									
Insurance	1 02 4510	5	437.00	2.95	437.00	0.37	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1 02 4510.01	5	12,909.61	87.23	29,834.49	25.20	17,328.00	(12,506.49)	-72.18 %
Insurance - General Liability	1 02 4510.02	5	118.55	0.80	338.55	0.29	400.00	61.45	15.36 %
Insurance - Automobile	1 02 4510.03	5	819.49	5.54	2,277.11	1.92	1,866.64	(410.47)	-21.99 %
Insurance - Workman's Comp	1 02 4510.04	5	500.28	3.38	1,437.80	1.21	2,200.00	762.20	34.65 %
Insurance - Fidelity Bond	1 02 4510.09	5	158.48	1.07	521.76	0.44	690.00	168.24	24.38 %
Insurance - Windstorm	1 02 4510.15	5	10,553.34	71.31	79,923.15	67.50	76,664.00	(3,259.15)	-4.25 %
Payments in Lieu of Taxes	1 02 4520	5	2,885.00	19.49	23,080.00	19.49	21,328.00	(1,752.00)	-8.21 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.04	50.00	(0.58)	-1.16 %
Employee Benefit Contributions	1 02 4540	5	0.00	0.00	0.02	0.00	0.00	(0.02)	-100.00 %
Collection Losses	1 02 4570	5	1,101.00	7.44	8,712.00	7.36	3,333.28	(5,378.72)	-161.36 %
<b>Total General Expense</b>			<b>29,482.75</b>	<b>199.21</b>	<b>146,612.46</b>	<b>123.83</b>	<b>123,859.92</b>	<b>(22,752.54)</b>	<b>-18.37 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 02 7540.4	5	24,750.00	167.23	167,900.00	141.81	200,000.00	32,100.00	16.05 %
Operating Exp For Property - Contra	1 02 7590	5	(24,750.00)	(167.23)	(167,900.00)	(141.81)	(200,000.00)	(32,100.00)	-16.05 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>			<b>(111,400.63)</b>	<b>(752.71)</b>	<b>(757,891.65)</b>	<b>(640.11)</b>	<b>(870,267.52)</b>	<b>112,375.87</b>	<b>12.91 %</b>
<b>Net Income (Loss)</b>			<b>(5,706.35)</b>	<b>(38.57)</b>	<b>212,796.15</b>	<b>179.73</b>	<b>83.04</b>	<b>212,713.11</b>	<b>294813.48 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
**HHA Low Rent**  
**Le MOYNE GARDENS**  
U/M Month: 200 - U/M YTD: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025		PUM	8 Month(s) Ended November 30, 2025		PUM	Budget	Variance	Variance %	
<b>Rental Income</b>													
Dwelling Rental		1	03	3110	5	37,299.00		186.50	301,947.00	188.72	272,544.00	29,403.00	10.79 %
<b>Total Rental Income</b>						<b>37,299.00</b>		<b>186.50</b>	<b>301,947.00</b>	<b>188.72</b>	<b>272,544.00</b>	<b>29,403.00</b>	<b>10.79 %</b>
<b>Other Income</b>													
Interest Earned on Gen Fund Investments	1	03	3610	5		3,777.51		18.89	29,154.29	18.22	24,328.00	4,826.29	19.84 %
Other Income-Tenants	1	03	3690	5		4,586.00		22.93	46,409.50	29.01	38,664.00	7,745.50	20.03 %
Other Income - Misc Other Revenue	1	03	3690.1	5		14.00		0.07	592.54	0.37	3,424.00	(2,831.46)	-82.69 %
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5		0.00		0.00	849.06	0.53	366.64	482.42	131.58 %
Other Income - OP Trans In From CFP	1	03	3690.99	5		0.00		0.00	134,075.60	83.80	86,576.00	47,499.60	54.86 %
<b>Total Other Income</b>						<b>8,377.51</b>		<b>41.89</b>	<b>211,080.99</b>	<b>131.93</b>	<b>153,358.64</b>	<b>57,722.35</b>	<b>37.64 %</b>
<b>Other Receipts</b>													
Operating Subsidy - Current Year	1	03	8020	0		92,640.00		463.20	759,259.00	474.54	655,720.00	103,539.00	15.79 %
<b>Total Other Receipts</b>						<b>92,640.00</b>		<b>463.20</b>	<b>759,259.00</b>	<b>474.54</b>	<b>655,720.00</b>	<b>103,539.00</b>	<b>15.79 %</b>
<b>Total Revenue</b>						<b>138,316.51</b>		<b>691.58</b>	<b>1,272,286.99</b>	<b>795.18</b>	<b>1,081,622.64</b>	<b>190,664.35</b>	<b>17.63 %</b>
<b>Administrative Expense</b>													
Nontechnical Salaries	1	03	4110	5		11,339.86		56.70	113,374.83	70.86	133,328.00	19,953.17	14.97 %
Legal Expense	1	03	4130	5		0.00		0.00	1,435.26	0.90	3,328.00	1,892.74	56.87 %
Staff Training	1	03	4140	5		0.00		0.00	950.00	0.59	1,328.00	378.00	28.46 %
Travel	1	03	4150	5		0.00		0.00	5,265.57	3.29	1,328.00	(3,937.57)	-296.50 %
Travel-Mileage Reimbursement	1	03	4150.2	5		0.00		0.00	591.01	0.37	664.00	72.99	10.99 %
Audit Fees	1	03	4171	5		7,266.71		36.33	11,810.19	7.38	6,666.64	(5,143.55)	-77.15 %
Employee Benefits Cont - Admin	1	03	4182	5		6,319.76		31.60	52,873.22	33.05	56,000.00	3,126.78	5.58 %
Sundry	1	03	4190	5		0.00		0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Postage/FedEx/UPS	1	03	4190.03	5		0.00		0.00	744.61	0.47	2,000.00	1,255.39	62.77 %
Advertising and Marketing	1	03	4190.08	5		0.00		0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Publications	1	03	4190.11	5		710.00		3.55	3,617.99	2.26	3,333.28	(284.71)	-8.54 %
Membership Dues and Fees	1	03	4190.12	5		0.00		0.00	1,731.79	1.08	1,664.00	(67.79)	-4.07 %
Telephone/Cell Phone/Internet	1	03	4190.13	5		10,195.56		50.98	73,560.23	45.98	83,328.00	9,767.77	11.72 %
Rental of Warehouse Space	1	03	4190.14	5		864.00		4.32	6,912.00	4.32	6,912.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5		12,549.24		62.75	25,531.32	15.96	13,328.00	(12,203.32)	-91.56 %
Other Sundry Expense	1	03	4190.18	5		0.00		0.00	2,708.20	1.69	1,720.00	(988.20)	-57.45 %
Administrative Contact Costs	1	03	4190.19	5		8,480.03		42.40	72,805.21	45.50	66,664.00	(6,141.21)	-9.21 %
Management Fee Expense - AMP	1	03	4190.21	5		13,059.84		65.30	105,294.96	65.81	96,666.64	(8,628.32)	-8.93 %
Asset Management Fee - AMP	1	03	4190.22	5		2,000.00		10.00	16,000.00	10.00	16,000.00	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: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees		1	03	4190.23	5	1,440.00	7.20	11,610.00	7.26	12,000.00
IT Fees - COCC		1	03	4190.24	5	400.00	2.00	3,200.00	2.00	3,200.00
Board Meeting Expense		1	03	4190.9	5	0.00	0.00	808.69	0.51	0.00
<b>Total Administrative Expense</b>				<b>74,625.00</b>		<b>510,825.08</b>		<b>513,458.56</b>	<b>2,633.48</b>	<b>0.51 %</b>
<b>Tenant Services</b>										
Tenant Services - Salaries		1	03	4210	5	784.00	3.92	6,415.50	4.01	10,000.00
Ten Services - Recreation, Pubs, Other		1	03	4220	5	449.77	2.25	1,605.96	1.00	5,333.28
<b>Total Tenant Services</b>				<b>1,233.77</b>		<b>8,021.46</b>		<b>5.01</b>	<b>15,333.28</b>	<b>7,311.82</b>
<b>Utilities Expense</b>										
Water		1	03	4310	5	378.10	1.89	2,615.89	1.63	5,333.28
Electricity		1	03	4320	5	2,375.71	11.88	13,663.09	8.54	14,000.00
Gas		1	03	4330	5	0.00	0.00	1,746.58	1.09	1,333.28
4150.2-MILEAGE REIMBURSEMENT		1	03	4330.2	5	0.00	0.00	0.00	0.00	333.28
Other Utility Expense - Sewer		1	03	4390	5	43.07	0.22	842.42	0.53	1,333.28
<b>Total Utilities Expense</b>				<b>2,796.88</b>		<b>18,867.98</b>		<b>11.79</b>	<b>22,333.12</b>	<b>3,465.14</b>
<b>Ordinary Maintenance and Operation</b>										
Labor		1	03	4410	5	7,980.96	39.90	54,501.06	34.06	78,000.00
Materials		1	03	4420	5	6,506.10	32.53	38,819.12	24.26	46,666.64
Contract Costs		1	03	4430	5	0.00	0.00	0.00	0.00	1,328.00
Contract Costs-Extermination/Pest Control		1	03	4430.01	5	0.00	0.00	7,750.00	4.84	13,328.00
Contract Costs-Other Repairs		1	03	4430.03	5	144.18	0.72	25,874.18	16.17	13,328.00
Contract Costs-Maint Cell Phone		1	03	4430.04	5	22.11	0.11	176.84	0.11	666.64
Contract Costs-Auto/Truck Maint/Repair		1	03	4430.08	5	116.27	0.58	3,379.27	2.11	3,328.00
Contract Costs-Maintenance		1	03	4430.09	5	0.00	0.00	7,021.48	4.39	10,000.00
Contract Costs-Other		1	03	4430.13	5	5,409.21	27.05	7,259.21	4.54	13,328.00
Contact Costs-Heating & Cooling Contract		1	03	4430.17	5	0.00	0.00	1,137.39	0.71	20,000.00
Contact Costs-Landscape & Ground		1	03	4430.19	5	4,350.00	21.75	32,600.00	20.38	36,256.00
Contact Costs-Unit Turnaround		1	03	4430.20	5	5,985.00	29.93	67,825.00	42.39	33,328.00
Contact Costs-Electrical Contracts		1	03	4430.21	5	0.00	0.00	14,170.00	8.86	20,000.00
Contact Costs-Plumbing Contracts		1	03	4430.22	5	0.00	0.00	1,995.00	1.25	13,328.00
Contact Costs-Janitorial Contracts		1	03	4430.23	5	0.00	0.00	0.00	0.00	328.00
Connect/Disconnect Fees		1	03	4430.4	5	0.00	0.00	260.00	0.16	1,333.28
Garbage and Trash Collection		1	03	4431	5	149.57	0.75	2,396.49	1.50	4,000.00
Emp Benefit Cont - Maintenance		1	03	4433	5	3,026.49	15.13	16,696.58	10.44	29,333.28
Emp Benefit Cont - Maint Unemployment		1	03	4433.8	5	0.00	0.00	0.00	0.00	468.64
<b>Total Ordinary Maintenance and Operation</b>				<b>33,689.89</b>		<b>168.45</b>		<b>281,861.62</b>		<b>176.16</b>
<b>Protective Services</b>										

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

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

HHA Low Rent

Le MOYNE GARDENS

U/M Month: 200 - U/M YTD: 1600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1 03 4480	5		5,189.24	25.95	29,656.68	18.54	33,328.00	3,671.32	11.02 %
<b>Total Protective Services</b>				<b>5,189.24</b>	<b>25.95</b>	<b>29,656.68</b>	<b>18.54</b>	<b>33,328.00</b>	<b>3,671.32</b>	<b>11.02 %</b>
<b>General Expense</b>										
Insurance	1 03 4510	5		589.00	2.95	589.00	0.37	0.00	(589.00)	-100.00 %
Insurance -Property (Fire & EC)	1 03 4510.01	5		15,675.96	78.38	36,227.60	22.64	16,664.00	(19,563.60)	-117.40 %
Insurance - General Liability	1 03 4510.02	5		177.83	0.89	507.83	0.32	1,266.64	758.81	59.91 %
Insurance - Automobile	1 03 4510.03	5		1,104.53	5.52	3,069.15	1.92	2,666.64	(402.51)	-15.09 %
Insurance - Workman's Comp	1 03 4510.04	5		844.22	4.22	2,426.28	1.52	4,933.28	2,507.00	50.82 %
Insurance - Fidelity Bond	1 03 4510.09	5		267.44	1.34	880.49	0.55	1,000.00	119.51	11.95 %
Insurance - Windstorm	1 03 4510.15	5		13,633.50	68.17	105,997.73	66.25	104,000.00	(1,997.73)	-1.92 %
Payments in Lieu of Taxes	1 03 4520	5		3,132.00	15.66	25,056.00	15.66	23,333.28	(1,722.72)	-7.38 %
PROPERTY TAXES	1 03 4520.1	5		0.00	0.00	67.43	0.04	66.64	(0.79)	-1.19 %
Collection Losses	1 03 4570	5		2,601.00	13.01	25,607.00	16.00	4,800.00	(20,807.00)	-433.48 %
<b>Total General Expense</b>				<b>38,025.48</b>	<b>190.13</b>	<b>200,428.51</b>	<b>125.27</b>	<b>158,730.48</b>	<b>(41,698.03)</b>	<b>-26.27 %</b>
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1 03 7540.4	5		59,995.00	299.98	122,047.00	76.28	383,328.00	261,281.00	68.16 %
Operating Exp For Property - Contra	1 03 7590	5		(59,995.00)	(299.98)	(122,047.00)	(76.28)	(383,328.00)	(261,281.00)	-68.16 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>				<b>(155,560.26)</b>	<b>(777.80)</b>	<b>(1,049,661.33)</b>	<b>(656.04)</b>	<b>(1,081,531.92)</b>	<b>31,870.59</b>	<b>2.95 %</b>
<b>Net Income (Loss)</b>				<b>(17,243.75)</b>	<b>(86.24)</b>	<b>222,625.66</b>	<b>139.14</b>	<b>90.72</b>	<b>222,534.94</b>	<b>533,306.81 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
**Family Living Center**  
**U/M Month: 11 - U/M YTD: 88 - U/M Year: 132**

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>										
Dwelling Rental	3 01 3110	5		4,600.00	575.00	36,859.00	575.92	35,200.00	1,659.00	4.71 %
<b>Total Rental Income</b>				<b>4,600.00</b>	<b>575.00</b>	<b>36,859.00</b>	<b>575.92</b>	<b>35,200.00</b>	<b>1,659.00</b>	<b>4.71 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3 01 3610	5		200.76	25.10	1,722.93	26.92	1,864.00	(141.07)	-7.57 %
Other Income-Tenants	3 01 3690	5		195.00	24.38	1,525.00	23.83	1,328.00	197.00	14.83 %
<b>Total Other Income</b>				<b>395.76</b>	<b>49.47</b>	<b>3,247.93</b>	<b>50.75</b>	<b>3,192.00</b>	<b>55.93</b>	<b>1.75 %</b>
<b>Total Revenue</b>				<b>4,995.76</b>	<b>624.47</b>	<b>40,106.93</b>	<b>626.67</b>	<b>38,392.00</b>	<b>1,714.93</b>	<b>4.47 %</b>
 <b>Administrative Expense</b>										
Nontechnical Salaries	3 01 4110	5		147.14	18.39	1,982.40	30.98	4,000.00	2,017.60	50.44 %
Legal Expense	3 01 4130	5		0.00	0.00	0.00	0.00	256.00	256.00	100.00 %
Audit Fees	3 01 4171	5		868.25	108.53	1,411.13	22.05	2,000.00	588.87	29.44 %
Employee Benefits Cont - Admin	3 01 4182	5		98.47	12.31	691.92	10.81	0.00	(691.92)	-100.00 %
Sundry	3 01 4190	5		0.00	0.00	0.00	0.00	2,911.00	2,911.00	100.00 %
Advertising and Marketing	3 01 4190.08	5		0.00	0.00	0.00	0.00	166.64	166.64	100.00 %
Publications	3 01 4190.11	5		42.60	5.33	127.80	2.00	133.28	5.48	4.11 %
Other Sundry Expense	3 01 4190.18	5		76.93	9.62	2,710.62	42.35	6,500.00	3,789.38	58.30 %
BOARD MEETING EXPENSES	3 01 4190.9	5		276.00	34.50	4,353.73	68.03	0.00	(4,353.73)	-100.00 %
<b>Total Administrative Expense</b>				<b>1,509.39</b>	<b>188.67</b>	<b>11,277.60</b>	<b>176.21</b>	<b>15,966.92</b>	<b>4,689.32</b>	<b>29.37 %</b>
<b>Utilities Expense</b>										
Water	3 01 4310	5		32.74	4.09	256.81	4.01	284.00	27.19	9.57 %
Other Utility Expense - Sewer	3 01 4390	5		55.24	6.91	430.56	6.73	520.00	89.44	17.20 %
<b>Total Utilities Expense</b>				<b>87.98</b>	<b>11.00</b>	<b>687.37</b>	<b>10.74</b>	<b>804.00</b>	<b>116.63</b>	<b>14.51 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3 01 4410	5		27.26	3.41	260.53	4.07	3,000.00	2,739.47	91.32 %
Materials	3 01 4420	5		0.00	0.00	0.00	0.00	1,333.28	1,333.28	100.00 %
Contract Cots-Extermination	3 01 4430.01	5		0.00	0.00	693.00	10.83	533.28	(159.72)	-29.95 %
Contract Costs-Other Repairs	3 01 4430.03	5		0.00	0.00	500.00	7.81	4,728.00	4,228.00	89.42 %
Contract Costs-Other	3 01 4430.13	5		165.00	20.63	165.00	2.58	2,664.00	2,499.00	93.81 %
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5		0.00	0.00	2,377.14	37.14	2,666.64	289.50	10.86 %
Connect/Disconnect Fees	3 01 4430.4	5		0.00	0.00	0.00	0.00	20.00	20.00	100.00 %
Garbage and Trash Collection	3 01 4431	5		95.94	11.99	767.52	11.99	866.64	99.12	11.44 %
Emp Benefit Cont - Maintenance	3 01 4433	5		2.07	0.26	32.48	0.51	0.00	(32.48)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>				<b>290.27</b>	<b>36.28</b>	<b>4,795.67</b>	<b>74.93</b>	<b>15,811.84</b>	<b>11,016.17</b>	<b>69.67 %</b>
<b>General Expense</b>										

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

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

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
**Family Living Center**  
**U/M Month: 11 - U/M YTD: 88 - U/M Year: 132**

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	PUM	8 Month(s) Ended November 30, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01	4510.01	5	2,305.29	288.16	5,327.59	83.24	2,133.28	(3,194.31)	-149.74 %
Insurance - General Liability	3 01	4510.02	5	17.78	2.22	50.78	0.79	80.00	29.22	36.52 %
Insurance - Windstorm	3 01	4510.15	5	906.17	113.27	9,190.90	143.61	4,664.00	(4,526.90)	-97.06 %
Collection Losses	3 01	4570	5	0.00	0.00	1,213.00	18.95	0.00	(1,213.00)	-100.00 %
<b>Total General Expense</b>				<b>3,229.24</b>	<b>403.65</b>	<b>15,782.27</b>	<b>246.60</b>	<b>6,877.28</b>	<b>(8,904.99)</b>	<b>-129.48 %</b>
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	3 01	7540.4	5	40,849.62	5,106.20	40,849.62	638.28	36,664.00	(4,185.62)	-11.42 %
Operating Exp For Property - Contra	3 01	7590	5	(40,849.62)	(5,106.20)	(40,849.62)	(638.28)	(36,664.00)	4,185.62	11.42 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>
<b>Total Expenses</b>				<b>(5,116.88)</b>	<b>(639.61)</b>	<b>(32,542.91)</b>	<b>(508.48)</b>	<b>(39,460.04)</b>	<b>6,917.13</b>	<b>17.53 %</b>
<b>Net Income (Loss)</b>				<b>(121.12)</b>	<b>(15.14)</b>	<b>7,564.02</b>	<b>118.19</b>	<b>(1,068.04)</b>	<b>8,632.06</b>	<b>416.32 %</b>

# Housing Authority of the City of Harlingen

## Budgeted Income Statement

## Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Administrative Fees Earned							
7 01 3112 5		63,714.00	507,907.00	474,848.00	33,059.00	6.96 %	
Interest Income HA Portion	7 01 3300 5	255.89	1,919.64	3,200.00	(1,280.36)	-40.01 %	
Fraud Recovery PHA Section 8	7 01 3300.3 5	0.00	0.00	4,916.64	(4,916.64)	-100.00 %	
Gain or Loss on Sale of Equipment	7 01 3300.88 5	0.00	0.00	333.28	(333.28)	-100.00 %	
Portable Admin Fees Earned	7 01 3300.P 5	108.67	5,072.12	17,104.00	(12,031.88)	-70.35 %	
Other Income	7 01 3690 5	96.00	496.00	70.00	426.00	608.57 %	
HAP Earned Income	7 01 4902 5	534,059.00	3,989,170.71	4,007,384.00	(18,213.29)	-0.45 %	
<b>Total Operating Income</b>		<b>598,233.56</b>	<b>4,504,565.47</b>	<b>4,507,855.92</b>	<b>(3,290.45)</b>	<b>-0.07 %</b>	
<b>Total Revenue</b>		<b>598,233.56</b>	<b>4,504,565.47</b>	<b>4,507,855.92</b>	<b>(3,290.45)</b>	<b>-0.07 %</b>	
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries							
7 01 4110 5		14,623.64	122,973.99	110,664.00	(12,309.99)	-11.12 %	
Legal Expense	7 01 4130 5	0.00	140.40	3,333.28	3,192.88	95.79 %	
STAFF TRAINING	7 01 4140 5	0.00	1,450.00	6,664.00	5,214.00	78.24 %	
Travel	7 01 4150 5	0.00	6,598.20	6,664.00	65.80	0.99 %	
Travel-Mileage Reimbursement	7 01 4150.2 5	0.00	120.61	2,000.00	1,879.39	93.97 %	
Audit Fees	7 01 4171 5	676.28	1,099.12	3,333.28	2,234.16	67.03 %	
Office Rent & Utilities	7 01 4180 5	1,068.00	8,544.00	8,824.00	280.00	3.17 %	
Employee Benefits Cont - Admin	7 01 4182 5	6,840.45	46,185.75	38,664.00	(7,521.75)	-19.45 %	
Sundry	7 01 4190 5	0.00	0.00	3,328.00	3,328.00	100.00 %	
Postage/FedEx/UPS	7 01 4190.03 5	78.00	3,776.90	6,666.64	2,889.74	43.35 %	
Advertising and Marketing	7 01 4190.08 5	0.00	0.00	10,000.00	10,000.00	100.00 %	
Publications	7 01 4190.11 5	1,185.70	4,041.74	6,666.64	2,624.90	39.37 %	
Membership Dues and Fees	7 01 4190.12 5	0.00	116.24	3,333.28	3,217.04	96.51 %	
Telephone/Cell Phone/Internet	7 01 4190.13 5	1,587.72	12,134.02	20,000.00	7,865.98	39.33 %	
Forms & Office Supplies	7 01 4190.17 5	3,876.20	23,260.07	16,811.28	(6,448.79)	-38.36 %	
Other Sundry Expense	7 01 4190.18 5	569.13	12,921.24	5,024.00	(7,897.24)	-157.19 %	
Administrative Contact Costs	7 01 4190.19 5	3,389.34	54,194.84	66,666.64	12,471.80	18.71 %	
Asset Management Fee - AMP	7 01 4190.22 5	8,952.00	70,332.00	71,328.00	996.00	1.40 %	
AMP Bookkeeping Fees	7 01 4190.23 5	5,595.00	43,957.50	44,580.00	622.50	1.40 %	
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	984.00	7,776.00	8,352.00	576.00	6.90 %	
AMP Bookkeeping Fees	7 03 4190.23 5	615.00	4,860.00	5,220.00	360.00	6.90 %	
<b>Total Administrative Expense</b>		<b>50,040.46</b>	<b>425,247.00</b>	<b>448,123.04</b>	<b>22,876.04</b>	<b>5.10 %</b>	
<b>Operating Expenses</b>							
Maintenance & Operating Sec 8							
7 01 4400 5		1,130.81	9,046.48	16,666.64	7,620.16	45.72 %	
Materials	7 01 4420 5	301.65	850.58	0.00	(850.58)	-100.00 %	
Vehicle Maintenance	7 01 4430.1 5	58.81	470.21	0.00	(470.21)	-100.00 %	
<b>Total Operating Expenses</b>		<b>1,491.27</b>	<b>10,367.27</b>	<b>16,666.64</b>	<b>6,299.37</b>	<b>37.80 %</b>	
<b>General Expense</b>							
Insurance							
7 01 4510 5		133.00	133.00	0.00	(133.00)	-100.00 %	
Insurance - Automobile	7 01 4510.03 5	249.41	693.03	2,333.28	1,640.25	70.30 %	
Insurance - Workman's Comp	7 01 4510.04 5	531.55	1,527.67	10,000.00	8,472.33	84.72 %	
Insurance - Fidelity Bond	7 01 4510.09 5	168.38	554.36	0.00	(554.36)	-100.00 %	
Insurance - Windstorm	7 01 4510.15 5	0.00	0.00	1,333.28	1,333.28	100.00 %	
Admin Fee - Paid for Portability	7 01 4590.P 5	394.54	2,235.08	1,666.64	(568.44)	-34.11 %	
Portability - Port In Deposits	7 01 4590.PID 5	(2,129.00)	(49,835.55)	0.00	49,835.55	100.00 %	
Portability - Port In Expenses	7 01 4590.PIE 5	2,129.00	49,835.55	0.00	(49,835.55)	-100.00 %	
Portable Admin Fees Paid	7 03 4590.P 5	2,287.87	17,598.67	20,000.00	2,401.33	12.01 %	
Portability - Port In Deposits	7 03 4590.PID 5	(1,295.20)	(8,945.00)	0.00	8,945.00	100.00 %	
Portability - Port In Expenses	7 03 4590.PIE 5	1,295.20	8,945.00	0.00	(8,945.00)	-100.00 %	
<b>Total General Expense</b>		<b>3,764.75</b>	<b>22,741.81</b>	<b>35,333.20</b>	<b>12,591.39</b>	<b>35.64 %</b>	
<b>Other Expenditures</b>							
Replacement Of Non-Expend Equipment							
7 01 7520 5		0.00	0.00	30,000.00	30,000.00	100.00 %	
Operating Exp For Property - Contra	7 01 7590 5	0.00	0.00	(33,333.28)	(33,333.28)	-100.00 %	
<b>Total Other Expenditures</b>		<b>0.00</b>	<b>0.00</b>	<b>(3,333.28)</b>	<b>(3,333.28)</b>	<b>-100.00 %</b>	

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

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

## Voucher

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %
<b>Housing Assistance Payments</b>							
		HAP Payments - Rents	7 01 4715.1 5	476,383.00	3,646,838.44	3,610,616.00	(36,222.44) -1.00 %
		HAP Payments - Utilities	7 01 4715.4 5	8,575.00	75,883.00	105,328.00	29,445.00 27.96 %
		Fraud Recovery HUD	7 01 4715.8 5	0.00	0.00	2,666.64	2,666.64 100.00 %
		HAP Portability	7 01 4715.P 5	(511.00)	(29,301.00)	14,000.00	43,301.00 309.29 %
		HAP Payments - Port Out	7 01 4715.PO 5	4,226.00	25,253.00	9,328.00	(15,925.00) -170.72 %
		HAP Payments - Rents	7 02 4715.1 5	3,813.00	30,678.00	30,000.00	(678.00) -2.26 %
		HAP Payments - Utilities	7 02 4715.4 5	0.00	0.00	(66.64)	(66.64) -100.00 %
		HAP Payments - Rent - VASH	7 03 4715.1 5	21,363.41	153,436.80	133,328.00	(20,108.80) -15.08 %
		HAP Payments - Utilities - VASH	7 03 4715.4 5	98.00	703.00	1,333.28	630.28 47.27 %
		HAP Payments - Portability	7 03 4715.P 5	0.00	0.00	333.28	333.28 100.00 %
		HAP Payments - Port Out	7 03 4715.PO 5	22,398.00	162,605.00	90,144.00	(72,461.00) -80.38 %
		HAP Payments - Rent - Home Owners	7 04 4715.1 5	374.00	3,064.00	0.00	(3,064.00) -100.00 %
		HAP Payments - Home Ownership Prc	7 04 4715.HO 5	0.00	0.00	26.64	26.64 100.00 %
		HAP Payments - Rent - Foster Youth	7 05 4715.1 5	1,002.00	12,339.00	10,000.00	(2,339.00) -23.39 %
		HAP Payments - Utilities - Foster Yout	7 05 4715.4 5	0.00	206.00	333.28	127.28 38.19 %
		<b>Total Housing Assistance Payments</b>		<b>537,721.41</b>	<b>4,081,705.24</b>	<b>4,007,370.48</b>	<b>(74,334.76) -1.85 %</b>
		<b>Total Expenses</b>		<b>(593,017.89)</b>	<b>(4,540,061.32)</b>	<b>(4,504,160.08)</b>	<b>(35,901.24) -0.80 %</b>
		<b>Total Net Income (Loss)</b>		<b>5,215.67</b>	<b>(35,495.85)</b>	<b>3,695.84</b>	<b>(39,191.69) -1063.87 %</b>

# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING  
WEDNESDAY, JANUARY 21, 2026

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
<b>Los Vecinos Total</b>		<b>\$0.00</b>
Bonita Park		
Apartment	Tenant Id.	Amounts
<b>Bonita Park Total</b>		<b>\$0.00</b>
Sunset Terrace		
Apartment	Tenant Id.	Amounts
<b>Sunset Terrace Total</b>		<b>\$0.00</b>
Aragon		
Apartment	Tenant Id.	Amounts
<b>Aragon Total</b>		<b>\$0.00</b>
Arroyo Vista		
Apartment	Tenant Id.	Amounts
<b>Arroyo Vista Total</b>		<b>\$0.00</b>
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
97	32309	\$123.00
166	18536	\$348.01
200	29342	\$115.00
<b>Le Moyne Gardens Total</b>		<b>\$586.01</b>
<b>Grand Total</b>		<b>\$586.01</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 01/01/26**FOR THE MONTH OF DECEMBER 2025**

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No Charge-Offs
	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 01/01/26

FOR THE MONTH OF DECEMBER 2025

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
--	---------------	--------	--------	--------	--------	--------	--------	--------	--

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

DATE: 01/01/26

LOCATION: AMP 30 - Le Moyne Gardens  
MANAGER: Eneida Alonso

FOR THE MONTH OF DECEMBER 2025

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
97	32309	\$200.00	\$0.00	\$53.00	\$75.00	\$195.00	\$0.00	\$123.00	Vacated Nonpayment rents, late fees, and sales and service fees

Rent due: September 2025 \$19.00 + October 2025 \$19.00 + November 2025 \$13.00 + December 2025 (prorated move-out) \$2.00 + Late fee: September 2025 \$25.00 + October 2025 \$25.00 + November 2025 \$25.00 + Sales and Service Fees: General cleaning \$45.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 + Cleaning of restroom \$50.00 = Amount Due \$323.00 - Security Deposit \$200.00 = \$123.00

166	18536	\$200.00	\$167.01	\$356.00	\$25.00	\$0.00	\$0.00	\$348.01	Vacated Nonpayment of retroactive rent/balance due, rents, and late fee
-----	-------	----------	----------	----------	---------	--------	--------	----------	--

Retroactive rent/balance due: \$167.01 + Rent due: November 2025 \$296.00 + December 2025 (prorated move-out) \$60.00 + Late fee: November 2025 \$25.00 = Amount Due \$548.01 - Security Deposit \$200.00 = \$348.01

200	29342	\$200.00	\$0.00	\$260.00	\$25.00	\$30.00	\$0.00	\$115.00	Vacated Nonpayment of rent, late fee, sales and service fee
-----	-------	----------	--------	----------	---------	---------	--------	----------	--

Rent due: November 2025 \$260.00 + Late fee: November 2025 \$25.00 + Sales and Service fee: Spectrum \$30.00 = Amount Due \$315.00 - Security Deposit \$200.00 = \$115.00

--	--	--	--	--	--	--	--	--	--

	<b>TOTALS</b>	\$600.00	\$167.01	\$669.00	\$125.00	\$225.00	\$0.00	\$586.01	
--	---------------	----------	----------	----------	----------	----------	--------	----------	--

# PHA Board Resolution

## Approving Operating Budget

# U.S. Department of Housing and Urban Development

## Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Housing Authority of the City of Harlingen** PHA Code: **TX065**PHA Fiscal Year Beginning **04/01/2026**Board Resolution Number: **1530**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

	<u>DATE</u>
<input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:	<b>01/21/2026</b>
<input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:	
<input type="checkbox"/> Operating Budget revision approved by Board resolution on:	
<input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on:	

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: <b>Carlos Perez</b>	Signature:	Date: <b>01/21/2026</b>
--	------------	----------------------------

Resolution #1530  
Operating Budgets for fiscal year 2026-2027

The Harlingen Housing Authority Team met to review last year's budget and expenditures as a part of three budget workshops. One workshop was held in October 2025 to introduce the budget planning for the next fiscal year. Two workshops were held in December 2025 to finalize the budget planning. Historical data, future planning and a 3% inflation increase were considered when we prepared the budgets.

The enclosed budgets are balanced and include a 3% cost of living increase for all employees for the upcoming fiscal year effective April 1, 2026.

## Housing Authority of the City of Harlingen

**Operating Budget**  
**HHA Low Rent**  
**ADMINISTRATION BUILDING**

Fiscal Year End Date:	3/31/2027			12 Month(s)	Ended	Diff
		ACCOUNT		March 31, 2027	March 31, 2026	
Rental Income						
NON-DWELLING RENT		1 06 3190	5	26,386.00	26,386.00	0.00
Total Rental Income				26,386.00	26,386.00	0.00
Other Income						
Investment Income - Unrestricted		1 06 3610	5	13,284.00	12,760.00	524.00
OTHER INCOME		1 06 3690	5	1,600.00	1,600.00	0.00
Other Income - CFP Admin 50124		1 06 3690.31	5	0.00	0.00	0.00
Other Income - CFP Admin 50125		1 06 3690.32		167,000.00	162,000.00	5,000.00
Other Income - Management Fee - COCC		1 06 3690.2	5	394,536.00	394,536.00	0.00
Other Income - Asset Management Fee - COCC		1 06 3690.3	5	58,800.00	58,800.00	0.00
Other Income - Asset Management Fee - Sec 8		1 06 3690.3	5	106,992.00	106,992.00	0.00
Other Income - Asset Mgmt-Fees Sec 8 Vash		1 06 3690.3	5	12,528.00	12,528.00	0.00
Other Income - Bookkeeping Fee - COCC		1 06 3690.4	5	43,020.00	43,020.00	0.00
Other Income - Bookkeeping Fee - Sec 8		1 06 3690.4	5	66,870.00	66,870.00	0.00
Other Income - Bookkeeping fee - Sec 8 Vash		1 06 3690.4	5	7,830.00	7,830.00	0.00
Other Income - sale of equip./insurance equity		1 06 3690.88	5	100.00	100.00	0.00
IT Fees		1 06 3690.5	5	11,952.00	11,952.00	0.00
Other income - Operating transfer in FLC		1 06 3690.21	5	0.00	0.00	0.00
Other income - Operating transfer in AH		1 06 3690.22	5	12,000.00	12,000.00	0.00
Total Other Income				896,512.00	890,988.00	5,524.00
Total Revenue				922,898.00	917,374.00	5,524.00
Administrative Expense						
NONTECHNICAL SALARIES		1 06 4110	5	458,000.00	425,000.00	33,000.00
Administrative Salaries - Comp Absences		1 06 4110.75	5	0.00	0.00	0.00
LEGAL EXPENSE		1 06 4130	5	7,000.00	7,000.00	0.00
STAFF TRAINING		1 06 4140	5	12,000.00	12,000.00	0.00
TRAVEL		1 06 4150	5	30,000.00	25,000.00	5,000.00
Travel-Mileage Reimbursement		1 06 4150.2	5	2,000.00	2,000.00	0.00
Accounting Fees		1 06 4170	5	0.00	0.00	0.00
Audit Fees		1 06 4171	5	2,000.00	2,000.00	0.00
Employee Benefits Cont - Admin		1 06 4182	5	130,000.00	185,000.00	(55,000.00)
SUNDRY		1 06 4190	5	1,000.00	3,000.00	(2,000.00)
Postage/FedEx/UPS		1 06 4190.03	5	4,000.00	4,000.00	0.00
Advertising and Marketing		1 06 4190.08	5	500.00	500.00	0.00
PUBLICATIONS		1 06 4190.11	5	5,000.00	2,000.00	3,000.00
MEMBERSHIP DUES AND FEES		1 06 4190.12	5	1,000.00	1,000.00	0.00
Telephone/Cell Phone/Internet		1 06 4190.13	5	45,000.00	38,000.00	7,000.00
FORMS & OFFICE SUPPLIES		1 06 4190.17	5	7,000.00	5,000.00	2,000.00
Other Sundry Expense		1 06 4190.18	5	7,000.00	7,000.00	0.00
Administrative Contract Costs		1 06 4190.19	5	95,000.00	95,000.00	0.00
BOARD MEETING EXPENSE		1 06 4190.9	5	25,000.00	20,174.00	4,826.00
Total Administrative Expense				831,500.00	833,674.00	(2,174.00)
Tenant Services						
TENANT SERVICES - SALARIES		1 06 4210	5	0.00	0.00	0.00
Employee Benefits Cont -Ten Svc		1 06 4222	5	0.00	0.00	0.00
Total Tenant Services				0.00	0.00	0.00
Utility Expense						
WATER		1 06 4310	5	500.00	500.00	0.00
ELECTRICITY		1 06 4320	5	13,000.00	15,000.00	(2,000.00)

OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	1,000.00	1,000.00	32 0.00
Total Utility Expense					14,500.00	16,500.00	(2,000.00)
Ordinary Maintenance & Operations							
LABOR - WAGES/SALARIES	1	06	4410	5	10,000.00	11,000.00	(1,000.00)
MATERIALS	1	06	4420	5	7,098.00	4,000.00	3,098.00
Contract Costs-Extermination/Pest Control	1	06	4430.01	5	2,300.00	2,300.00	0.00
Contract Costs-Maint Cell Phone	1	06	4430.04	5	0.00	0.00	0.00
Contract Costs - Other Repairs	1	06	4430.03	5	5,000.00	1,000.00	4,000.00
Contract Costs-Auto/Truck Maint/Repair	1	06	4430.08	5	1,200.00	1,200.00	0.00
Contact Costs-Heating & Cooling Contract	1	06	4430.17	5	3,500.00	5,000.00	(1,500.00)
Contract Costs - Other	1	06	4430.13	5	0.00	0.00	0.00
Contact Costs-Electrical Contracts	1	06	4430.21	5	1,000.00	1,000.00	0.00
Garbage and Trash Removal	1	06	4431	5	600.00	500.00	100.00
Emp Benefit Cont - Maintenance	1	06	4433	5	800.00	0.00	800.00
Total Ordinary Maintenance & Operations					31,498.00	26,000.00	5,498.00
Protective Services							
Protective Services - Contract Costs	1	06	4480	5	6,200.00	3,500.00	2,700.00
Total Protective Services					6,200.00	3,500.00	2,700.00
General Expense							
Insurance -Property (Fire & EC)	1	06	4510.01	5	5,000.00	4,000.00	1,000.00
Insurance - General Liability	1	06	4510.02	5	600.00	600.00	0.00
Insurance - Automobile	1	06	4510.03	5	2,000.00	2,000.00	0.00
Insurance - Workman's Comp	1	06	4510.04	5	5,000.00	5,000.00	0.00
Insurance - Fidelity Bond	1	06	4510.09	5	1,100.00	1,100.00	0.00
Insurance - Other	1	06	4510.15	5	25,000.00	25,000.00	0.00
Other General Expense	1	06	4590	5	0.00	0.00	0.00
Matland Property Taxes	1	06	4520.1	5	500.00	0.00	500.00
Total General Expense					39,200.00	37,700.00	1,500.00
Other Expenditures							
Property Better & Add-Contract Costs	1	06	7540.4	5	75,000.00	75,000.00	0.00
Operating Exp For Property - Contra	1	06	7590	5	(75,000.00)	(75,000.00)	0.00
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					922,898.00	917,374.00	5,524.00
Net Income (Loss)					0.00	0.00	0.00

## Housing Authority of the City of Harlingen

## Operating Budget

HHA Low Rent  
Los Vecinos

Fiscal Year End Date:	3/31/2027	ACCOUNT	12 Month(s) Ended			Diff
			March 31, 2027	March 31, 2026		
<b>Rental Income</b>						
Dwelling Rental	1 01 3110 5		328,538.00	328,538.00	0.00	
Nondwelling Rental	1 01 3190 5		0.00	0.00	0.00	
<b>Total Rental Income</b>			<b>328,538.00</b>	<b>328,538.00</b>	<b>0.00</b>	
<b>Other Income</b>						
Interest Earned on Gen Fund Investments	1 01 3610 5		15,000.00	15,000.00	0.00	
Interest Income-Bank Statement	1 01 3610.01 5		20,000.00	20,000.00	0.00	
Other Income-Tenants	1 01 3690 5		43,462.00	43,462.00	0.00	
Other Income - Misc Other Revenue	1 01 3690.1 5		2,026.00	2,026.00	0.00	
Other Income - Insurance Equity	1 01 3690.4515		0.00	0.00	0.00	
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88 5		600.00	600.00	0.00	
Other Income - OP Trans in From CFP	1 01 3690.99 5		100,004.00	100,004.00	0.00	
<b>Total Other Income</b>			<b>181,092.00</b>	<b>181,092.00</b>	<b>0.00</b>	
<b>Other Receipts</b>						
Operating Subsidy - Current Year	1 01 8020 0		785,000.00	785,000.00	0.00	
<b>Total Other Receipts</b>			<b>785,000.00</b>	<b>785,000.00</b>	<b>0.00</b>	
<b>Total Revenue</b>			<b>1,294,630.00</b>	<b>1,294,630.00</b>	<b>0.00</b>	
<b>Administrative Expense</b>						
Nontechnical Salaries	1 01 4110 5		118,000.00	118,000.00	0.00	
Legal Expense	1 01 4130 5		3,000.00	3,000.00	0.00	
Staff Training	1 01 4140 5		3,500.00	3,500.00	0.00	
Travel	1 01 4150 5		3,500.00	3,500.00	0.00	
Travel-Mileage Reimbursement	1 01 4150.2 5		500.00	500.00	0.00	
Audit Fees	1 01 4171 5		7,550.00	7,550.00	0.00	
Employee Benefits Cont - Admin	1 01 4182 5		46,521.96	46,521.96	0.00	
Sundry	1 01 4190 5		1,000.00	1,000.00	0.00	
Postage/FedEx/UPS	1 01 4190.03 5		2,000.00	2,000.00	0.00	
Advertising and Marketing	1 01 4190.08 5		500.00	500.00	0.00	
Tenant Tracker	1 01 4190.10 5		0.00	0.00	0.00	
Publications	1 01 4190.11 5		2,500.00	2,500.00	0.00	
Membership Dues and Fees	1 01 4190.12 5		2,000.00	2,000.00	0.00	
Telephone/Cell Phones/Internet	1 01 4190.13 5		82,000.00	82,000.00	0.00	
Rental of Warehouse Space	1 01 4190.14 5		10,368.00	10,368.00	0.00	
Forms & Office Supplies	1 01 4190.17 5		10,000.00	10,000.00	0.00	
Other Sundry Expense	1 01 4190.18 5		1,000.00	1,000.00	0.00	
Administrative Contact Costs	1 01 4190.19 5		78,000.00	78,000.00	0.00	
Management Fee Expense - AMP	1 01 4190.21 5		108,000.00	108,000.00	0.00	
Asset Management Fee - AMP	1 01 4190.22 5		18,000.00	18,000.00	0.00	
Asset Mgmt-AMP Bookkeeping Fees	1 01 4190.23 5		14,000.00	14,000.00	0.00	
IT Fees-COCC	1 01 4190.24 5		3,600.00	3,600.00	0.00	
<b>BOARD MEETING EXPENSES</b>	1 01 4190.9 5		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Administrative Expense</b>			<b>515,539.96</b>	<b>515,539.96</b>	<b>0.00</b>	
<b>Tenant Services</b>						
Tenant Services - Salaries	1 01 4210 5		15,000.00	15,000.00	0.00	
Ten Services - Recreation, Pubs, Other	1 01 4220 5		8,000.00	8,000.00	0.00	
Employee Benefits Cont -Ten Svc	1 01 4222 5		0.00	0.00	0.00	
<b>Total Tenant Services</b>			<b>23,000.00</b>	<b>23,000.00</b>	<b>0.00</b>	
<b>Utility Expense</b>						
Water	1 01 4310 5		1,500.00	1,500.00	0.00	
Electricity	1 01 4320 5		15,000.00	15,000.00	0.00	
Gas	1 01 4330 5		2,000.00	2,000.00	0.00	

Other Utility Expense - Sewer	1	01	4390	5	1,500.00	1,500.00	0.00
<b>Total Utility Expense</b>					<b>20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>
<b>Ordinary Maintenance &amp; Operations</b>							
Labor	1	01	4410	5	68,062.04	68,062.04	0.00
Materials	1	01	4420	5	57,000.00	57,000.00	0.00
Contract Costs	1	01	4430	5	500.00	500.00	0.00
Contract Costs-Extermination/Pest Control	1	01	4430.01	5	10,000.00	10,000.00	0.00
Contract Costs-Other Repairs	1	01	4430.03	5	30,000.00	30,000.00	0.00
Contract Costs-Maint Cell Phone	1	01	4430.04	5	300.00	300.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	4,000.00	4,000.00	0.00
Contract Costs-Maintenance	1	01	4430.09	5	2,000.00	2,000.00	0.00
Contract Costs-Other	1	01	4430.13	5	53,514.00	53,514.00	0.00
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	6,000.00	6,000.00	0.00
Contract Costs-Landscape & Ground	1	01	4430.19	5	35,000.00	35,000.00	0.00
Contract Costs-Unit Turnaround	1	01	4430.20	5	39,150.00	39,150.00	0.00
Contact Costs-Electrical Contracts	1	01	4430.21	5	10,000.00	10,000.00	0.00
Contact Costs-Plumbing Contracts	1	01	4430.22	5	20,000.00	20,000.00	0.00
Contract Costs-Janitorial Contracts	1	01	4430.23	5	0.00	0.00	0.00
Connect/Disconnect Fees	1	01	4430.4	5	1,000.00	1,000.00	0.00
Garbage and Trash Collection	1	01	4431	5	3,000.00	3,000.00	0.00
Emp Benefit Cont - Maintenance	1	01	4433	5	33,000.00	33,000.00	0.00
<b>Total Ordinary Maintenance &amp; Operations</b>					<b>372,526.04</b>	<b>372,526.04</b>	<b>0.00</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	1	01	4480	5	55,000.00	55,000.00	0.00
<b>Total Protective Services</b>					<b>55,000.00</b>	<b>55,000.00</b>	<b>0.00</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	1	01	4510.01	5	27,000.00	27,000.00	0.00
Insurance - General Liability	1	01	4510.02	5	600.00	600.00	0.00
Insurance - Automobile	1	01	4510.03	5	3,000.00	3,000.00	0.00
Insurance - Workman's Comp	1	01	4510.04	5	4,000.00	4,000.00	0.00
Insurance - Fidelity Bond	1	01	4510.09	5	1,100.00	1,100.00	0.00
Insurance - Other	1	01	4510.15	5	238,764.00	238,764.00	0.00
Payments in Lieu of Taxes	1	01	4520	5	29,000.00	29,000.00	0.00
Property Taxes	1	01	4520.1	5	100.00	100.00	0.00
Collection Losses	1	01	4570	5	5,000.00	5,000.00	0.00
<b>Total General Expense</b>					<b>308,564.00</b>	<b>308,564.00</b>	<b>0.00</b>
<b>Other Expenditures</b>							
Extraordinary Maint-Labor	1	01	4610.1	5	0.00	0.00	0.00
Extraordinary Maint-Materials	1	01	4610.2	5	0.00	0.00	0.00
Property Better & Add-Contract Co	1	01	7540.4	5	550,000.00	550,000.00	0.00
Operating Exp For Property - Contra	1	01	7590	5	(550,000.00)	(550,000.00)	0.00
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>					<b>1,294,630.00</b>	<b>1,294,630.00</b>	<b>0.00</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## Housing Authority of the City of Harlingen

## Operating Budget

HHA Low Rent

BONITA PARK

Fiscal Year End Date:	3/31/2027	12 Month(s) Ended					
		March 31, 2027			March 31, 2026		Diff
ACCOUNT							
<b>Rental Income</b>							
Dwelling Rental	1	02	3110	5	381,000.00	381,000.00	0.00
Nondwelling Rental	1	02	3190	5	4,200.00	4,200.00	0.00
<b>Total Rental Income</b>					<b>385,200.00</b>	<b>385,200.00</b>	<b>0.00</b>
<b>Other Income</b>							
Interest Earned on Gen Fund Investments	1	02	3610	5	500.00	22,480.00	(21,980.00)
Interest Earned -Bank Statemet	1	02	3610.01	5	500.00	18,000.00	(17,500.00)
Other Income - Tenants	1	02	3690	5	39,000.00	39,000.00	0.00
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	0.00
Other Income - Insurance Equity	1	02	3690.451	5	314.00	314.00	0.00
Other Income - Gain/Loss on Sale of Equipment	1	02	3690.88	5	500.00	500.00	0.00
Other Income - OP Trans in From CFP	1	02	3690.99	5	100,044.00	100,044.00	0.00
<b>Total Other Income</b>					<b>140,858.00</b>	<b>180,338.00</b>	<b>(39,480.00)</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Year	1	02	8020	0	814,000.00	740,000.00	74,000.00
<b>Total Other Receipts</b>					<b>814,000.00</b>	<b>740,000.00</b>	<b>74,000.00</b>
<b>Total Revenue</b>					<b>1,340,058.00</b>	<b>1,305,538.00</b>	<b>34,520.00</b>
<b>Administrative Expense</b>							
Nontechnical Salaries	1	02	4110	5	126,000.00	150,000.00	(24,000.00)
Legal Expense	1	02	4130	5	4,500.00	4,500.00	0.00
Staff Training	1	02	4140	5	3,500.00	3,500.00	0.00
Travel	1	02	4150	5	5,000.00	3,500.00	1,500.00
Travel-Mileage Reimbursement	1	02	4150.2	5	1,000.00	1,000.00	0.00
Audit Fees	1	02	4171	5	6,548.00	6,548.00	0.00
Employee Benefits Cont - Admin	1	02	4182	5	38,000.00	62,900.00	(24,900.00)
Sundry	1	02	4190	5	500.00	500.00	0.00
Postage/FedEx/UPS	1	02	4190.03	5	1,200.00	1,200.00	0.00
Advertising and Marketing	1	02	4190.08	5	3,332.00	3,332.00	0.00
Tenant Tracker	1	02	4190.10	5	0.00	0.00	0.00
Publications	1	02	4190.11	5	1,000.00	1,000.00	0.00
Membership Dues and Fees	1	02	4190.12	5	2,000.00	2,000.00	0.00
Telephone/Cell Phone/Internet	1	02	4190.13	5	100,000.00	100,000.00	0.00
Rental of Warehouse Space	1	02	4190.14	5	0.00	0.00	0.00
Forms & Office Supplies	1	02	4190.17	5	16,000.00	16,000.00	0.00
Other Sundrv Expense	1	02	4190.18	5	3,000.00	3,000.00	0.00
Administrative Contact Costs	1	02	4190.19	5	87,000.00	87,000.00	0.00
Management Fee Expense - AMP	1	02	4190.21	5	107,000.00	107,000.00	0.00
Asset Management Fee - AMP	1	02	4190.22	5	20,000.00	20,000.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	1	02	4190.23	5	13,500.00	13,500.00	0.00
IT Fees - COCC	1	02	4190.24	5	4,000.00	4,000.00	0.00
Mileage reimbursement	1	02	4330.2	5	1,000.00	1,000.00	0.00
<b>Total Administrative Expense</b>					<b>544,080.00</b>	<b>591,480.00</b>	<b>(47,400.00)</b>

<b>Tenant Services</b>							
Tenant Services - Salaries	1	02	4210	5	15,000.00	15,000.00	0.00
Ten Services - Recreation, Pubs, Other	1	02	4220	5	10,000.00	10,000.00	0.00
Employee Benefits Cont -Ten Svc	1	02	4222	5	0.00	0.00	0.00
<b>Total Tenant Services</b>					<b>25,000.00</b>	<b>25,000.00</b>	<b>0.00</b>
<b>Utility Expense</b>							
Water	1	02	4310	5	3,200.00	3,200.00	0.00
Electricity	1	02	4320	5	15,000.00	15,000.00	0.00
Gas	1	02	4330	5	3,300.00	3,300.00	0.00
Other Utility Expense - Sewer	1	02	4390	5	1,000.00	1,000.00	0.00
<b>Total Utility Expense</b>					<b>22,500.00</b>	<b>22,500.00</b>	<b>0.00</b>
<b>Ordinary Maintenance &amp; Operations</b>							
Labor	1	02	4410	5	112,000.00	85,000.00	27,000.00
Materials	1	02	4420	5	80,000.00	80,000.00	0.00
Contract Costs	1	02	4430	5	2,000.00	2,000.00	0.00
Contract Costs-Extermination/Pest Control	1	02	4430.01	5	12,000.00	12,000.00	0.00
Contract Costs-Other Repairs	1	02	4430.03	5	40,000.00	25,000.00	15,000.00
Contract Costs-Maint Cell Phone	1	02	4430.04	5	400.00	400.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	6,000.00	6,000.00	0.00
Contract Costs-Maintenance	1	02	4430.09	5	51,000.00	51,000.00	0.00
Contract Costs-Other	1	02	4430.13	5	7,768.00	1,000.00	6,768.00
Contact Costs-Heating & Cooling Contract	1	02	4430.17	5	40,000.00	25,000.00	15,000.00
Contract Costs-Landscape & Ground	1	02	4430.19	5	55,000.00	55,000.00	0.00
Contract Costs-Unit Turnaround	1	02	4430.20	5	30,000.00	30,000.00	0.00
Contract Costs-Electrical Contracts	1	02	4430.21	5	15,000.00	5,848.00	9,152.00
Contact Costs-Plumbing Contracts	1	02	4430.22	5	20,000.00	16,000.00	4,000.00
Contract Costs-Janitorial Contracts	1	02	4430.23	5	0.00	0.00	0.00
Connect/Disconnect Fees	1	02	4430.4	5	1,000.00	1,000.00	0.00
Garbage and Trash Collection	1	02	4431	5	3,500.00	3,500.00	0.00
Emp Benefit Cont - Maintenance	1	02	4433	5	38,000.00	42,000.00	(4,000.00)
<b>Total Ordinary Maintenance &amp; Operations</b>					<b>513,668.00</b>	<b>440,748.00</b>	<b>72,920.00</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	1	02	4480	5	40,000.00	40,000.00	0.00
<b>Total Protective Services</b>					<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	1	02	4510.01	5	30,000.00	26,000.00	4,000.00
Insurance - General Liability	1	02	4510.02	5	600.00	600.00	0.00
Insurance - Automobile	1	02	4510.03	5	2,800.00	2,800.00	0.00
Insurance - Workman's Comp	1	02	4510.04	5	3,300.00	3,300.00	0.00
Insurance - Fidelity Bond	1	02	4510.09	5	1,035.00	1,035.00	0.00
Insurance - Other	1	02	4510.15	5	120,000.00	115,000.00	5,000.00
Payments in Lieu of Taxes	1	02	4520	5	32,000.00	32,000.00	0.00
PROPERTY TAXES	1	02	4520.1	5	75.00	75.00	0.00
Collection Losses	1	02	4570	5	5,000.00	5,000.00	0.00
Other General Expense	1	02	4590	5	0.00	0.00	0.00
<b>Total General Expense</b>					<b>194,810.00</b>	<b>185,810.00</b>	<b>9,000.00</b>
<b>Other Expenditures</b>							
Replacement Of Non-Expend Equipment	1	02	7520	5			
Property Better & Add-Contract Costs	1	02	7540.4	5	300,000.00	300,000.00	0.00
Operating Exp For Property - Contra	1	02	7590	5	(300,000.00)	(300,000.00)	0.00
<b>Total Other Expenditures</b>					0.00	0.00	0.00
<b>Total Expenses</b>					<b>1,340,058.00</b>	<b>1,305,538.00</b>	<b>34,520.00</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## Housing Authority of the City of Harlingen

**Operating Budget**HHA Low Rent  
LE MOYNE GARDENS

Fiscal Year End Date:	3/31/2027	12 Month(s) Ended					
					March 31, 2027	March 31, 2026	Diff
ACCOUNT							
<b>Rental Income</b>							
Dwelling Rental		1	03	3110	5	453,684.00	408,820.00
Nondwelling Rental		1	03	3190	5	0.00	0.00
<b>Total Rental Income</b>						<b>453,684.00</b>	<b>408,820.00</b>
<b>Other Income</b>							
Interest Earned on Gen Fund Investments		1	03	3610	5	500.00	36,500.00
Other Income-Tenants		1	03	3690	5	72,000.00	58,000.00
Other Income - Misc Other Revenue		1	03	3690.1	5	1,000.00	5,135.00
Other Income - Insurance Equity		1	03	3690.4515		0.00	0.00
Other Income - Gain/Loss on Sale of Equipment		1	03	3690.88	5	1000.00	550.00
Other Income - OP Trans in From CFP		1	03	3690.99	5	134,000.00	129,869.00
<b>Total Other Income</b>						<b>208,500.00</b>	<b>230,054.00</b>
<b>Other Receipts</b>							
Operating Subsidy - Current Year		1	03	8020	0	1,142,000.00	983,580.00
<b>Total Other Receipts</b>						<b>1,142,000.00</b>	<b>983,580.00</b>
<b>Total Revenue</b>						<b>1,804,184.00</b>	<b>1,622,454.00</b>
<b>Administrative Expense</b>							
Nontechnical Salaries		1	03	4110	5	251,000.00	200,000.00
Legal Expense		1	03	4130	5	4,000.00	5,000.00
Staff Training		1	03	4140	5	5,000.00	2,000.00
Travel		1	03	4150	5	10,000.00	2,000.00
Travel-Mileage Reimbursement		1	03	4150.2	5	1,000.00	1,000.00
Audit Fees		1	03	4171	5	10,000.00	10,000.00
Employee Benefits Cont - Admin		1	03	4182	5	74,000.00	84,000.00
Sundry		1	03	4190	5	3,000.00	3,000.00
Postage/FedEx/UPS		1	03	4190.03	5	1,000.00	3,000.00
Advertising and Marketing		1	03	4190.08	5	3,000.00	3,000.00
Tenant Tracker		1	03	4190.10	5	0.00	0.00
Publications		1	03	4190.11	5	5,200.00	5,000.00
Membership Dues and Fees		1	03	4190.12	5	3,100.00	2,500.00
Telephone/Cell Phone/Internet		1	03	4190.13	5	125,000.00	125,000.00
Rental of Warehouse Space		1	03	4190.14	5	10,368.00	10,368.00
Forms & Office Supplies		1	03	4190.17	5	25,000.00	20,000.00
Other Sundry Expense		1	03	4190.18	5	2,591.00	2,591.00
Administrative Contact Costs		1	03	4190.19	5	100,000.00	100,000.00
Management Fee Expense - AMP		1	03	4190.21	5	145,000.00	145,000.00
Asset Management Fee - AMP		1	03	4190.22	5	24,000.00	24,000.00
Asset Mgmt-AMP Bookkeeping Fees		1	03	4190.23	5	18,000.00	18,000.00
IT Fees - COCC		1	03	4190.24	5	4,800.00	4,800.00
Mileage Reimbursement		1	03	4190.9	5	500.00	500.00
<b>Total Administrative Expense</b>						<b>825,559.00</b>	<b>770,759.00</b>
							<b>54,800.00</b>

**Tenant Services**

Tenant Services - Salaries	1	03	4210	5	10,000.00	15,000.00	(5,000.00)
Ten Services - Recreation, Pubs, Other	1	03	4220	5	5,000.00	8,000.00	(3,000.00)
Employee Benefits Cont -Ten Svc	1	03	4222	5	0.00	0.00	0.00

**Total Tenant Services****Utility Expense**

Water	1	03	4310	5	8,000.00	8,000.00	0.00
Electricity	1	03	4320	5	21,000.00	21,000.00	0.00
Gas	1	03	4330	5	3,000.00	2,000.00	1,000.00
Other Utility Expense - Sewer	1	03	4390	5	2,000.00	2,000.00	0.00

**Total Utility Expense****Ordinary Maintenance & Operations**

Labor	1	03	4410	5	117,000.00	117,000.00	0.00
Materials	1	03	4420	5	80,000.00	70,000.00	10,000.00
Contract Costs	1	03	4430	5	2,000.00	2,000.00	0.00
Contract Costs-Extermination/Pest Control	1	03	4430.01	5	20,000.00	20,000.00	0.00
Contract Costs-Other Repairs	1	03	4430.03	5	30,000.00	20,000.00	10,000.00
Contract Costs-Maint Cell Phone	1	03	4430.04	5	1,000.00	1,000.00	0.00
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	10,000.00	5,000.00	5,000.00
Contract Costs-Maintenance	1	03	4430.09	5	20,000.00	15,000.00	5,000.00
Contract Costs-Other	1	03	4430.13	5	25,000.00	20,000.00	5,000.00
Contract Costs-Heating & Cooling Contract	1	03	4430.17	5	35,000.00	30,000.00	5,000.00
Contract Costs-Landscape & Ground	1	03	4430.19	5	54,392.00	54,392.00	0.00
Contract Costs-Unit Turnaround	1	03	4430.20	5	100,000.00	50,000.00	50,000.00
Contact Costs-Electrical Contracts	1	03	4430.21	5	50,000.00	30,000.00	20,000.00
Contact Costs-Plumbing Contracts	1	03	4430.22	5	30,000.00	20,000.00	10,000.00
Contract Costs-Janitorial Contracts	1	03	4430.23	5	500.00	500.00	0.00
Connect/Disconnect Fees	1	03	4430.4	5	1,000.00	2,000.00	(1,000.00)
Garbage and Trash Collection	1	03	4431	5	6,000.00	6,000.00	0.00
Emp Benefit Cont - Maintenance	1	03	4433	5	39,000.00	44,000.00	(5,000.00)
Emp Benefit Cont - Maintenance Unemployment	1	03	4433.8	5	703.00	703.00	0.00

**Total Ordinary Maintenance & Operations****Protective Services**

Protective Services - Contract Costs	1	03	4480	5	50,000.00	50,000.00	0.00
<b>Total Protective Services</b>					<b>50,000.00</b>	<b>50,000.00</b>	<b>0.00</b>

**General Expense**

Insurance -Property (Fire & EC)	1	03	4510.01	5	38,000.00	25,000.00	13,000.00
Insurance - General Liability	1	03	4510.02	5	1,000.00	1,900.00	(900.00)
Insurance - Automobile	1	03	4510.03	5	4,000.00	4,000.00	0.00
Insurance - Workman's Comp	1	03	4510.04	5	7,400.00	7,400.00	0.00
Insurance - Fidelity Bond	1	03	4510.09	5	1,746.00	1,500.00	246.00
Insurance - Other	1	03	4510.15	5	161,000.00	156,000.00	5,000.00
Payments in Lieu of Taxes	1	03	4520	5	37,584.00	35,000.00	2,584.00
Property Taxes	1	03	4520.1	5	100.00	100.00	0.00
Collection Losses	1	03	4570	5	7,200.00	7,200.00	0.00
Other General Expense	1	03	4590.1	5	0.00	0.00	0.00

**Total General Expense****Other Expenditures**

Replacement Of Non-Expend Equipment	1	03	7520	5			
Property Better & Add-Contract Costs	1	03	7540.4	5	575,000.00	575,000.00	0.00
Operating Exp For Property - Contra	1	03	7590	5	(575,000.00)	(575,000.00)	0.00

**Total Other Expenditures****Total Expenses****Net Income (Loss)**

				0.00	0.00	0.00
				1,804,184.00	1,622,454.00	181,730.00
				0.00	0.00	0.00

**Operating Budget**

## Family Living Center

Fiscal Year End Date:	3/31/2027	ACCOUNT			12 Month(s) Ended			Diff
						March 31, 2027	March 31, 2026	
<b>Rental Income</b>								
Dwelling Rental		3	01	3110	5	57,600.00	52,800.00	4,800.00
<b>Total Rental Income</b>						<b>57,600.00</b>	<b>52,800.00</b>	<b>4,800.00</b>
<b>Other Income</b>								
Interest Earned on Gen Fund Investments		3	01	3610	5	2,604.00	2,800.00	(196.00)
Other Income-Tenants		3	01	3690	5	2,280.00	2,000.00	280.00
Other Income - Misc Other Revenue		3	01	3690.1	5	0.00	0.00	0.00
<b>Total Other Income</b>						<b>4,884.00</b>	<b>4,800.00</b>	<b>84.00</b>
<b>Total Revenue</b>						<b>62,484.00</b>	<b>57,600.00</b>	<b>4,884.00</b>
<b>Administrative Expense</b>								
Nontechnical Salaries		3	01	4110	5	17,000.00	6,000.00	11,000.00
Legal Expense		3	01	4130	5	394.00	394.00	0.00
Audit Fees/ Accounting fees		3	01	4171	5	3,000.00	3,000.00	0.00
Employee Benefits Cont - Admin		3	01	4182	5	2,600.00	0.00	2,600.00
Sundry		3	01	4190	5	0.00	4,000.00	(4,000.00)
Advertising and Marketing		3	01	4190.08	5	250.00	250.00	0.00
Publications		3	01	4190.11	5	200.00	200.00	0.00
Other Sundry Expense		3	01	4190.18	5	5,500.00	8,500.00	(3,000.00)
<b>Total Administrative Expense</b>						<b>28,944.00</b>	<b>22,344.00</b>	<b>6,600.00</b>
<b>Utility Expense</b>								
Water		3	01	4310	5	426.00	426.00	0.00
Other Utility Expense - Sewer		3	01	4390	5	780.00	780.00	0.00
<b>Total Utility Expense</b>						<b>1,206.00</b>	<b>1,206.00</b>	<b>0.00</b>
<b>Ordinary Maintenance &amp; Operations</b>								
Labor		3	01	4410	5	3,000.00	4,500.00	(1,500.00)
Materials		3	01	4420	5	2,000.00	2,000.00	0.00
Contract Cots-Extermination		3	01	4430.01	5	1,180.00	800.00	380.00
Contract Costs-Other Repairs		3	01	4430.03	5	3,304.00	7,100.00	(3,796.00)
Contract Costs-Inspections		3	01	4430.09	5	0.00	0.00	0.00
Contract Costs-Other		3	01	4430.13	5	3,000.00	4,000.00	(1,000.00)
Contact Costs-Heating & Cooling Contract		3	01	4430.17	5	4,000.00	4,000.00	0.00
Connect/Disconnect Fees		3	01	4430.4	5	30.00	30.00	0.00
Garbage and Trash Collection		3	01	4431	5	1,300.00	1,300.00	0.00
Emp Benefit Cont - Maintenance		3	01	4433	5	0.00	0.00	0.00
<b>Total Ordinary Maintenance &amp; Operations</b>						<b>17,814.00</b>	<b>23,730.00</b>	<b>(5,916.00)</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC)		3	01	4510.01	5	3,300.00	3,200.00	100.00
Insurance - General Liability		3	01	4510.02	5	120.00	120.00	0.00
Insurance - Fidelity Bond		3	01	4510.09	5	0.00	0.00	0.00
Insurance - Other		3	01	4510.15	5	11,100.00	7,000.00	4,100.00
Collection Losses		3	01	4570	5	0.00	0.00	0.00
Transfer Funds VO		3	01	4590.07	5	0.00	0.00	0.00
<b>Total General Expense</b>						<b>14,520.00</b>	<b>10,320.00</b>	<b>4,200.00</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract Cost		3	01	7540.4	5	55,000.00	55,000.00	0.00
Operating Exp for Property - Contra		3	01	7590	5	(55,000.00)	(55,000.00)	0.00
<b>Total Other Expenditures</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>						<b>62,484.00</b>	<b>57,600.00</b>	<b>4,884.00</b>
<b>Net Income (Loss)</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Housing Authority of the City of Harlingen**  
**Operating Budget**  
**Voucher**

<b>Fiscal Year End Date:</b>		12 month(s) Ended								
					<b>March 31, 2027</b>	<b>March 31, 2026</b>	<b>Diff</b>			
<b>ACCOUNT</b>										
<b>Other Income</b>										
Other Income		7	01	3690	5	105.00	105.00			
<b>Total Other Income</b>						<b>105.00</b>	<b>105.00</b>			
<b>Other Receipts</b>										
Administrative Fees Earned		7	01	3112	5	735,328.00	712,282.00			
Interest Income HA Portion		7	01	3300	5	500.00	4,800.00			
Transfer Funds Affordable Housing		7	01	3300.28	5	0.00	0.00			
Fraud Recovery PHA Section 8		7	01	3300.3	5	7,375.00	7,375.00			
Transfer Funds FLC		7	01	3300.38	5	0.00	0.00			
Income - Insurance Equity		7	01	3300.45	5	0.00	0.00			
Gain or Loss on sale of equipment		7	01	3300.9	5	0.00	0.00			
Portable Admin Fees Earned		7	01	3300.P	5	25,656.00	25,656.00			
<b>Total Other Receipts</b>						<b>768,859.00</b>	<b>750,113.00</b>			
<b>Total Admin Revenue</b>						<b>768,964.00</b>	<b>750,218.00</b>			
<b>Administrative Expense</b>										
Nontechnical Salaries		7	01	4110	5	184,000.00	166,000.00			
Administrative Salaries - Comp Absence		7	01	4110.8	5	0.00	0.00			
Legal Expense		7	01	4130	5	5,000.00	5,000.00			
STAFF TRAINING		7	01	4140	5	10,000.00	10,000.00			
Travel		7	01	4150	5	10,000.00	10,000.00			
Travel-Mileage Reimbursement		7	01	4150.2	5	3,000.00	3,000.00			
Audit Fees		7	01	4171	5	5,000.00	5,000.00			
Office Rent & Utilities		7	01	4180	5	13,236.00	13,236.00			
Employee Benefits Cont - Admin		7	01	4182	5	63,000.00	58,000.00			
Sundry		7	01	4190	5	5,000.00	5,000.00			
Postage/FedEx/UPS		7	01	4190.03	5	10,000.00	10,000.00			
Advertising and Marketing		7	01	4190.08	5	15,000.00	15,000.00			
Tenant Tracker		7	01	4190.10	5	0.00	0.00			
Publications		7	01	4190.11	5	10,000.00	10,000.00			
Membership Dues and Fees		7	01	4190.12	5	5,000.00	5,000.00			
Telephone/Cell Phone/Internet		7	01	4190.13	5	30,000.00	30,000.00			
Forms & Office Supplies		7	01	4190.17	5	23,917.00	25,217.00			
Other Sundry Expense		7	01	4190.18	5	7,591.00	7,545.00			
Administrative Contact Costs		7	01	4190.19	5	100,000.00	100,000.00			
Asset Management Fee - AMP		7	01	4190.22	5	106,992.00	106,992.00			
Asset Mgmt-AMP Bookkeeping Fees		7	01	4190.23	5	66,870.00	66,870.00			
Maintenance & Operating Sec 8		7	01	4400	5	25,000.00	25,000.00			
Insurance - Automobile		7	01	4510.03	5	3,500.00	3,500.00			
Insurance - Workman's Comp		7	01	4510.04	5	15,000.00	15,000.00			
Insurance - Other		7	01	4510.15	5	2,000.00	2,000.00			
Other General Expense		7	01	4590	5	0.00	0.00			
Admin Fee - Paid for Portability		7	01	4590.P	5	2,500.00	2,500.00			
Replacement of Un-expended Equipm		7	01	7520	5	50,000.00	50,000.00			

Operating Expense for Property - Contr	7	01	7590	5	(50,000.00)	(50,000.00)	0.00
Admi Fees Tenant Protection	7	02	4590P	5	0.00	0.00	0.00
Asset Management Fee - AMP	7	03	4190.22	5	12,528.00	12,528.00	0.00
Asset Mgmt-AMP Bookkeeping Fees	7	03	4190.23	5	7,830.00	7,830.00	0.00
Portable Admin Fees Paid	7	03	4590.P	5	27,000.00	30,000.00	(3,000.00)
<b>Total Administrative Expense</b>					<b>768,964.00</b>	<b>750,218.00</b>	<b>18,746.00</b>
<b>Income from Operations</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Revenues and Expenses</b>							
HAP Payments - Rents	7	01	4715.1	5	(5,435,068.00)	(5,415,926.00)	19,142.00
HAP Payments - Utilities	7	01	4715.4	5	(115,000.00)	(158,000.00)	(43,000.00)
Fraud Recovery HUD	7	01	4715.8	5	0.00	(4,000.00)	(4,000.00)
HAP Port In	7	01	4715.P	5	(49,354.00)	(21,000.00)	28,354.00
HAP Payments - Port Out	7	01	4715.PC	5	(36,000.00)	(14,000.00)	22,000.00
HAP Earned Income	7	01	4902	5	6,059,193.00	6,011,086.00	48,107.00
HAP Payments - Rents	7	02	4715.1	5	(45,000.00)	(45,000.00)	0.00
HAP Payments - Utilities	7	02	4715.4	5	100.00	100.00	0.00
HAP Payments - Rent - VASH	7	03	4715.1	5	(200,000.00)	(200,000.00)	0.00
HAP Payments - Utilities	7	03	4715.4	5	(2,000.00)	(2,000.00)	0.00
HAP Payments - Port In	7	03	4715.P	5	(500.00)	(500.00)	0.00
HAP Payments - Port Out	7	03	4715.PC	5	(161,131.00)	(135,220.00)	25,911.00
HAP Payments - Homeownership Progr	7	04	4715.HC	5	(40.00)	(40.00)	0.00
HAP Payments - Rents FYI	7	05	4715.1	5	(15,000.00)	(15,000.00)	0.00
HAP Payments - Utilities FYI	7	05	4715.4	5	(200.00)	(500.00)	300.00
<b>Total Other Revenues and Expenses</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income (Loss)</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

# Housing Authority of the City of Harlingen

## Operating Budget

Harlingen Affordable Housing Corporation

Fiscal Year End Date:	3/31/2027	12 Month(s) Ended									
					March 31, 2027	March 31, 2026	Diff				
<b>Revenue</b>											
<b>Rental Income</b>											
Dwelling Rent	2	01	3110	5	87,912.00	87,000.00	912.00				
Nondwelling Rental	2	01	3190	5	25,625.00	25,625.00	0.00				
<b>Total Rental Income</b>					<b>113,537.00</b>	<b>112,625.00</b>	<b>912.00</b>				
<b>Other Income</b>											
Other Income-Scholarship Donations	2	01	3690	5	5,000.00	5,000.00	0.00				
Other Income - Misc Other Revenue	2	01	3690.1	5	5,000.00	5,000.00	0.00				
Other Income - Insurance Equity	2	01	3690.4	5	0.00	0.00	0.00				
<b>Total Other Income</b>					<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>				
<b>Total Revenue</b>					<b>123,537.00</b>	<b>122,625.00</b>	<b>912.00</b>				
<b>Expenses</b>											
<b>Administrative Expense</b>											
Nontechnical Salaries	2	01	4110	5	21,889.00	23,000.00	(1,111.00)				
Legal Expense	2	01	4130	5	4,000.00	4,000.00	0.00				
Accounting Fees	2	01	4170	5	1,500.00	1,500.00	0.00				
Audit Fees	2	01	4171	5	1,500.00	1,500.00	0.00				
Employee Benefits Cont - Admin	2	01	4182	5	2,600.00	0.00	2,600.00				
Advertising and Marketing	2	01	4190.0	5	4,000.00	4,000.00	0.00				
Other Sundry Expense	2	01	4190.1	5	15,000.00	15,000.00	0.00				
Administrative Contract Costs	2	01	4190.1	5	5,000.00	5,000.00	0.00				
<b>Total Administrative Expense</b>					<b>55,489.00</b>	<b>54,000.00</b>	<b>1,489.00</b>				
<b>Tenant Services</b>											
Resident Events/Education Expense	2	01	4220.1	5	3,000.00	3,000.00	0.00				
<b>Total Tenant Services</b>					<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>				
<b>Utilities Expense</b>											
Water	2	01	4310	5	100.00	100.00	0.00				
Electricity	2	01	4320	5	3,100.00	3,100.00	0.00				
Sewer	2	01	4390	5	100.00	100.00	0.00				
<b>Total Utilities Expense</b>					<b>3,300.00</b>	<b>3,300.00</b>	<b>0.00</b>				
<b>Ordinary Maintenance and Operation</b>											
Labor	2	01	4410	5	2,000.00	1,500.00	500.00				
Materials	2	01	4420	5	3,000.00	3,000.00	0.00				
Contract Costs-Extermination	2	01	4430.0	5	2,000.00	2,000.00	0.00				
Contract Costs-Other Repairs	2	01	4430.0	5	26,092.00	27,169.00	(1,077.00)				
Connect/Disconnect Fees	2	01	4430.4	5	0.00	0.00	0.00				
Garbage and Trash Collection	2	01	4431	5	100.00	100.00	0.00				
Emp Benefit Cont - Maintenance	2	01	4433	5	0.00	0.00	0.00				
<b>Total Ordinary Maintenance and Operation</b>					<b>33,192.00</b>	<b>33,769.00</b>	<b>(577.00)</b>				
<b>Protective Services</b>											
Protective Services - Contract Costs	2	01	4480	5	1,500.00	1,500.00	0.00				
<b>Total Protective Services</b>					<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>				
<b>General Expense</b>											

Insurance -Property (Fire & EC)	2	01	4510.0 5	1,000.00	1,000.00	0.00
Insurance-Flood	2	01	4510.1 5	4,000.00	4,000.00	0.00
Insurance - Windstorm	2	01	4510.1 5	5,056.00	5,056.00	0.00
Transfer of Funds - COCC	2	01	4590.0 5	12,000.00	12,000.00	0.00
Scholarship Payments	2	01	4590.2 5	5,000.00	5,000.00	0.00
<b>Total General Expense</b>				<b>27,056.00</b>	<b>27,056.00</b>	<b>0.00</b>
<b>Other Expenditures</b>						
Property Better & Add-Contract Cost	2	01	7540.4 5	150,000.00	150,000.00	0.00
Operating Exp for Property - Contra	2	01	7590 5	(150,000.00)	(150,000.00)	0.00
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenses</b>				<b>123,537.00</b>	<b>122,625.00</b>	<b>912.00</b>
<b>Net Income (Loss)</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Housing Authority of the City of Harlingen  
Board Resolution No. 1531

**HCV/Section 8 Utility Allowances**

WHEREAS: HUD requires in 24 CFR 982.517 that Housing Agencies maintain a HCV/Section 8 Utility Allowance Schedule for all tenant-paid utilities; and

WHEREAS: HUD requires Housing Agencies to review their Utility Allowances at least annually and must revise their allowances for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS: It is the desire and intent of the Board of Commissioners to comply with HUD regulations.

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approves and adopts the attached HCV/Section 8 updated Utility Allowances on this, the 21st day of January 2026, to become effective April 1, 2026

---

Carlos "Charlie" Perez  
Chairperson – Board of Commissioners

---

Hilda Benavides  
Chief Executive Officer

# Utility Allowance Summary (HCV/S8 Program)

## 2026–2027

The Housing Authority (HHA) maintains a utility allowance schedule to ensure that reasonable allowances are provided for tenant-paid utilities. These allowances help families cover typical costs for households in similar units within the same locality.

When calculating gross rent and Housing Assistance Payments (HAP), the HHA considers both the contract rent paid to the owner and anticipated tenant-paid utility costs. The schedule includes electricity, water, gas, tenant-supplied appliances (such as a refrigerator and range), and essential housing services (e.g., trash collection). It excludes personal expenses such as telephone and nonessential utilities like cable or satellite TV.

### Light Only

Unit Size	Current U/A	New U/A	Difference	% Change
Efficiency	\$99.00	\$98.00	-\$1.00	-1%
One Bedroom	\$115.00	\$114.00	-\$1.00	-1%
Two Bedroom	\$150.00	\$148.00	-\$2.00	-1%
Three Bedroom	\$185.00	\$183.00	-\$2.00	-1%
Four Bedroom	\$219.00	\$217.00	-\$2.00	-1%

### Light & Water

Unit Size	Current U/A	New U/A	Difference	% Change
Efficiency	\$168.00	\$158.00	-\$10.00	-6%
One Bedroom	\$172.00	\$175.00	+\$3.00	+2%
Two Bedroom	\$216.00	\$218.00	+\$2.00	+1%
Three Bedroom	\$259.00	\$262.00	+\$3.00	+1%
Four Bedroom	\$301.00	\$304.00	+\$3.00	+1%

### Light, Water & Gas

Unit Size	Current U/A	New U/A	Difference	% Change
Efficiency	\$168.00	\$185.00	+\$17.00	+9%
One Bedroom	\$182.00	\$202.00	+\$20.00	+10%
Two Bedroom	\$224.00	\$251.00	+\$27.00	+11%
Three Bedroom	\$264.00	\$297.00	+\$33.00	+12%
Four Bedroom	\$306.00	\$344.00	+\$38.00	+12%

**HARLINGEN HOUSING AUTHORITY**  
**Vehicle Bid Summary**

The Vehicle Bid was advertised in the Valley Morning Star on Saturday, December 13, 2025, and Saturday, December 20, 2025. The bid opening was on Monday, January 5, 2026, at 3:00 p.m. at the COCC.

Two companies requested bid packets via email, and one packet was picked up.

One bid was received.

**Name of Bid:** Vehicle Bid for 2025 Ford Pickup & SUV

**Date:** January 5, 2026

**Location(s):** Le Moyne Gardens

**Time:** 3:00 PM

<b>Received Date &amp; Time:</b>	<b>Company Name:</b>	<b>Bid Amount :</b>
January 2, 2026 @ 3:11 p.m.	Sames Ford McAllen	SUV-\$36,427.00 Ford Pick Up- \$44,598.00 Total: \$80,025.00
No submission	Weslaco Payne	
No submission	PWX Press Marketing Vendor	

The Harlingen Housing Authority recommends awarding the bid to Sames Ford McAllen due to the bid specifications and past experiences.

# **City of Harlingen Housing Authority**

November 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report for December 2025 Activities



## Bank Balances- Reserves as of 11/30/2025

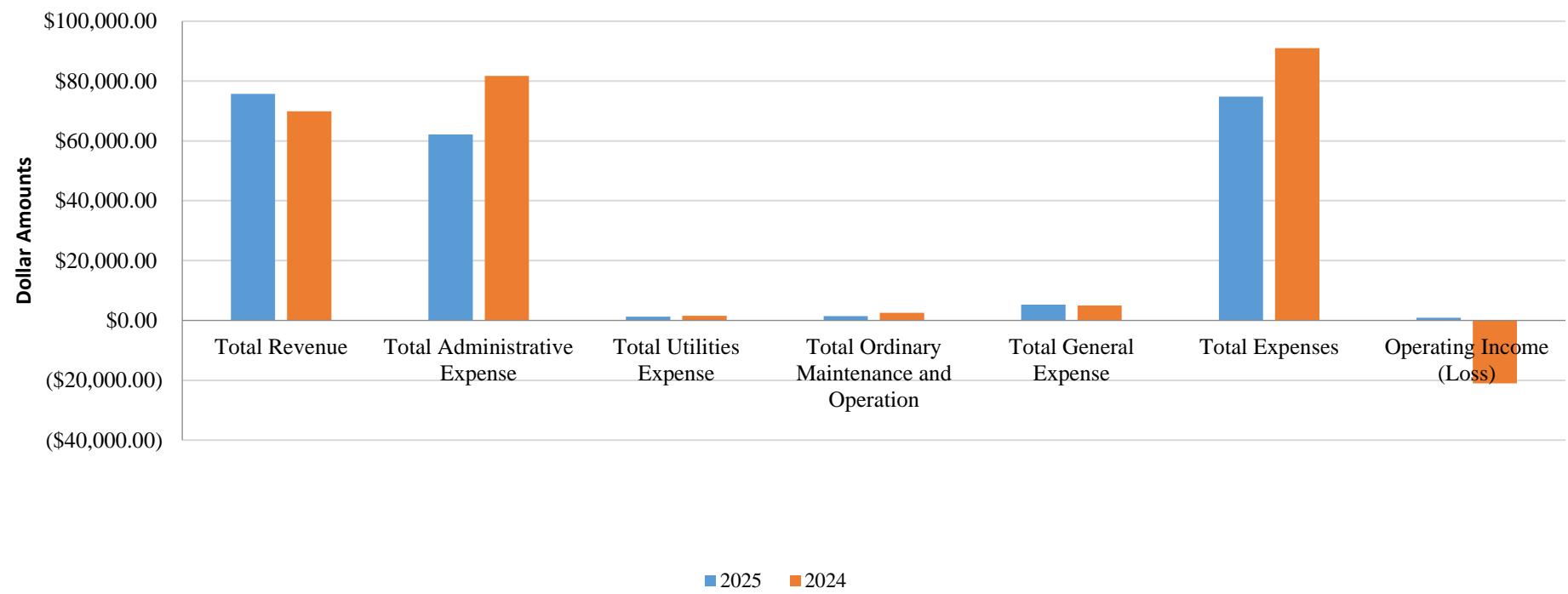
	November 2025	Operating Reserve
	Expenses	Ratio in Months
Conventional Program Reserves:		
\$60,931.98 COCC Investment Account		
\$391,603.82 COCC General Fund	\$74,829.50	6.05
Low Rent Reserves:		
\$1,356,296.16 Los Vecinos	\$124,988.79	10.85
\$1,035,502.22 Bonita Park	\$111,400.63	9.30
\$1,861,938.74 Le Moyne Gardens	\$155,560.26	11.97
Family Living Center Reserves:		
\$78,042.52 FLC bank cash account	\$5,116.88	15.25
HCV/Section 8 Reserves:		
\$72,206.57 Admin	\$55,296.48	1.31
\$11,668.19 HAP	\$537,721.41	0.02

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

Start: 11/01/2025      Start: 11/01/2024  
End: 11/30/2025      End: 11/30/2024

Total Revenue	\$75,751.06	\$69,931.75
Total Administrative Expense	\$62,147.11	\$81,717.77
Total Utilities Expense	\$1,263.17	\$1,503.91
Total Ordinary Maintenance and Operation	\$1,491.26	\$2,517.08
Total General Expense	\$5,286.26	\$5,000.89
Total Expenses	\$74,829.50	\$90,974.07
Operating Income (Loss)	\$921.56	(\$21,042.32)

**COCC Comparative November 2025 - November 2024**



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

				Start: 11/01/2025	Start: 11/01/2024		
				End: 11/30/2025	End: 11/30/2024	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Other Income - CFP24	1	06	3690.31	5	0.00	13,895.00	(13,895.00)
Other Income - CFP25	1	06	3690.32	5	14,098.00	0.00	14,098.00
<b>Total Operating Income</b>					<b>14,098.00</b>	<b>13,895.00</b>	<b>203.00</b>
<b>Rental Income</b>							
NON-DWELLING RENT	1	06	3190	5	2,198.81	0.00	2,198.81
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>0.00</b>	<b>2,198.81</b>
<b>Other Income</b>							
Investment Income - Unrestrict	1	06	3610	5	871.72	1,050.25	(178.53)
OTHER INCOME	1	06	3690	5	210.93	56.88	154.05
Other Income - Management Fee	1	06	3690.2	5	32,649.60	39,001.12	(6,351.52)
Other Income - Asset Managemen	1	06	3690.3	5	14,916.00	11,302.50	3,613.50
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,810.00	3,630.00	6,180.00
IT Fees	1	06	3690.5	5	996.00	996.00	0.00
<b>Total Other Income</b>					<b>59,454.25</b>	<b>56,036.75</b>	<b>3,417.50</b>
<b>Total Revenue</b>					<b>75,751.06</b>	<b>69,931.75</b>	<b>5,819.31</b>
 <b>Expenses</b>							
<b>Administrative Expense</b>							
NONTECHNICAL SALARIES	1	06	4110	5	32,435.23	45,561.48	13,126.25
STAFF TRAINING	1	06	4140	5	200.00	100.00	(100.00)
TRAVEL	1	06	4150	5	3,892.70	1,599.15	(2,293.55)
Travel-Mileage Reimbursement	1	06	4150.2	5	362.60	356.44	(6.16)
Audit Fees	1	06	4171	5	2,550.22	2,624.41	74.19
Employee Benefits Cont - Admin	1	06	4182	5	13,815.37	15,350.18	1,534.81
SUNDRY	1	06	4190	5	0.00	450.87	450.87
Postage/FedEx/UPS	1	06	4190.03	5	78.00	267.00	189.00
PUBLICATIONS	1	06	4190.11	5	546.70	0.00	(546.70)
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	100.00	100.00
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,238.56	3,150.80	(87.76)
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	889.20	1,581.43	692.23
Other Sundry Expense	1	06	4190.18	5	348.69	1,522.80	1,174.11
Administrative Contact Costs	1	06	4190.19	5	3,162.31	4,923.03	1,760.72
BOARD MEETING EXPENSE	1	06	4190.9	5	627.53	4,130.18	3,502.65
<b>Total Administrative Expense</b>					<b>62,147.11</b>	<b>81,717.77</b>	<b>19,570.66</b>
<b>Utilities Expense</b>							
WATER	1	06	4310	5	0.00	24.51	24.51
ELECTRICITY	1	06	4320	5	1,263.17	1,442.43	179.26
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	0.00	36.97	36.97
<b>Total Utilities Expense</b>					<b>1,263.17</b>	<b>1,503.91</b>	<b>240.74</b>
<b>Ordinary Maintenance and Operation</b>							
LABOR - WAGES/SALARIES	1	06	4410	5	640.66	861.05	220.39
MATERIALS	1	06	4420	5	301.66	759.02	457.36
Contract Cots-Extermination/Pe	1	06	4430.01	5	0.00	200.00	200.00
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	495.00	495.00
Contract Costs-Auto/Truck Main	1	06	4430.08	5	114.16	89.35	(24.81)
Contract Costs-Other	1	06	4430.13	5	250.00	0.00	(250.00)
Garbage and Trash Removal	1	06	4431	5	0.00	46.79	46.79
Emp Benefit Cont - Maintenance	1	06	4433	5	184.78	65.87	(118.91)
<b>Total Ordinary Maintenance and Operation</b>					<b>1,491.26</b>	<b>2,517.08</b>	<b>1,025.82</b>
<b>Protective Services</b>							
Protective Services - Contract	1	06	4480	5	4,641.70	234.42	(4,407.28)

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

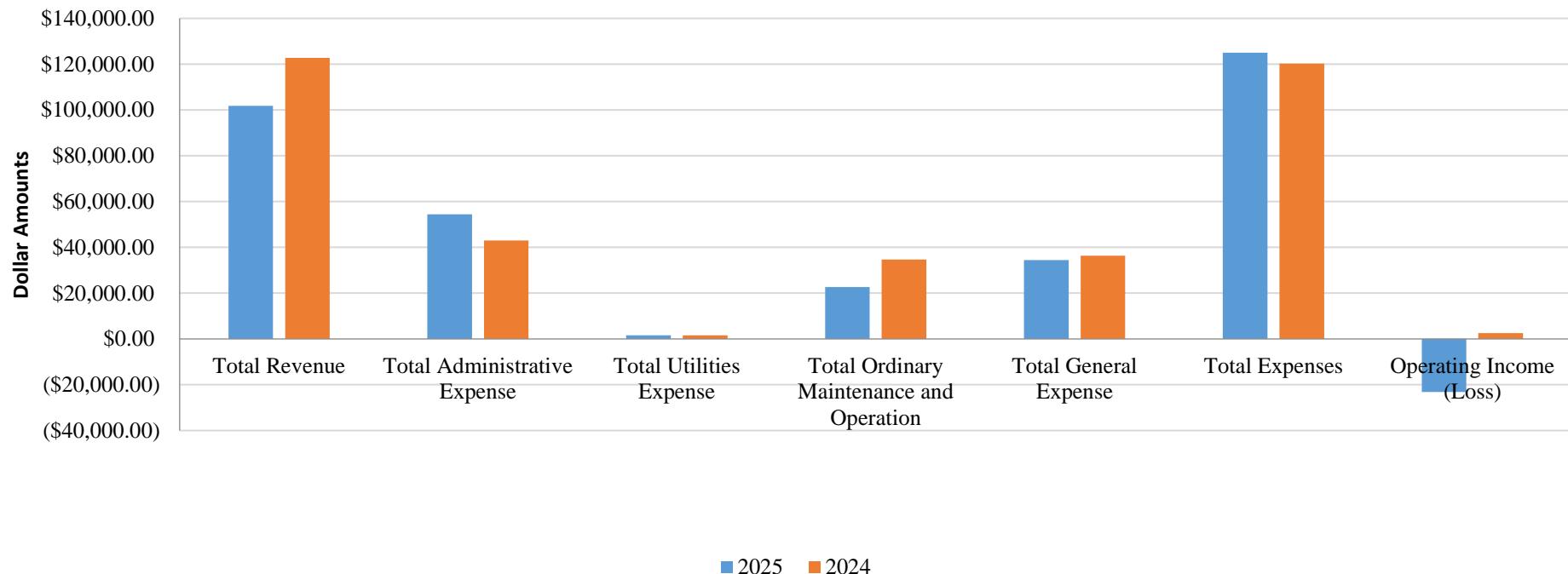
	Start: 11/01/2025			Start: 11/01/2024			Variance	Variance %
	End: 11/30/2025			End: 11/30/2024				
<b>Total Protective Services</b>			<b>4,641.70</b>		<b>234.42</b>		<b>(4,407.28)</b>	<b>-1880.08 %</b>
<b>General Expense</b>								
INSURANCE	1 06 4510 5		304.00		0.00		(304.00)	0.00 %
Insurance -Property (Fire & EC	1 06 4510.01 5		1,844.22		1,208.92		(635.30)	-52.55 %
Insurance - General Liability	1 06 4510.02 5		148.19		137.50		(10.69)	-7.77 %
Insurance - Automobile	1 06 4510.03 5		570.08		507.00		(63.08)	-12.44 %
Insurance - Workman's Comp	1 06 4510.04 5		719.15		673.84		(45.31)	-6.72 %
Insurance - Fidelity Bond	1 06 4510.09 5		227.82		261.11		33.29	12.75 %
Insurance - Windstorm	1 06 4510.15 5		1,472.80		2,212.52		739.72	33.43 %
<b>Total General Expense</b>			<b>5,286.26</b>		<b>5,000.89</b>		<b>(285.37)</b>	<b>-5.71 %</b>
<b>Total Expenses</b>			<b>(74,829.50)</b>		<b>(90,974.07)</b>		<b>16,144.57</b>	<b>-17.75 %</b>
<b>Net Income (Loss)</b>			<b>921.56</b>		<b>(21,042.32)</b>		<b>21,963.88</b>	<b>-100.86 %</b>

**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
**HHA Low Rent**  
**LOS VECINOS**

Start: 11/01/2025      Start: 11/01/2024  
 End: 11/30/2025      End: 11/30/2024

Total Revenue	\$101,792.93	\$122,775.44
Total Administrative Expense	\$54,401.81	\$42,978.97
Total Utilities Expense	\$1,586.97	\$1,598.11
Total Ordinary Maintenance and Operation	\$22,600.79	\$34,636.62
Total General Expense	\$34,429.33	\$36,327.69
Total Expenses	\$124,988.79	\$120,275.87
Operating Income (Loss)	(\$23,195.86)	\$2,499.57

**Los Vecinos Comparative November 2025 - November 2024**



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

HHA Low Rent

Los Vecinos

					Start: 11/01/2025	Start: 11/01/2024	Variance	Variance %		
					End: 11/30/2025	End: 11/30/2024				
<b>Revenue</b>										
<b>Rental Income</b>										
Dwelling Rental	1	01	3110	5	26,700.00	26,894.00	(194.00)	-0.72 %		
<b>Total Rental Income</b>					<b>26,700.00</b>	<b>26,894.00</b>	<b>(194.00)</b>	<b>-0.72 %</b>		
<b>Other Income</b>										
Interest Earned on Gen Fund In	1	01	3610	5	0.00	217.57	(217.57)	-100.00 %		
Interest Income - Bank Stateme	1	01	3610.01	5	3,129.27	2,840.54	288.73	10.16 %		
Other Income-Tenants	1	01	3690	5	3,756.00	3,814.00	(58.00)	-1.52 %		
Other Income - Misc Other Reve	1	01	3690.1	5	14.00	0.00	14.00	0.00 %		
<b>Total Other Income</b>					<b>6,899.27</b>	<b>6,872.11</b>	<b>27.16</b>	<b>0.40 %</b>		
<b>Other Receipts</b>										
Operating Subsidy - Current Ye	1	01	8020	0	68,193.66	89,009.33	(20,815.67)	-23.39 %		
<b>Total Other Receipts</b>					<b>68,193.66</b>	<b>89,009.33</b>	<b>(20,815.67)</b>	<b>-23.39 %</b>		
<b>Total Revenue</b>					<b>101,792.93</b>	<b>122,775.44</b>	<b>(20,982.51)</b>	<b>-17.09 %</b>		
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	1	01	4110	5	10,659.34	9,467.82	(1,191.52)	-12.58 %		
Travel	1	01	4150	5	1,702.83	0.00	(1,702.83)	0.00 %		
Audit Fees	1	01	4171	5	4,827.74	4,968.19	140.45	2.83 %		
Employee Benefits Cont - Admin	1	01	4182	5	5,500.35	3,307.92	(2,192.43)	-66.28 %		
Postage/FedEx/UPS	1	01	4190.03	5	0.00	92.00	92.00	100.00 %		
Publications	1	01	4190.11	5	532.50	0.00	(532.50)	0.00 %		
Membership Dues and Fees	1	01	4190.12	5	0.00	708.27	708.27	100.00 %		
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,505.68	6,726.34	(779.34)	-11.59 %		
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %		
Forms & Office Supplies	1	01	4190.17	5	4,949.97	0.00	(4,949.97)	0.00 %		
Other Sundry Expense	1	01	4190.18	5	0.00	159.10	159.10	100.00 %		
Administrative Contact Costs	1	01	4190.19	5	5,109.00	4,942.69	(166.31)	-3.36 %		
Management Fee Expense - AMP	1	01	4190.21	5	9,862.90	8,832.64	(1,030.26)	-11.66 %		
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	1,087.50	1,110.00	22.50	2.03 %		
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %		
<b>Total Administrative Expense</b>					<b>54,401.81</b>	<b>42,978.97</b>	<b>(11,422.84)</b>	<b>-26.58 %</b>		
<b>Tenant Services</b>										
Tenant Services - Salaries	1	01	4210	5	784.00	788.16	4.16	0.53 %		
Ten Services - Recreation, Pub	1	01	4220	5	163.97	0.00	(163.97)	0.00 %		
<b>Total Tenant Services</b>					<b>947.97</b>	<b>788.16</b>	<b>(159.81)</b>	<b>-20.28 %</b>		
<b>Utilities Expense</b>										
Water	1	01	4310	5	10.82	49.66	38.84	78.21 %		
Electricity	1	01	4320	5	1,303.48	1,264.17	(39.31)	-3.11 %		
Gas	1	01	4330	5	260.88	242.00	(18.88)	-7.80 %		
Other Utility Expense - Sewer	1	01	4390	5	11.79	42.28	30.49	72.11 %		
<b>Total Utilities Expense</b>					<b>1,586.97</b>	<b>1,598.11</b>	<b>11.14</b>	<b>0.70 %</b>		
<b>Ordinary Maintenance and Operation</b>										
Labor	1	01	4410	5	5,122.94	3,630.80	(1,492.14)	-41.10 %		
Materials	1	01	4420	5	4,210.34	7,002.06	2,791.72	39.87 %		
Contract Cots-Extermination/Pe	1	01	4430.01	5	0.00	1,075.00	1,075.00	100.00 %		
Contract Costs-Other Repairs	1	01	4430.03	5	2,250.00	1,600.00	(650.00)	-40.63 %		
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.59	16.58	(0.01)	-0.06 %		
Contract Costs-Auto/Truck Main	1	01	4430.08	5	58.77	105.18	46.41	44.12 %		
Contract Costs-Maintenance	1	01	4430.09	5	2,321.11	0.00	(2,321.11)	0.00 %		
Contract Costs-Other	1	01	4430.13	5	1,830.00	2,845.00	1,015.00	35.68 %		

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

HHA Low Rent  
 Los Vecinos

					Start: 11/01/2025	Start: 11/01/2024	Variance	Variance %
					End: 11/30/2025	End: 11/30/2024		
Contact Costs-Heating & Coolin	1 01	4430.17	5		395.00	0.00	(395.00)	0.00 %
Contract Costs-Landscape & Gro	1 01	4430.19	5		4,375.00	4,100.00	(275.00)	-6.71 %
Contract Costs-Unit Turnaround	1 01	4430.20	5		0.00	7,980.00	7,980.00	100.00 %
Contact Costs-Electrical Contr	1 01	4430.21	5		0.00	2,700.00	2,700.00	100.00 %
Contact Costs-Plumbing Contrac	1 01	4430.22	5		350.00	2,075.00	1,725.00	83.13 %
Connect/Disconnect Fees	1 01	4430.4	5		15.00	30.00	15.00	50.00 %
Garbage and Trash Collection	1 01	4431	5		21.92	238.59	216.67	90.81 %
Emp Benefit Cont - Maintenance	1 01	4433	5		1,634.12	1,238.41	(395.71)	-31.95 %
<b>Total Ordinary Maintenance and Operation</b>					<b>22,600.79</b>	<b>34,636.62</b>	<b>12,035.83</b>	<b>34.75 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1 01	4480	5		11,021.92	3,946.32	(7,075.60)	-179.30 %
<b>Total Protective Services</b>					<b>11,021.92</b>	<b>3,946.32</b>	<b>(7,075.60)</b>	<b>-179.30 %</b>
<b>General Expense</b>								
Insurance	1 01	4510	5		437.00	0.00	(437.00)	0.00 %
Insurance -Property (Fire & EC	1 01	4510.01	5		12,909.61	8,462.44	(4,447.17)	-52.55 %
Insurance - General Liability	1 01	4510.02	5		130.40	121.00	(9.40)	-7.77 %
Insurance - Automobile	1 01	4510.03	5		819.49	728.81	(90.68)	-12.44 %
Insurance - Workman's Comp	1 01	4510.04	5		531.55	498.06	(33.49)	-6.72 %
Insurance - Fidelity Bond	1 01	4510.09	5		168.38	192.99	24.61	12.75 %
Insurance - Windstorm	1 01	4510.15	5		16,843.90	19,897.73	3,053.83	15.35 %
Payments in Lieu of Taxes	1 01	4520	5		2,589.00	2,916.66	327.66	11.23 %
Collection Losses	1 01	4570	5		0.00	3,510.00	3,510.00	100.00 %
<b>Total General Expense</b>					<b>34,429.33</b>	<b>36,327.69</b>	<b>1,898.36</b>	<b>5.23 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1 01	7540.4	5		34,500.00	45,000.00	10,500.00	23.33 %
Operating Exp For Property - C	1 01	7590	5		(34,500.00)	(45,000.00)	(10,500.00)	23.33 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(124,988.79)</b>	<b>(120,275.87)</b>	<b>(4,712.92)</b>	<b>3.92 %</b>
<b>Net Income (Loss)</b>					<b>(23,195.86)</b>	<b>2,499.57</b>	<b>(25,695.43)</b>	<b>-607.92 %</b>

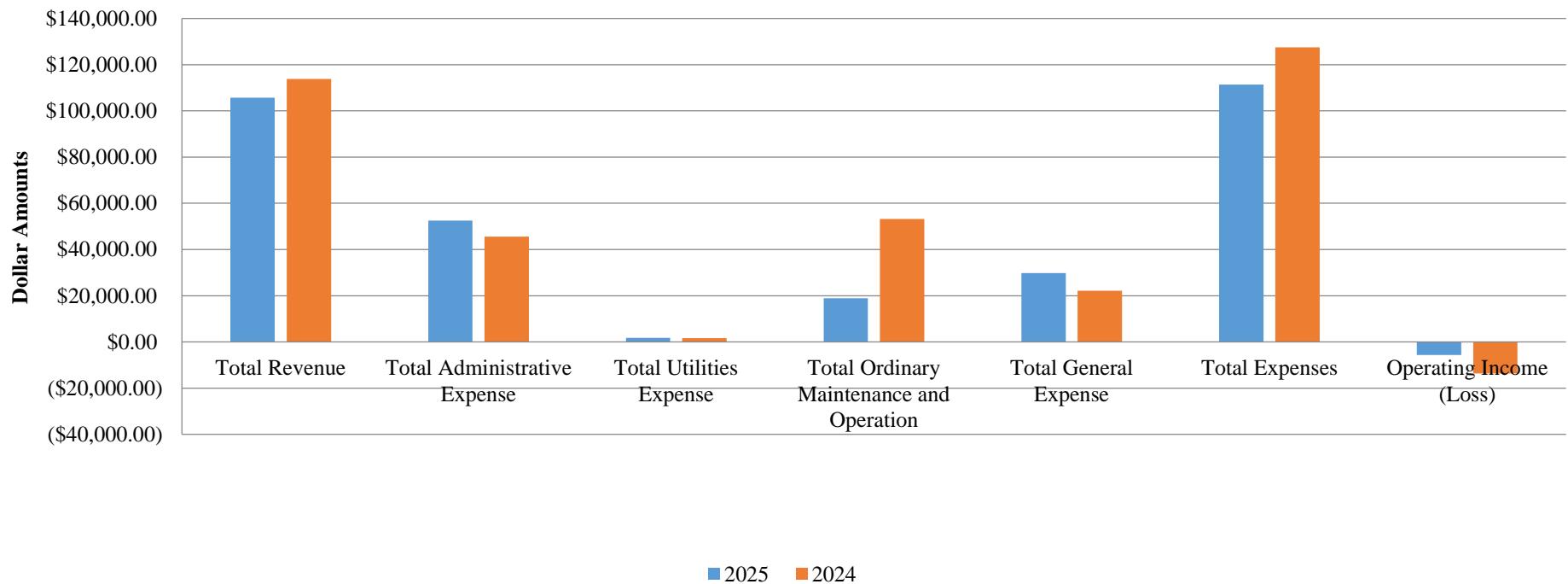
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**

HHA Low Rent  
 BONITA PARK

Start: 11/01/2025      Start: 11/01/2024  
 End: 11/30/2025      End: 11/30/2024

Total Revenue	\$105,694.28	\$113,839.12
Total Administrative Expense	\$52,517.38	\$45,516.33
Total Utilities Expense	\$1,782.73	\$1,683.08
Total Ordinary Maintenance and Operation	\$18,909.36	\$53,229.83
Total General Expense	\$29,482.75	\$22,201.22
Total Expenses	\$111,400.63	\$127,456.51
Operating Income (Loss)	(\$5,706.35)	(\$13,617.39)

**Bonita Park Comparative November 2025 - November 2024**



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

HHA Low Rent  
 BONITA PARK

				Start: 11/01/2025	Start: 11/01/2024			
				End: 11/30/2025	End: 11/30/2024	Variance	Variance %	
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	31,412.00	32,699.00	(1,287.00)	-3.94 %
Nondwelling Rental	1	02	3190	5	0.00	350.00	(350.00)	-100.00 %
<b>Total Rental Income</b>					<b>31,412.00</b>	<b>33,049.00</b>	<b>(1,637.00)</b>	<b>-4.95 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,084.94	1,775.02	309.92	17.46 %
Other Income - Tenants	1	02	3690	5	2,900.00	3,743.00	(843.00)	-22.52 %
Other Income - Misc Other Reve	1	02	3690.1	5	3,264.00	100.77	3,163.23	3139.06 %
<b>Total Other Income</b>					<b>8,248.94</b>	<b>5,618.79</b>	<b>2,630.15</b>	<b>46.81 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	66,033.34	75,171.33	(9,137.99)	-12.16 %
<b>Total Other Receipts</b>					<b>66,033.34</b>	<b>75,171.33</b>	<b>(9,137.99)</b>	<b>-12.16 %</b>
<b>Total Revenue</b>					<b>105,694.28</b>	<b>113,839.12</b>	<b>(8,144.84)</b>	<b>-7.15 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	12,414.22	11,330.38	(1,083.84)	-9.57 %
Legal Expense	1	02	4130	5	0.00	207.00	207.00	100.00 %
Travel	1	02	4150	5	0.00	677.58	677.58	100.00 %
Audit Fees	1	02	4171	5	5,316.42	5,471.07	154.65	2.83 %
Employee Benefits Cont - Admin	1	02	4182	5	4,665.41	2,409.24	(2,256.17)	-93.65 %
Postage/FedEx/UPS	1	02	4190.03	5	0.00	92.00	92.00	100.00 %
Publications	1	02	4190.11	5	525.40	0.00	(525.40)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	708.27	708.27	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,612.78	6,734.85	(877.93)	-13.04 %
Forms & Office Supplies	1	02	4190.17	5	2,799.98	0.00	(2,799.98)	0.00 %
Other Sundry Expense	1	02	4190.18	5	0.00	104.14	104.14	100.00 %
Administrative Contact Costs	1	02	4190.19	5	6,607.81	6,399.06	(208.75)	-3.26 %
Management Fee Expense - AMP	1	02	4190.21	5	9,726.86	8,534.24	(1,192.62)	-13.97 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,072.50	1,072.50	0.00	0.00 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>52,517.38</b>	<b>45,516.33</b>	<b>(7,001.05)</b>	<b>-15.38 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	672.00	674.81	2.81	0.42 %
Ten Services - Recreation, Pub	1	02	4220	5	163.97	0.00	(163.97)	0.00 %
<b>Total Tenant Services</b>					<b>835.97</b>	<b>674.81</b>	<b>(161.16)</b>	<b>-23.88 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	186.43	205.06	18.63	9.09 %
Electricity	1	02	4320	5	1,380.50	1,324.62	(55.88)	-4.22 %
Gas	1	02	4330	5	138.51	115.58	(22.93)	-19.84 %
Other Utility Expense - Sewer	1	02	4390	5	77.29	37.82	(39.47)	-104.36 %
<b>Total Utilities Expense</b>					<b>1,782.73</b>	<b>1,683.08</b>	<b>(99.65)</b>	<b>-5.92 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	6,249.51	8,578.74	2,329.23	27.15 %
Materials	1	02	4420	5	1,568.80	8,198.69	6,629.89	80.87 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	0.00	2,214.00	2,214.00	100.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	150.00	6,970.00	6,820.00	97.85 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.59	16.58	(0.01)	-0.06 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	683.98	52.47	(631.51)	-1203.56 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	1,569.75	1,569.75	100.00 %
Contract Costs-Other	1	02	4430.13	5	2,055.00	9,850.00	7,795.00	79.14 %

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

**HHA Low Rent**  
**BONITA PARK**

				Start: 11/01/2025	Start: 11/01/2024		
				End: 11/30/2025	End: 11/30/2024	Variance	Variance %
Contact Costs-Heating & Coolin	1 02	4430.17	5	575.00	625.00	50.00	8.00 %
Contract Costs-Landscape & Gro	1 02	4430.19	5	5,000.00	2,600.00	(2,400.00)	-92.31 %
Contract Costs-Unit Turnaround	1 02	4430.20	5	0.00	3,990.00	3,990.00	100.00 %
Contact Costs-Electrical Contr	1 02	4430.21	5	0.00	4,460.00	4,460.00	100.00 %
Contact Costs-Plumbing Contrac	1 02	4430.22	5	0.00	750.00	750.00	100.00 %
Connect/Disconnect Fees	1 02	4430.4	5	30.00	15.00	(15.00)	-100.00 %
Garbage and Trash Collection	1 02	4431	5	265.52	103.28	(162.24)	-157.09 %
Emp Benefit Cont - Maintenance	1 02	4433	5	2,314.96	3,236.32	921.36	28.47 %
<b>Total Ordinary Maintenance and Operation</b>				<b>18,909.36</b>	<b>53,229.83</b>	<b>34,320.47</b>	<b>64.48 %</b>
<b>Protective Services</b>							
Protective Services - Contract	1 02	4480	5	7,872.44	4,151.24	(3,721.20)	-89.64 %
<b>Total Protective Services</b>				<b>7,872.44</b>	<b>4,151.24</b>	<b>(3,721.20)</b>	<b>-89.64 %</b>
<b>General Expense</b>							
Insurance	1 02	4510	5	437.00	0.00	(437.00)	0.00 %
Insurance -Property (Fire & EC	1 02	4510.01	5	12,909.61	8,462.44	(4,447.17)	-52.55 %
Insurance - General Liability	1 02	4510.02	5	118.55	110.00	(8.55)	-7.77 %
Insurance - Automobile	1 02	4510.03	5	819.49	728.81	(90.68)	-12.44 %
Insurance - Workman's Comp	1 02	4510.04	5	500.28	468.76	(31.52)	-6.72 %
Insurance - Fidelity Bond	1 02	4510.09	5	158.48	181.64	23.16	12.75 %
Insurance - Windstorm	1 02	4510.15	5	10,553.34	9,749.57	(803.77)	-8.24 %
Payments in Lieu of Taxes	1 02	4520	5	2,885.00	2,500.00	(385.00)	-15.40 %
Collection Losses	1 02	4570	5	1,101.00	0.00	(1,101.00)	0.00 %
<b>Total General Expense</b>				<b>29,482.75</b>	<b>22,201.22</b>	<b>(7,281.53)</b>	<b>-32.80 %</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract	1 02	7540.4	5	24,750.00	0.00	(24,750.00)	0.00 %
Operating Exp For Property - C	1 02	7590	5	(24,750.00)	0.00	24,750.00	0.00 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>				<b>(111,400.63)</b>	<b>(127,456.51)</b>	<b>16,055.88</b>	<b>-12.60 %</b>
<b>Net Income (Loss)</b>				<b>(5,706.35)</b>	<b>(13,617.39)</b>	<b>7,911.04</b>	<b>123.66 %</b>

## Housing Authority of the City of Harlingen

### Comparative Income Statement

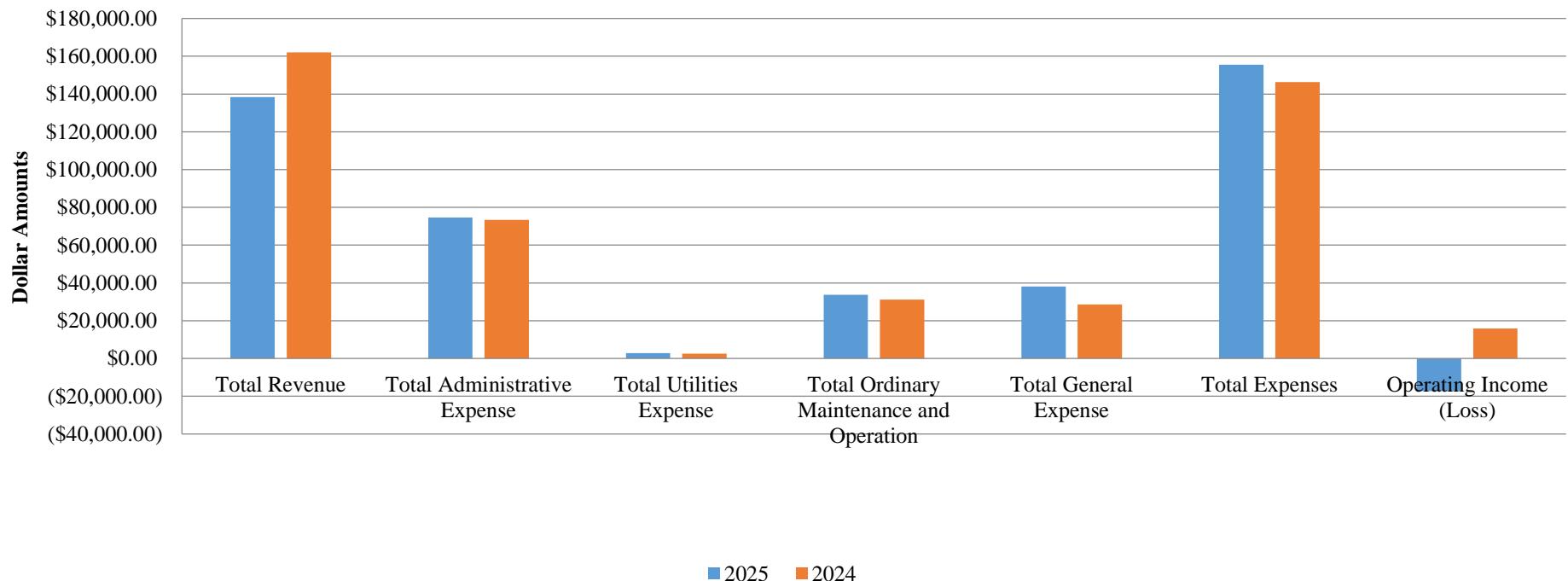
HHA Low Rent

Le Moyne Gardens

Start: 11/01/2025      Start: 11/01/2024  
End: 11/30/2025      End: 11/30/2024

Total Revenue	\$138,316.51	\$162,055.12
Total Administrative Expense	\$74,625.00	\$73,406.89
Total Utilities Expense	\$2,796.88	\$2,598.32
Total Ordinary Maintenance and Operation	\$33,689.89	\$31,120.60
Total General Expense	\$38,025.48	\$28,635.60
Total Expenses	\$155,560.26	\$146,261.64
Operating Income (Loss)	(\$17,243.75)	\$15,793.48

### Le Moyne Gardens Comp. November 2025 - November 2024



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

					Start: 11/01/2025	Start: 11/01/2024	Variance	Variance %
	1	03	3110	5	End: 11/30/2025	End: 11/30/2024		
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	37,299.00	35,852.00	1,447.00	4.04 %
<b>Total Rental Income</b>					<b>37,299.00</b>	<b>35,852.00</b>	<b>1,447.00</b>	<b>4.04 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,777.51	3,086.79	690.72	22.38 %
Other Income-Tenants	1	03	3690	5	4,586.00	4,771.00	(185.00)	-3.88 %
Other Income - Misc Other Reve	1	03	3690.1	5	14.00	0.00	14.00	0.00 %
<b>Total Other Income</b>					<b>8,377.51</b>	<b>7,857.79</b>	<b>519.72</b>	<b>6.61 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	92,640.00	118,345.33	(25,705.33)	-21.72 %
<b>Total Other Receipts</b>					<b>92,640.00</b>	<b>118,345.33</b>	<b>(25,705.33)</b>	<b>-21.72 %</b>
<b>Total Revenue</b>					<b>138,316.51</b>	<b>162,055.12</b>	<b>(23,738.61)</b>	<b>-14.65 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	11,339.86	24,803.44	13,463.58	54.28 %
Travel	1	03	4150	5	0.00	1,455.98	1,455.98	100.00 %
Audit Fees	1	03	4171	5	7,266.71	7,478.10	211.39	2.83 %
Employee Benefits Cont - Admin	1	03	4182	5	6,319.76	7,465.76	1,146.00	15.35 %
Postage/FedEx/UPS	1	03	4190.03	5	0.00	92.00	92.00	100.00 %
Publications	1	03	4190.11	5	710.00	0.00	(710.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	708.26	708.26	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,195.56	10,020.58	(174.98)	-1.75 %
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	12,549.24	0.00	(12,549.24)	0.00 %
Other Sundry Expense	1	03	4190.18	5	0.00	153.09	153.09	100.00 %
Administrative Contact Costs	1	03	4190.19	5	8,480.03	4,999.94	(3,480.09)	-69.60 %
Management Fee Expense - AMP	1	03	4190.21	5	13,059.84	11,518.24	(1,541.60)	-13.38 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,440.00	1,447.50	7.50	0.52 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>74,625.00</b>	<b>73,406.89</b>	<b>(1,218.11)</b>	<b>-1.66 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	784.00	786.81	2.81	0.36 %
Ten Services - Recreation, Pub	1	03	4220	5	449.77	726.81	277.04	38.12 %
<b>Total Tenant Services</b>					<b>1,233.77</b>	<b>1,513.62</b>	<b>279.85</b>	<b>18.49 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	378.10	162.76	(215.34)	-132.31 %
Electricity	1	03	4320	5	2,375.71	2,160.21	(215.50)	-9.98 %
Gas	1	03	4330	5	0.00	243.22	243.22	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	43.07	32.13	(10.94)	-34.05 %
<b>Total Utilities Expense</b>					<b>2,796.88</b>	<b>2,598.32</b>	<b>(198.56)</b>	<b>-7.64 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	7,980.96	7,740.88	(240.08)	-3.10 %
Materials	1	03	4420	5	6,506.10	612.18	(5,893.92)	-962.78 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	0.00	1,125.00	1,125.00	100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	144.18	2,545.00	2,400.82	94.33 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.11	22.10	(0.01)	-0.05 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	116.27	52.47	(63.80)	-121.59 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	2,364.15	2,364.15	100.00 %
Contract Costs-Other	1	03	4430.13	5	5,409.21	735.00	(4,674.21)	-635.95 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	0.00	5,800.00	5,800.00	100.00 %

## Housing Authority of the City of Harlingen

## Comparative Income Statement

HHA Low Rent  
Le MOYNE GARDENS

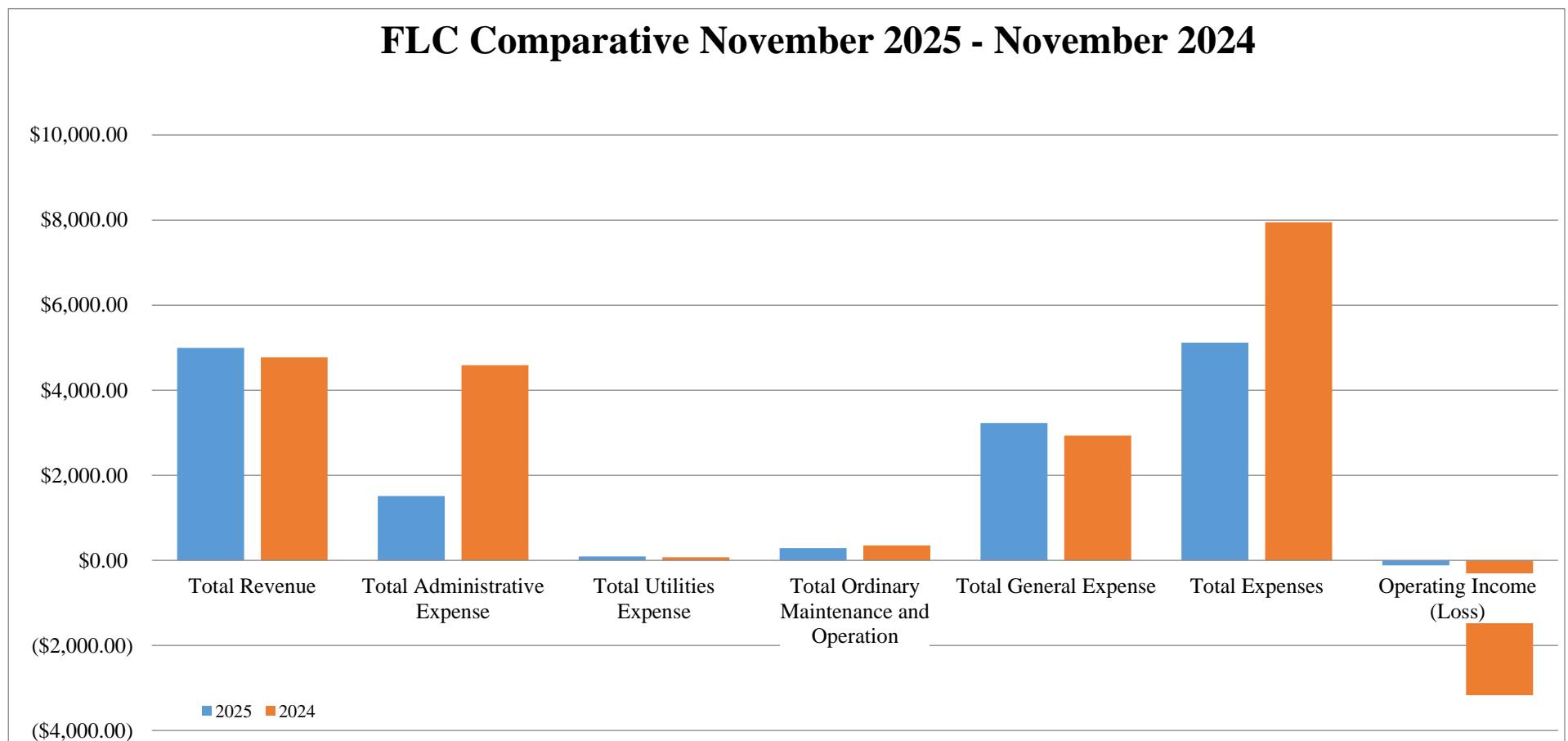
					Start: 11/01/2025	Start: 11/01/2024	Variance	Variance %
					End: 11/30/2025	End: 11/30/2024		
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	4,350.00	0.00	0.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	5,985.00	3,990.00	(1,995.00)	-50.00 %
Garbage and Trash Collection	1	03	4431	5	149.57	173.56	23.99	13.82 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,026.49	1,610.26	(1,416.23)	-87.95 %
<b>Total Ordinary Maintenance and Operation</b>					<b>33,689.89</b>	<b>31,120.60</b>	<b>(2,569.29)</b>	<b>-8.26 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	5,189.24	8,986.61	3,797.37	42.26 %
<b>Total Protective Services</b>					<b>5,189.24</b>	<b>8,986.61</b>	<b>3,797.37</b>	<b>42.26 %</b>
<b>General Expense</b>								
Insurance	1	03	4510	5	589.00	0.00	(589.00)	0.00 %
Insurance -Property (Fire & EC	1	03	4510.01	5	15,675.96	10,275.82	(5,400.14)	-52.55 %
Insurance - General Liability	1	03	4510.02	5	177.83	165.00	(12.83)	-7.78 %
Insurance - Automobile	1	03	4510.03	5	1,104.53	982.31	(122.22)	-12.44 %
Insurance - Workman's Comp	1	03	4510.04	5	844.22	791.03	(53.19)	-6.72 %
Insurance - Fidelity Bond	1	03	4510.09	5	267.44	306.53	39.09	12.75 %
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	2,601.00	352.00	(2,249.00)	-638.92 %
<b>Total General Expense</b>					<b>38,025.48</b>	<b>28,635.60</b>	<b>(9,389.88)</b>	<b>-32.79 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	59,995.00	31,350.00	(28,645.00)	-91.37 %
Operating Exp For Property - C	1	03	7590	5	(59,995.00)	(31,350.00)	28,645.00	-91.37 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>					<b>(155,560.26)</b>	<b>(146,261.64)</b>	<b>(9,298.62)</b>	<b>6.36 %</b>
<b>Net Income (Loss)</b>					<b>(17,243.75)</b>	<b>15,793.48</b>	<b>(33,037.23)</b>	<b>-390.56 %</b>

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

Start: 11/01/2025      Start: 11/01/2024  
 End: 11/30/2025      End: 11/30/2024

Total Revenue	\$4,995.76	\$4,775.67
Total Administrative Expense	\$1,509.39	\$4,590.98
Total Utilities Expense	\$87.98	\$72.67
Total Ordinary Maintenance and Operation	\$290.27	\$350.95
Total General Expense	\$3,229.24	\$2,931.65
Total Expenses	\$5,116.88	\$7,946.25
Operating Income (Loss)	(\$121.12)	(\$3,170.58)

**FLC Comparative November 2025 - November 2024**



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

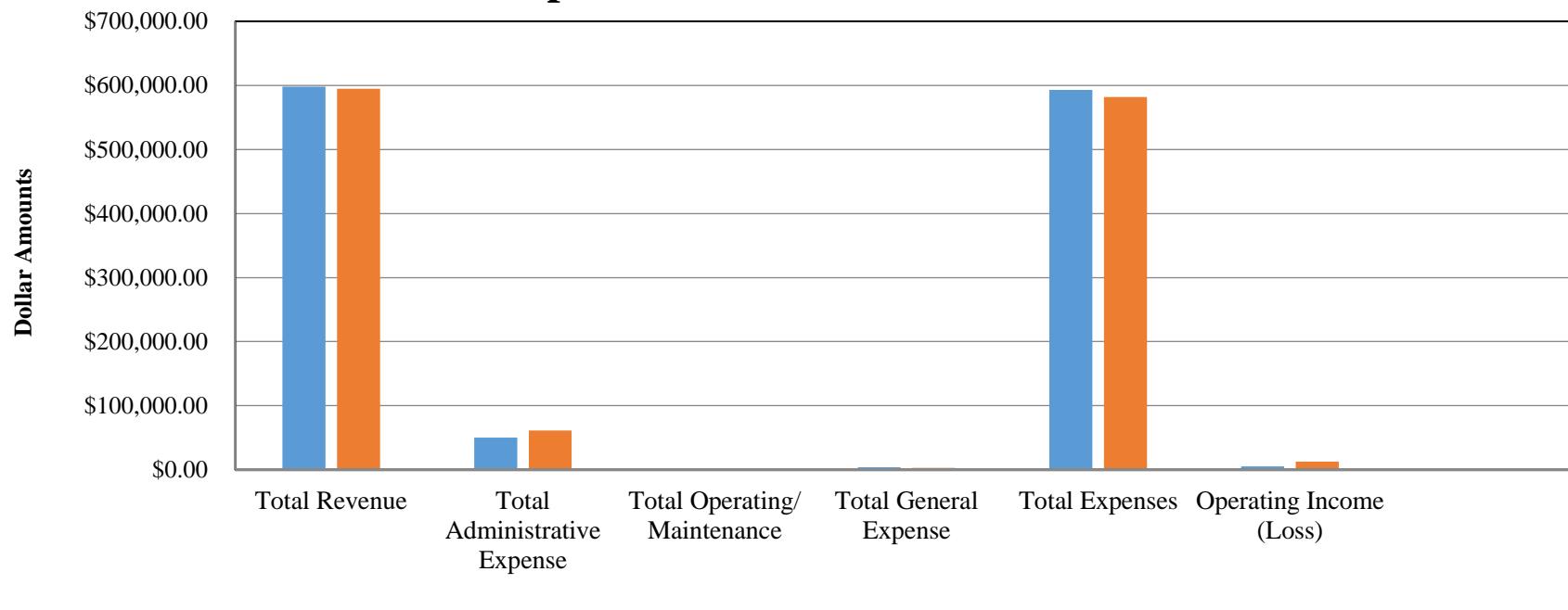
				Start: 11/01/2025	Start: 11/01/2024		
				End: 11/30/2025	End: 11/30/2024	Variance	Variance %
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rental	3 01	3110	5	4,600.00	4,400.00	200.00	4.55 %
<b>Total Rental Income</b>				<b>4,600.00</b>	<b>4,400.00</b>	<b>200.00</b>	<b>4.55 %</b>
<b>Other Income</b>							
Interest Earned on Gen Fund In	3 01	3610	5	200.76	225.67	(24.91)	-11.04 %
Other Income-Tenants	3 01	3690	5	195.00	150.00	45.00	30.00 %
<b>Total Other Income</b>				<b>395.76</b>	<b>375.67</b>	<b>20.09</b>	<b>5.35 %</b>
<b>Total Revenue</b>				<b>4,995.76</b>	<b>4,775.67</b>	<b>220.09</b>	<b>4.61 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	3 01	4110	5	147.14	365.62	218.48	59.76 %
Audit Fees	3 01	4171	5	868.25	893.51	25.26	2.83 %
Employee Benefits Cont - Admin	3 01	4182	5	98.47	26.92	(71.55)	-265.79 %
Publications	3 01	4190.11	5	42.60	0.00	(42.60)	0.00 %
Other Sundry Expense	3 01	4190.18	5	76.93	3,304.93	3,228.00	97.67 %
BOARD MEETING EXPENSES	3 01	4190.9	5	276.00	0.00	(276.00)	0.00 %
<b>Total Administrative Expense</b>				<b>1,509.39</b>	<b>4,590.98</b>	<b>3,081.59</b>	<b>67.12 %</b>
<b>Utilities Expense</b>							
Water	3 01	4310	5	32.74	27.98	(4.76)	-17.01 %
Other Utility Expense - Sewer	3 01	4390	5	55.24	44.69	(10.55)	-23.61 %
<b>Total Utilities Expense</b>				<b>87.98</b>	<b>72.67</b>	<b>(15.31)</b>	<b>-21.07 %</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	3 01	4410	5	27.26	38.10	10.84	28.45 %
Contract Cots-Extermination	3 01	4430.01	5	0.00	99.00	99.00	100.00 %
Contract Costs-Other	3 01	4430.13	5	165.00	115.00	(50.00)	-43.48 %
Garbage and Trash Collection	3 01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3 01	4433	5	2.07	2.91	0.84	28.87 %
<b>Total Ordinary Maintenance and Operation</b>				<b>290.27</b>	<b>350.95</b>	<b>60.68</b>	<b>17.29 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC	3 01	4510.01	5	2,305.29	1,511.15	(794.14)	-52.55 %
Insurance - General Liability	3 01	4510.02	5	17.78	16.50	(1.28)	-7.76 %
Insurance - Windstorm	3 01	4510.15	5	906.17	1,404.00	497.83	35.46 %
<b>Total General Expense</b>				<b>3,229.24</b>	<b>2,931.65</b>	<b>(297.59)</b>	<b>-10.15 %</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract	3 01	7540.4	5	40,849.62	0.00	(40,849.62)	0.00 %
Operating Exp For Property - C	3 01	7590	5	(40,849.62)	0.00	40,849.62	0.00 %
<b>Total Other Expenditures</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Total Expenses</b>				<b>(5,116.88)</b>	<b>(7,946.25)</b>	<b>2,829.37</b>	<b>-35.61 %</b>
<b>Net Income (Loss)</b>				<b>(121.12)</b>	<b>(3,170.58)</b>	<b>3,049.46</b>	<b>1192.22 %</b>

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

Start: 11/01/2025      Start: 11/01/2024  
 End: 11/30/2025      End: 11/30/2024

Total Revenue	\$598,233.56	\$594,651.68
Total Administrative Expense	\$50,040.46	\$61,164.30
Total Operating/ Maintenance	\$1,491.27	\$270.64
Total General Expense	\$3,764.75	\$2,755.43
Total Expenses	\$593,017.89	\$581,954.11
Operating Income (Loss)	\$5,215.67	\$12,697.57

**Section 8 Comparative November 2025 - November 2024**



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

				Start: 11/01/2025	Start: 11/01/2024		
				End: 11/30/2025	End: 11/30/2024	Variance	Variance %
<b>Revenue</b>							
<b>Operating Income</b>							
Administrative Fees Earned	7 01	3112	5	63,714.00	72,287.00	(8,573.00)	-11.86 %
Interest Income HA Portion	7 01	3300	5	255.89	255.64	0.25	0.10 %
Portable Admin Fees Earned	7 01	3300.P	5	108.67	238.04	(129.37)	-54.35 %
Other Income	7 01	3690	5	96.00	0.00	96.00	0.00 %
HAP Earned Income	7 01	4902	5	534,059.00	521,871.00	12,188.00	2.34 %
<b>Total Operating Income</b>				<b>598,233.56</b>	<b>594,651.68</b>	<b>3,581.88</b>	<b>0.60 %</b>
<b>Total Revenue</b>				<b>598,233.56</b>	<b>594,651.68</b>	<b>3,581.88</b>	<b>0.60 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	7 01	4110	5	14,623.64	23,514.07	8,890.43	37.81 %
Travel	7 01	4150	5	0.00	641.20	641.20	100.00 %
Audit Fees	7 01	4171	5	676.28	695.93	19.65	2.82 %
Office Rent & Utilities	7 01	4180	5	1,068.00	0.00	(1,068.00)	0.00 %
Employee Benefits Cont - Admin	7 01	4182	5	6,840.45	7,883.83	1,043.38	13.23 %
Postage/FedEx/UPS	7 01	4190.03	5	78.00	457.00	379.00	82.93 %
Publications	7 01	4190.11	5	1,185.70	0.00	(1,185.70)	0.00 %
Telephone/Cell Phone/Internet	7 01	4190.13	5	1,587.72	1,608.13	20.41	1.27 %
Forms & Office Supplies	7 01	4190.17	5	3,876.20	888.60	(2,987.60)	-336.21 %
Other Sundry Expense	7 01	4190.18	5	569.13	862.91	293.78	34.05 %
Administrative Contact Costs	7 01	4190.19	5	3,389.34	8,174.13	4,784.79	58.54 %
Asset Management Fee - AMP	7 01	4190.22	5	8,952.00	9,228.00	276.00	2.99 %
AMP Bookkeeping Fees	7 01	4190.23	5	5,595.00	5,767.50	172.50	2.99 %
Asset Management Fee - AMP	7 03	4190.22	5	984.00	888.00	(96.00)	-10.81 %
AMP Bookkeeping Fees	7 03	4190.23	5	615.00	555.00	(60.00)	-10.81 %
<b>Total Administrative Expense</b>				<b>50,040.46</b>	<b>61,164.30</b>	<b>11,123.84</b>	<b>18.19 %</b>
<b>Operating Expenses</b>							
Maintenance & Operating Sec 8	7 01	4400	5	1,130.81	0.00	(1,130.81)	0.00 %
Materials	7 01	4420	5	301.65	270.64	(31.01)	-11.46 %
Vehicle Maintenance	7 01	4430.1	5	58.81	0.00	(58.81)	0.00 %
<b>Total Operating Expenses</b>				<b>1,491.27</b>	<b>270.64</b>	<b>(1,220.63)</b>	<b>-451.02 %</b>
<b>General Expense</b>							
Insurance	7 01	4510	5	133.00	0.00	(133.00)	0.00 %
Insurance - Automobile	7 01	4510.03	5	249.41	221.81	(27.60)	-12.44 %
Insurance - Workman's Comp	7 01	4510.04	5	531.55	498.06	(33.49)	-6.72 %
Insurance - Fidelity Bond	7 01	4510.09	5	168.38	192.99	24.61	12.75 %
Admin Fee - Paid for Portabili	7 01	4590.P	5	394.54	50.86	(343.68)	-675.74 %
Portability - Port In Deposits	7 01	4590.PID	5	(2,129.00)	(3,577.00)	(1,448.00)	40.48 %
Portability - Port In Expenses	7 01	4590.PIE	5	2,129.00	3,577.00	1,448.00	40.48 %
Portable Admin Fees Paid	7 03	4590.P	5	2,287.87	1,791.71	(496.16)	-27.69 %
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 %
<b>Total General Expense</b>				<b>3,764.75</b>	<b>2,755.43</b>	<b>(1,009.32)</b>	<b>-36.63 %</b>
<b>Housing Assistance Payments</b>							
HAP Payments - Rents	7 01	4715.1	5	476,383.00	461,467.00	(14,916.00)	-3.23 %
HAP Payments - Utilities	7 01	4715.4	5	8,575.00	11,843.00	3,268.00	27.59 %
HAP Portability	7 01	4715.P	5	(511.00)	(2,394.00)	(1,883.00)	78.65 %
HAP Payments - Port Out	7 01	4715.PO	5	4,226.00	1,101.00	(3,125.00)	-283.83 %
HAP Payments - Rents	7 02	4715.1	5	3,813.00	3,513.00	(300.00)	-8.54 %
HAP Payments - Rent - VASH	7 03	4715.1	5	21,363.41	21,051.74	(311.67)	-1.48 %
HAP Payments - Utilities - VAS	7 03	4715.4	5	98.00	211.00	113.00	53.55 %
HAP Payments - Port Out	7 03	4715.PO	5	22,398.00	14,327.00	(8,071.00)	-56.33 %
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	1,002.00	5,931.00	4,929.00	83.11 %
HAP Payments - Utilities - Fos	7 05	4715.4	5	0.00	250.00	250.00	100.00 %

## Housing Authority of the City of Harlingen

## Comparative Income Statement

## Voucher

	Start: 11/01/2025	Start: 11/01/2024	Variance	Variance %
	End: 11/30/2025	End: 11/30/2024		
<b>Total Housing Assistance Payments</b>	<b>537,721.41</b>	<b>517,763.74</b>	<b>(19,957.67)</b>	<b>-3.85 %</b>
<b>Total Expenses</b>	<b>(593,017.89)</b>	<b>(581,954.11)</b>	<b>(11,063.78)</b>	<b>1.90 %</b>
<b>Net Income (Loss)</b>	<b>5,215.67</b>	<b>12,697.57</b>	<b>(7,481.90)</b>	<b>-60.89 %</b>

**Chief Financial Officer Report**  
**January 21, 2026**  
**Highlights of Activities for December 2025**

**Ongoing Activities:**

- Meetings for the month:
  - Weekly & monthly staff meetings / Security meetings / Corrections meetings
  - Maintenance meeting
  - Los Vecinos, Bonita Park, and Le Moyne Gardens Construction meetings
  - Motivational staff meetings
  - Board meeting, Board meeting practices, and overview
  - Christmas Planning meetings
  - HCISD Counselor meeting
  - Two-Year Tool meeting
  - Aprio meeting
  - CFP budgets meetings
  - Financials Workshop and department meetings
  - Housing Choice Voucher-Voucher Management System
- 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 the check registers for payrolls and 4 evaluations for accuracy
- Signed checks for payrolls, accounts payables, and reimbursements
- Reviewed weekly staff reports and Board reports—submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on budgets with all staff and balanced them
- Worked on employee payments with HR Coordinator
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio

Chief Financial Officer

## Accounting Assistant /MIS Coordinator

## Board Report January 21, 2026

## December 2025 Activities

- Attended HCISD counselor 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 BP/LMG construction meeting
- Attended Christmas meetings for luncheon
- Attended Financial workshops
- Attended Employee interview
- Coverage for Ms. Lucio & Ms. Ariana
- Submitted notes for all meetings attended
- Reviewed newsletter listing for mailing
- 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:
  - Bonita Park is using coax internet service/hotspots due to construction. There is electricity at the office per management 12-16-25.
  - CNG has completed the pre-wiring for the network connections at Bonita Park, work on the connections is pending.
  - Weather & News channels for TVs in Ms. Benavides's office are pending.
  - CNG is working on the memory for Ms. Benavides's email.
  - CNG completed the work for the TVs at Los Vecinos learning center.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report  
January 21, 2026  
Highlights of Activities for December 2025

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
  - Staff meetings on Mondays
  - Security meetings
  - Maintenance meetings on the 2<sup>nd</sup> Thursday of the month
  - Motivational staff meetings on Fridays
  - Board packet review
  - Board meeting practices
  - Board meeting and Board meeting overview
  - Reports corrections review
  - Two-year tool meeting
  - Christmas meetings
  - Financial workshops
- Sent 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
- Reviewed time sheets and processed payrolls for December
- Prepared the Maintenance PowerPoint presentation and conducted the Maintenance meeting
- 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
- Interviewed for the Maintenance Aide B position
- Met with new employee and went over onboarding information
- Reviewed and updated the newsletter listing for employees
- Any other duties as assigned

Sincerely,

Melissa Guajardo  
HR/Accounting Coordinator

**Date: January 01, 2026**

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

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

**Subject: Public Housing Board Report – December 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.

**November 2025 Score is 100%**

**Monthly HUD Reports:**

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

**Quality Control:**

Monitored the applicant denials monthly for the Public Housing Program. I had zero (0) tenant concerns. I had one (1) Termination of Assistance Hearings for the Public Housing Program, zero (0) Denial Hearings for the HCV/S8 Program and audited zero (0) HCV/S8 program files (due to holidays)

**Files audited HCV/S8:**

- None - due to the holidays

**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
- Reviewed two employee evaluations
- Received newsletter articles and started working on the Winter newsletter
- 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, board meeting and board meeting overview
- Attended maintenance meeting via TEAMS
- Attended Financial workshop
- Attended Two Year tool meeting
- Attended Christmas planning meetings
- Attended Employee Christmas gathering
- Attended and assisted the Christmas Toy giveaway with Mayor Sepulveda and Commissioner Rene Perez

# HARLINGEN



Housing Authority

January 21, 2026  
 Maintenance Report  
 By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of December 2025

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	303	125	0	2
Bonita Park	0	20	0	0	1
Le Moyne Gardens	0	124	47;166	0	3
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	0	3	3	0	6

Work orders completed for the Month of December 2025

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2025 to 12/31/2025	109	114	211	29	463

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

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
12/01/2024 to 12/31/2024	106	64	203	26	399

**Resident Events Coordinator Board Report**  
**January 21, 2026**  
**By: Norma Serino**  
**December 2025 Activities**

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

- **Los Vecinos:** Los Vecinos Community Center at 2:00 p.m.  
**Topic: Christmas Luncheon**
  - December 9, 2025: rescheduled to December 11, 2025- 10 attended
- **Bonita Park:** Bonita Park Community Center at 4:00 p.m.  
**Topic: Goodie bags to elderly**
  - December 11, 2025: 4 attended
- **Sunset Terrace:** Sunset Terrace Community Center at 11:00 a.m.  
**Topic: Christmas Breakfast**
  - December 10, 2025: rescheduled to December 11, 2025- 10 attended
- **Le Moyne Gardens:** Le Moyne Gardens Community Center at 1:00 p.m.  
**Topic: Scholarship Fundraising**
  - December 17, 2025: canceled due to weather
- **Le Moyne Gardens:** Le Moyne Gardens Community Center at 1:00 p.m.  
**Topic: Christmas Luncheon**
  - December 11, 2025: 10 attended
- **Topic: Christmas Luncheon**
  - December 18, 2025: 10 attended

**Vegetable Garden Meetings:**

- Le Moyne Gardens: Every Tuesday at 10:00 a.m.
  - We planted turnips, onions, zucchini, bell peppers, tomatoes, cucumbers, cabbage, lettuce, strawberries and watermelon. We harvested bell peppers, cucumbers and cabbage – 2 staff attended (residents attend at their convenience)
- Los Vecinos: Every Thursday at 10:00 a.m.
  - We planted strawberries, sweet potato, onions, asparagus, potato and pumpkin seeds – 2 staff attended (residents attend at their convenience)

**Recycling Program:**

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

**Quarterly Crime Prevention Meeting:**

- The Next Quarterly Crime Prevention meeting will be held on January 27, 2026 at Le Moyne Gardens Community Center at 3:00 p.m.

**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: Presented by Los Vecinos Apartments Cynthia Lucio, Chief Financial Officer of the Harlingen Housing Authority, read, “I Am Cindy-Lou Who” By Tish Rabe (Based on Dr. Seuss’s How the Grinch Stole Christmas)

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

- **December 2, 2025** - Topic: Parents as Curators of Their Children's Education: Opportunities & Implications of a New Federal Education Tax Credit
- **December 9, 2025** – Topic: Healthy, Present, and Learning: Cross-Sector Strategies to Reduce Health-Related Absences
- **December 16, 2025** - Topic: Reaching their Full Potential for High Achieving, Low Income (HALO) Students
- **December 23, 2025**: Topic: Holiday Rebroadcast: Building the Bridge: How Early Relational Health Fuels Early Learning and Third Grade Reading Success
- **December 30, 2025**: Holiday Rebroadcast: Screens in the First Five Years: What We Need to Know and Do

### **NAHRO Merit Awards:**

- The new topics for the 2026 NAHRO Merit Awards are:
  - The Family Learning Centers Letters to Veterans
  - The Le Moyne Garden Boys and Girls Club Butterfly Garden

### **Art Projects/Newsletter:**

- The 2025-26 NAHRO - What Home Means to Me poster contest is closed. Regions will begin accepting the 2026-27 What Home Means to Me Posters. Poster submissions will begin in January.
- The 2025 HHA – What Christmas Means to Me Christmas card contest, 28 posters submitted
  - LV: 7 students submitted, 1 selected – Ivanna Briones
  - BP: 5 students submitted, 1 selected – Daniela Cruz
  - ST: 10 students submitted, 1 selected – Eddie Resendez
  - LMG: 6 students submitted, 1 selected – Kimberly Gonzalez
- The 2025 HHA – Letters to Veterans Activity, 39 letters submitted
  - LV: 14 students submitted letters
  - BP: 7 students submitted letters
  - ST: 10 students submitted letters
  - LMG: 8 students submitted letters
- The newsletter articles were due December 12, 2025

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

### **Events:**

- December 19, 2025: Grace Fellowship Church hosted a Christmas Outreach at Los Vecinos at 6:00 p.m. They distributed gifts, hot dogs, chips and sodas –50 children attended
- December 20, 2025: Christmas Toy Giveaway with City of Harlingen Mayor Norma Sepulveda and Commissioner Rene Perez was held at Los Vecinos from 12:00 p.m. to 2:00 p.m. - 100 children attended

### **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:

(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

Family Learning Center	Number of Mentors	Number of Students Attending	Number of Apt's Utilizing Center
Los Vecinos Master Teacher: Ms. Cano	3	9	4
Bonita Park Master Teacher: Mrs. Cavazos	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	2	8	2
Le Moyne Gardens Master Teacher: Mr. Leal	4	9	5

2026 Upcoming Scholarship due dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/23/2026			
TX NAHRO	2/13/2026			
SW NAHRO	3/13/2026			
HAT	4/2026			
HAHC	4/17/2026			
<b>TENANT ASSOCIATIONS</b> (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/17/2026			
<b>NELROD</b>	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 HAT				
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

BRE Storytime: Presented by Los Vecinos Apartments

Cynthia Lucio, Chief Financial Officer, at the Harlingen Housing Authority, read, "I Am Cindy-Lou Who" (Based on Dr. Seuss's How the Grinch Stole Christmas) By Tish Rabe



## Tenant Association Meetings

### “Christmas Celebrations”

**Los Vecinos**  
(Christmas Luncheon)



**Le Moyne Gardens**  
(Christmas Luncheon)



**Sunset Terrace**  
(Christmas Breakfast)

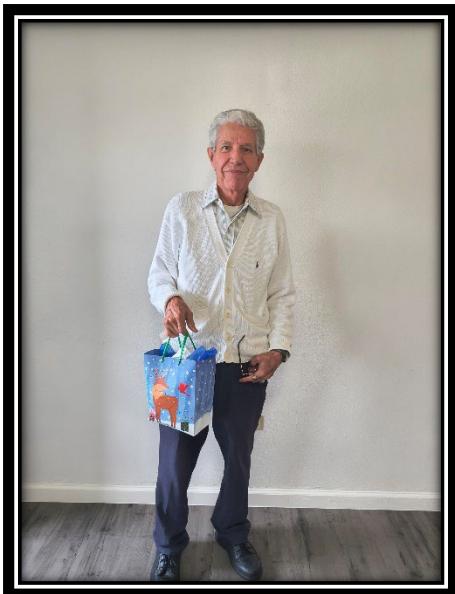


# Tenant Association Meetings

## “Christmas Goodie Bags”

### Bonita Park

(Goodie bags for elderly)



**Grace Fellowship Church  
Christmas Outreach  
at Los Vecinos**



**Toy Give Away at Los Vecinos  
with Mayor Norma Sepulveda and Commissioner Rene Perez**





**Mrs. Luciana Ferretiz from Los Vecinos Apartments  
celebrated her 100<sup>th</sup> birthday**



**Date: January 21, 2026**

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

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

**Subject: December 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 renovated Buchanan Avenue. This job is 100% complete.

RGV Asphalt is renovating Mitchell Avenue. This job is 0% complete.

De La Cruz Drywall replaced the exterior door in apartment #206. This job is 100% complete.

De La Cruz Drywall replaced the doors, painted, installed TV's and upgraded electrical in the Learning Center. This job is 100% complete.

De La Cruz Remodel installed new flooring in apartment #303. This job is 100% complete.

De La Cruz Drywall is remodeling apartment #229. This job is 10% complete.

**Bonita Park AMP #020:**

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

H2O Construction is expanding the office. This job is 75% complete.

Park Place Recreational Design is installing a toddler playground and exercise equipment. This job is 75% complete.

De La Cruz Drywall remodeled apartment #55. This job is 100% complete.

De La Cruz Remodel installed new flooring in apartment #02. 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.

**Le Moyne Gardens AMP #030:**

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

De La Cruz Remodel prepared apartment #124. This job is 100% complete.

Garza DLC prepared apartment #166. This job is 100% complete.

SKO Elite is installing exterior stonework at the office. This job is 85% complete.

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

Garza DLC Painting is preparing apartment #203 at Family Living Center. This job is 80% complete.

# Housing Authority of the City of Harlingen, Texas

84

December 31, 2025

## Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	<b>HHA Totals</b>
Units Leased →	145	113	19	4	4	193	<b>478</b>
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	<b>6</b>
<b>Vacancies</b>							
Market Conditions →	0	0	0	0	0	0	<b>0</b>
CFP →	0	0	0	0	0	0	<b>0</b>
Bedroom Size 1 bed	0	1	0	0	0	1	<b>2</b>
2 bed	2	1	0	0	0	2	<b>5</b>
3 bed	3	2	0	0	0	2	<b>7</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	5	4	0	0	0	5	<b>14</b>
Total Vacancies →	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>14</b>
Total Units per Development →	<b>150</b>	<b>120</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>200</b>	<b>498</b>

Notation: Data based on Manager's Monthly Reports Submitted 12.31.2025

Prepared by: Nancy Garza - Admissions Coordinator

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

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

\* does not include CFP units

**Total Points per AMP**

12

12

16

16

16

12

**GRAND TOTAL POINTS**

**12**

*Per unit Fee count*

145

116

20

4

4

195

484

84

Harlingen Housing Authority  
Low Rent Program  
Board Meeting  
January 21, 2026

Activities for the month of December

WAITING LIST AS OF 12/31/2025

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	40
2 Bedroom	1
3 Bedroom	3
<u>4 Bedroom</u>	<u>1</u>
Total:	45

Unit offers mailed: 17

Security Deposits received: 10

Applications ready for review: 45

Applications pending: 53

## 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 December 2025	1,007	947	293	405	98	433	99	95	22%
January through December 2024	1,009	974	250	641	66	330	86	82	25%
<b>Increase</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>0</b>	<b>32</b>	<b>103</b>	<b>13</b>	<b>13</b>	<b>0</b>
<b>Decrease</b>	<b>2</b>	<b>27</b>	<b>0</b>	<b>236</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3%</b>

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

Note: Applications were denied or withdrawn due to pending information.

Applicants were given extra time to submit pending information to complete the application process.

**LOW RENT PROGRAM**  
**Monthly Summary Report**

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (after two unit offers)	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%
Nov-25	66	69	19	2	9	47	6	10	21%
Dec-25	51	49	45	21	7	17	7	5	29%
YTD Total:	1,007	947	293	405	98	433	99	95	22%

**LOW RENT PROGRAM**  
**Monthly Summary Report**

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (after two unit offers)	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%
Nov-24	67	63	16	71	5	41	8	7	17%
Dec-24	53	51	16	56	8	50	4	6	12%
YTD Total:	1,009	974	250	641	66	330	86	82	25%

## Board Meeting Report

### January 21, 2026

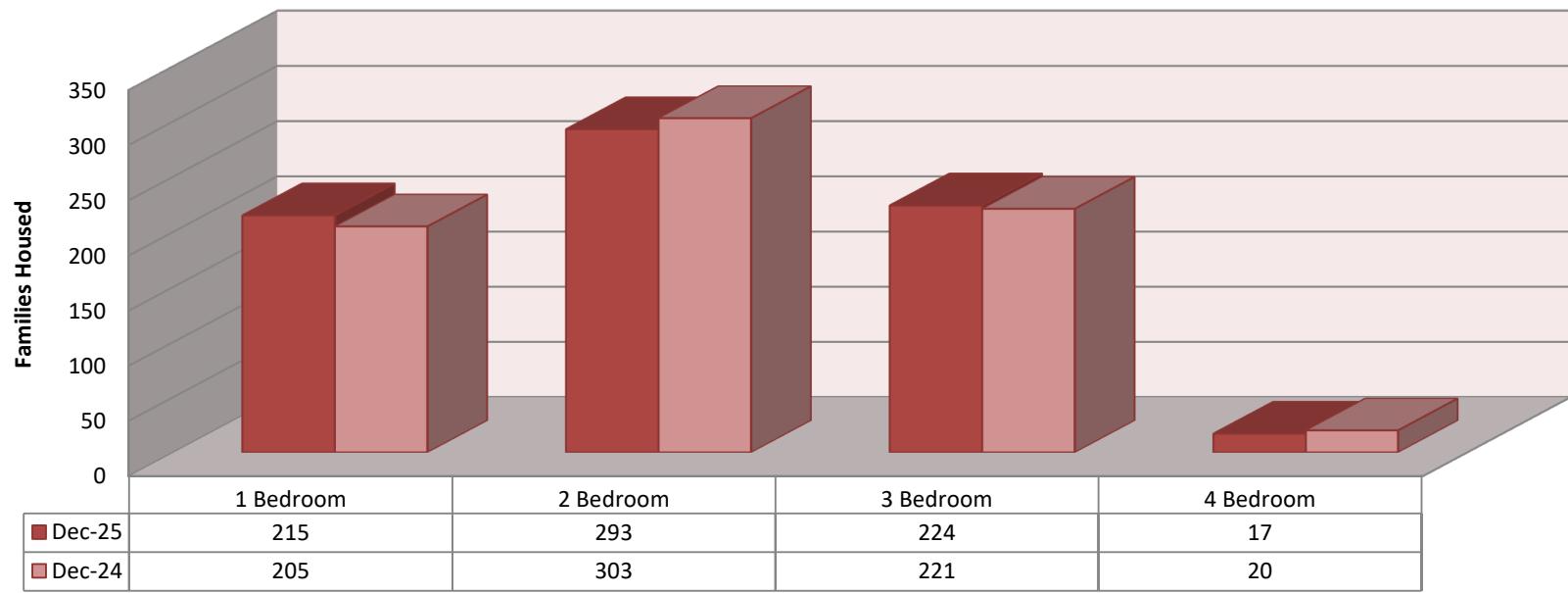
**Total Alloted Vouchers: 743**

**Vouchers Leased: 749**

**Vouchers Pending: 0**

**Vouchers Searching: 21**

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



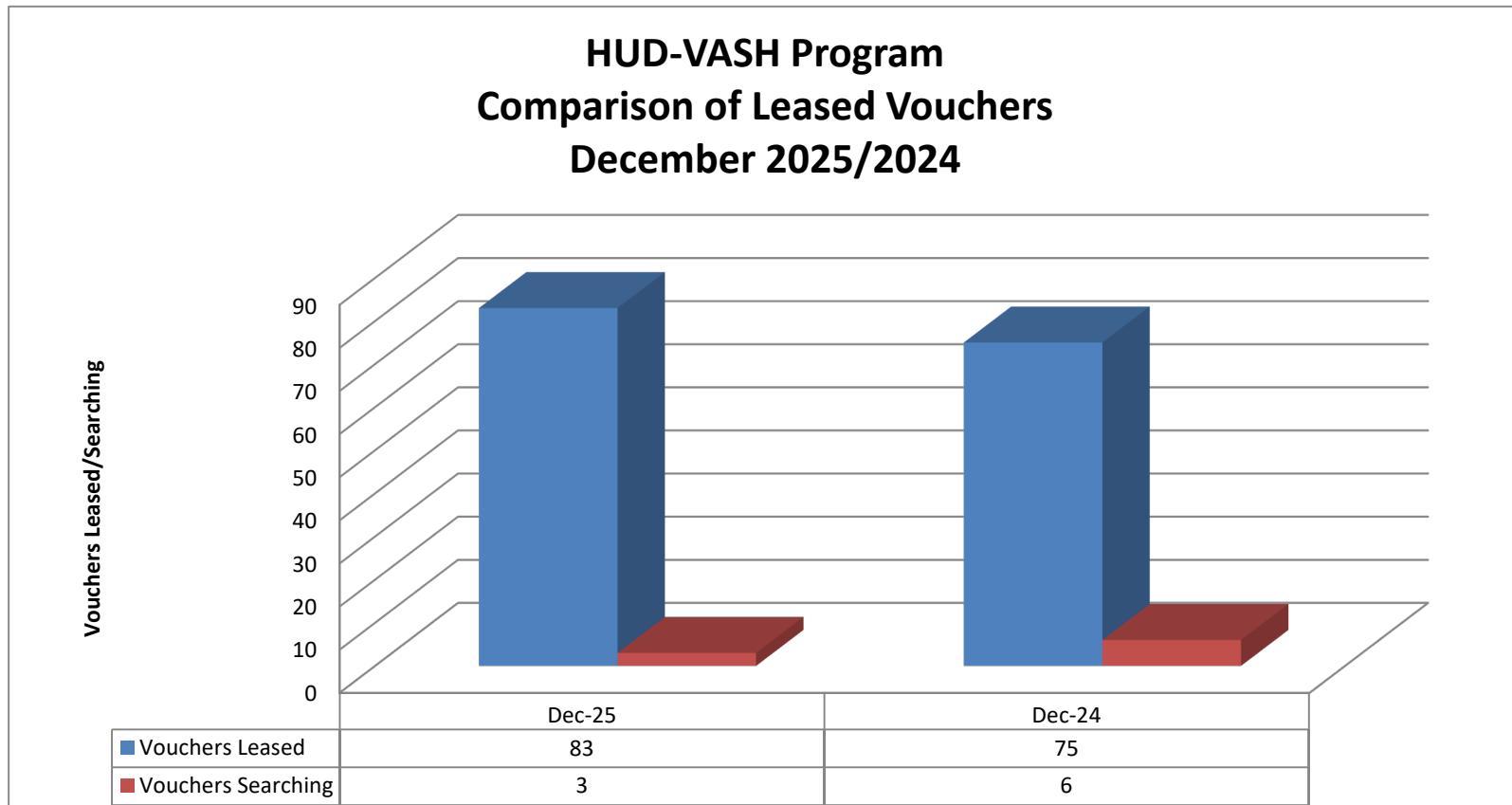
**Total Families on Waiting List**

**445**

## Board Meeting Report

### January 21, 2026

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



**Harlingen Housing Authority  
Housing Choice Voucher/Section 8 Program  
Board Meeting Report  
January 21, 2026**

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  
November 2025 Score is  
99.11%

**Quality Control**

No QC files were scheduled due to Holidays.

**Activities for the month of December 2025:**

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on December 11<sup>th</sup> (20 were received)
- Issued HAP Checks for January 2026
- 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 via Microsoft Teams
- Attended Friday Staff Meetings via Microsoft Teams
- Attended board practice meetings at LMG and LV
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Attended HCISD Counselor meeting
- Attended Market Day Event
- Attended Board Meeting
- Attended Budget workshop
- Completed and submitted HCV/S8 Budget
- Submitted VMS corrections in PIC
- 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 December 2025	411	309	751	101	771	771	151	4	89	95
January through December 2024	430	345	454	50	776	776	81	6	84	91
<b>Increase</b>	<b>0</b>	<b>0</b>	<b>297</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>5</b>	<b>4</b>
<b>Decrease</b>	<b>19</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>

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	4
Feb-25	37	33	22	0	70	70	6	1	2	16
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	8
May-25	43	30	34	7	65	65	14	1	11	11
Jun-25	30	28	34	6	74	74	21	3	7	6
Jul-25	35	23	33	10	71	71	15	-1	8	7
Aug-25	30	24	28	14	79	79	27	-10	10	9
Sep-25	32	23	15	9	64	64	11	-1	19	12
Oct-25	36	27	26	21	53	53	13	2	12	7
Nov-25	25	24	457	7	55	55	10	0	6	3
Dec-25	30	21	32	7	37	37	8	0	6	4
YTD	411	309	751	101	771	771	151	4	89	95

**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	4
Feb-24	40	28	34	8	59	59	12	1	18	6
Mar-24	17	26	33	6	67	67	14	0	11	10
Apr-24	30	21	138	5	89	89	11	4	6	10
May-24	42	30	40	3	56	56	10	0	9	8
Jun-24	31	28	17	5	76	76	12	0	6	6
Jul-24	31	34	30	9	65	65	0	0	5	10
Aug-24	39	32	29	1	92	92	1	0	8	6
Sep-24	46	33	25	4	73	73	0	0	1	9
Oct-24	48	34	32	0	52	52	0	1	3	8
Nov-24	37	26	23	0	65	65	0	0	2	5
Dec-24	35	24	27	0	41	41	0	0	1	9
YTD	430	345	454	50	776	776	81	6	84	91

DATE: January 01, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for January 21, 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 December :**

**Training & Conferences:** I attended the HAT/HAVE HUD Training in San Antonio, Texas December 4-5, 2025. Topics of discussion were funding changes, due to the current administration and PHAS scoring system for Public Housing. We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training in inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest.

**Administrative Meetings:** Most of the staff meetings continue to be virtual. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 98%. Maintenance meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month at 3:00 p.m. The 2<sup>nd</sup> Thursday maintenance meetings are through Teams and the 4<sup>th</sup> Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators, and these meetings are working well.

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

**Board Recommendations:** The Board of Commissioners recommended we rotate and vary restaurants in the downtown area for our board meeting Lunch. In January, lunch will be provided by J & B Café.

**City of Harlingen Human Resource Department MOU:** Attorney, Alan Ozuna is working with the City Officials 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:** We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Avenue. On December 17, the Cameron County Housing Authority and the Consultants made a presentation at the board meeting on Bonds that are available to housing authorities. The board of commissioners are very interested.

**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. The Family Learning Centers will close for the Christmas and New Year Holidays starting December 19, 2025, and will open on January 6, 2026.

**Scholarships:** The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are preparing to award the 2026 scholarships and applications are due April 17, 2026. Graduating seniors will be recognized at the June/July board meeting. The Texas NAHRO Scholarships are due February 13, 2026, and the Southwest NAHRO Scholarships are due March 13, 2026.

**Annual Board Meetings:** The Annual Board Meetings for the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation are scheduled for September 23, 2026, at 11:30 a.m. at the Harlingen Convention Center.

**City of Harlingen Events:** The Christmas Parade on Jackson Avenue was scheduled for Friday, December 5, 2025, at 6:00 p.m. City Commissioner Rene Perez and Mayor Sepulveda organized a Toy Distribution for the children of the Los Vecinos Apartments. The toys were distributed on Saturday, December 20, 2025, from 12:00 p.m. to 2:00 p.m. We distributed approximately 100 toys and gift cards. In attendance were Mayor Sepulveda, City Commissioner Rene Perez, HHA Commissioners, Mrs. Elliott & Mrs. Peña, HHA staff and me.

**Market Days on Jackson Avenue:** Market Days on Jackson Avenue are scheduled for the 1<sup>st</sup> Saturday of every month. Every month we participate in the Book Rich Environment (BRE) which distributes new books to school age children. The next Back-to-School Event is scheduled for August 1, 2026, where we invite Social Service Agencies to participate and provide children with back-to-school supplies.

**October Fall Resource Fair:** The Annual Fall Resource Fair is scheduled for October 22 or 29 2026, at Los Vecinos Apartments, 702 South M Street from 4:00 p.m. – 7:00 p.m. We invite agencies throughout the community that can assist the residents with services, such as food pantries, health care, dental, counseling, resources with electric, gas and water payments, home health provider care information, computer & internet services and many others.

**Financial Workshops:** The financial workshops to finalize the 2027 FYE are scheduled for December 11, 2025, at the (COCC) Administrative Building 219 E. Jackson Avenue, Harlingen, Texas from 10:00 – 11:30 a.m. and December 13, 2025, at 9:00 a.m. via Teams (virtual). Mrs. Elliot did join on December 11, 2025.

**Annual HCV/S8 Landlord & Participant Conference:** The next HCV/S8 Landlord & Participant Conference is scheduled for November 6, 2026, at the Le Moyne Gardens Community Room, from 9:00 a.m. – 11:00 a.m. This conference provided 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.

**Annual & Five-Year Plan for Capital Funds:** The next public hearing will be scheduled for November 2026, at the Le Moyne Gardens Community Building, 3221 North 25<sup>th</sup> Street, Harlingen, Texas at 10:00 a.m. The Annual & Five-Year Plan will be available for a public comment period of 45 days, resident meetings were held and comments from the residents were addressed. The Annual & Five-Year Plan is for the future years, 2027 through 2031, and we project our future funding on the amount we were awarded in 2026.

**2026 Board Meeting Schedule:** The 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 December 17, 2025, HHA board meeting and September 24, 2025, Annual HAHC board meeting. We also reviewed the Agendas for the HHA & HAHC board meetings scheduled for January 21, 2026, at the Administrative Building, 219 E. Jackson Avenue, Harlingen, Texas. The next HHA Board Meeting is scheduled for Wednesday, February 19, 2026, starting at 12:00 p.m. at the Bonita Park Family Learning Center, 601 South Rangerville Road, 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:**

**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. New Year's Resolution/Goals (Accounting Dept)
- 02: Sick Leave Incentive for qualifying Employees
- 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 9:40 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 07: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 08: HCV/S8 Applications (20)
- 08: Los Vecinos Construction Mtg at 9:00 a.m.
- 08: Appt with N Garza to submit WL on the HUD portal at 10:00 a.m. or 2:00 p.m.
- 08: Maintenance Mtg at 3:00 p.m. Teams (Forms, Timesheets, FH plans & Etc.)
- 08: HCISD Counselors Mtg at 4:00 p.m. Teams
- 09: Review Board Packet for corrections at 9:00 a.m.
- 09: Lindsey Training on Fee Accounting at 10:00 a.m. (Microsoft Teams)
- 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. National Nerd Word Day (Accounting Dept)
- 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 9:40 a.m.
- 12: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 13: Lonestar Shredding COCC (Bins due on Monday)
- 13: Pest Control at Los Vecinos
- 13: Practice Board Mtg at LMG at 9:00 a.m. (unit #200)
- 13: Appt with N Garza to submit WL on the HUD portal at 10:00 a.m. or 2:00 p.m.
- 13: Construction Mtg at LMG at 1:30 p.m. (SKO) stonework (final meeting)
- 13: Construction Mtg at BP at 2:30p.m. (H2O) office expansion & stucco (final meeting)
- 14: Pest Control at Bonita Park
- 14: Review Monday Reports for corrections at 8:30 a.m.
- 14: Practice Board Mtg at BP at 10:00 a.m. (unit #2)
- 14: 5 Year and Annual Plan submission to the HUD Portal at 2:00 p.m.
- 15: Practice Board Mtg at 9:00 a.m. at LV (unit #229)

15: 5 Year and Annual Plan submission to the HUD Portal at 2:00 p.m.

16: Vehicle Inspection at COCC 9:00 a.m. (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. Martin Luther King Jr. Day (Accounting Dept)

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

19: Practice Board Mtg at 9:30 a.m. at ST (unit #15)

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

19-23: City of Harlingen Auction delivery of items by Maintenance Team

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 Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by M Guajardo  
Lunch provided by J & B Café

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: HCV/S8 Two Year Tool Mtg by D. Perez & Team at 10:30 a.m.

22: Maintenance Mtg at 3:00 p.m. at BP (Workorders, INSPIRE, Inventory)

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: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**

23: Friday Staff Mtg at 3:00 p.m. Belly Laugh Day (Accounting Dept)

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 9:40 a.m.

26: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

27: HAP Checks February 2026

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: Construction Mtg at LMG at 1:30 p.m. (~~SKO~~) stonework

27: Construction Mtg at BP at 2:30p.m. (~~H2O~~) office expansion & stucco

27: Crime Prevention Mtg at 3:00 p.m. at LMG

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: HAT/HAVE Board Mtg 11:00 a.m. location to TBD

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, Cindy DLF & Norma at 1:30 p.m.

30: Friday Staff Mtg at 3:00 p.m. Any Motivational Quote/Loteria Day (Accounting Dept)

**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 9:40 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

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.

05: Los Vecinos Construction Mtg at 9:00 a.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. Valentine's Day (LV)

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 9:40 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 LMG at 1:30 p.m.

10: Construction Mtg at BP at 2:30p.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

11-12: Inventory Year End Los Vecinos

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 (Heart Health Month)

13: Texas NAHRO Scholarship Due!

13: Friday Staff Mtg at 3:00 p.m. Presidents Day (LV)

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 P Vega  
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. Chinese New Year (LV)

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 9:40 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**

24: Lonestar Shredding COCC (Bins due on Monday)

24: Construction Mtg at LMG at 1:30 p.m.

24: Construction Mtg at BP at 2:30p.m.

25: Review Monday Reports for corrections at 8:30 a.m.

25: HAP Checks for March 2026

25-26: Inventory Year End Bonita Park

25-27: Nelrod Annual Conference, Las Vegas, NV

26: Maintenance Mtg at 3:00 p.m. at LV (Vehicle Maintenance & Inspections)

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 February18, 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. Ash Wednesday (LV)

**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 9:40 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

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.

05: Los Vecinos Construction Mtg at 9:00 a.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. Employee Appreciation Day BP

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 9:40 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 LMG at 1:30 p.m.

10: Construction Mtg at BP at 2:30 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

11-12: Inventory Year End Le Moyne Gardens

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 (Eye & Vision Safety)

13: Inventory Year End COCC

13: Southwest NAHRO Scholarships Due!

13: Newsletter Articles are due at 12:00 p.m.

13: Friday Staff Mtg at 3:00 p.m. Plant a Flower Day BP

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 LMG at 9:00 a.m.

18: Review Monday Reports for corrections at 8:30 a.m.

18: Practice Board Mtg at LMG at 10:00 a.m.

18: **Regular Board Meeting 12:00 p.m. at LMG** Invocation by D Perez

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. Poetry Day BP

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

23: Mtg with Ariana to review the Calendar at 9:40 a.m.

23: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

23-25: Texas NAHRO Annual Conference Corpus Christi, Texas

24: Construction Mtg at LMG at 1:30 p.m.

24: Construction Mtg at BP at 2:30 p.m.

25: Review Monday Reports for corrections at 8:30 a.m.  
 25: HAP Checks for April 2026  
 26: Maintenance Mtg at 3:00 p.m. at ST (Ladder Safety)  
 27: 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 2025  
 27: April 15, Board Agendas & Minutes for March 18, Board Mtg due 12:00 p.m.  
 27: Tentative Board Agendas due April, May & June 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting  
 01: Plans to remodel the upstairs of 219 E. Jackson Ave. & replace outside entry carpet  
 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: Los Vecinos Construction Mtg at 9:00 a.m.  
 02: Unit description due at 12:00 p.m. by managers for visit after board practice  
 03: Holiday (Good Friday)  
 04: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, **LMG**  
 06: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, BP, **LMG**  
 06: Security Mtg Monday at 9:00 a.m.  
 06: Mtg with Ariana to review the Calendar at 9:40 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: Lonestar Shredding COCC (Bins due on Monday)  
 07: Practice Board Mtg at 9:00 a.m. at LMG (unit)  
 07: Construction Mtg at LMG at 1:30 p.m.  
 07: Construction Mtg at BP at 2:30 p.m.  
 08: Pest Control at Bonita Park  
 08: Review Monday Reports 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 3:00 p.m. Teams (Driving Awareness)

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. Easter/Autism Awareness LMG

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 Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by C Lucio

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

16: Los Vecinos Construction Mtg at 9:00 a.m.

17: Vehicle inspections at COCC at 9:00 J. Montoya

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. Creative & Innovation Day LMG

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.**

21: Construction Mtg at LMG at 1:30 p.m.

21: Construction Mtg at BP at 2:30 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: Maintenance Mtg at 11:00 a.m. at LMG (Harassment) Merienda

24: HAP Checks for May 2026

24: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Le Moyne Garden**  
(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. Earth Day LMG

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

27: Mtg with Ariana to review the Calendar at 9:40 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 BP

29: Review Monday Reports for corrections at 8:30 a.m.

30: Los Vecinos Construction Mtg at 9:00 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. Cinco De Mayo HCV/S8

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

02: COCC Upstairs Storage Cleanup Day 8:00 a.m. – 1:00 p.m.??

04: BRE Reading on HHA Facebook Monday after Market Days by LV, BP, LMG

04: Lonestar Shredding COCC (Bins due on Monday)?

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

04: Mtg with Ariana to review the Calendar at 9:40 a.m.

04: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

05: Construction Mtg at LMG at 1:30 p.m.

05: Construction Mtg at BP at 2:30 p.m.

06: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

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. Mother's Day HCV/S8

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 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: Los Vecinos Construction Mtg at 9:00 a.m.

14: Thursday Maintenance Mtg at 3:00 p.m. Teams (Mental Health)

15: Vehicle inspections at COCC at 9:00 a.m. J. Montoya

15: Practice Board Mtg at 9:00 a.m. at LV (unit)

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. Armed Forces Day HCV/S8

16: COCC Upstairs Storage Cleanup Day 8:00 a.m. – 1:00 p.m.?? backup date

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: Lonestar Shredding COCC (Bins due on Monday)?

19: Practice Board Mtg at ST at 9:00 a.m. (unit #)

19: Construction Mtg at LMG at 1:30 p.m.

19: Construction Mtg at BP at 2:30 p.m.

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 M Prieto  
Lunch provided by

20: Board Mtg Overview at 2:00 p.m.

20: SEMAP submission with D. Perez at 2:30 p.m.

20: City of Harlingen Commissioners Mtg at 5:30 p.m.

20-21: Pest Control Le Moyne Gardens

22: 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

22: Vehicle inspections at COCC at 9:00 a.m. J Montoya

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. Mister Rogers Day HCV/S8

25: Memorial Day (Holiday)

26: Security Mtg at 9:00 a.m. (Tuesday)

26: Mtg with Ariana to review the Calendar at 9:40 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: Maintenance Mtg at 3:00 p.m. at BP (Hurricane Prepare/Emergency Action Plan)

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. Loteria HCV/S8

**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 9:40 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.

02: Construction Mtg at LMG at 1:30 p.m.

02: Construction Mtg at BP at 2:30 p.m.

03: Review Monday Reports for corrections at 8:30 a.m.

03: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

03: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

03: City of Harlingen Commissioners Mtg at 5:30 p.m.

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. World Environment Day Accounting depart

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 9:40 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 for corrections at 8:30 a.m.

10: Practice Board Mtg at BP at 10:00 a.m. (Cancelled due to training)

10-12: HAVE-STR Annual Conference, SPI

11: HCV/S8 Applications (20)

11: Los Vecinos Construction Mtg at 9:00 a.m.

11: Practice Board Mtg at LV at 9:00 a.m. (Cancelled due to training)

11: Maintenance Mtg at 3:00 p.m. Teams (National Safety, preventive slips, trips & falls)

12: Friday Staff Mtg at 3:00 p.m. Peace Day Accounting Dept

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.

16: Construction Mtg at LMG at 1:30 p.m.

16: Construction Mtg at BP at 2:30 p.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 C De La Fuente

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 Le Moyne Gardens

19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya

19: Friday Staff Mtg at 3:00 p.m. Father's Day Accounting Dept

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

22: Mtg with Ariana to review the Calendar at 9:40 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: HAP Checks July 2026

25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff

25: Los Vecinos Construction Mtg at 9:00 a.m.

25: Maintenance Mtg at 3:00 p.m. at LV (Heat Awareness & heat stroke prevention)

26: 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

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. National Boys & Girls Club Week Accounting Dept

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

29: Mtg with Ariana to review the Calendar at 9:40 a.m.

29: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

30: Lonestar Shredding COCC (Bins due on Monday)

30: Final Board Reports due by 12:00 p.m.

30: Construction Mtg at LMG at 1:30 p.m.

30: Construction Mtg at BP at 2:30 p.m.

**July 2026: Schedule may change at any time**

01: Flyers for Scholarship for High School Graduating Seniors 2027!!

01: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

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! LV, BP, LMG~~ (Cancelled due to Holiday)

06: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, **LMG**

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

06: Mtg with Ariana to review the Calendar at 9:40 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 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: Los Vecinos Construction Mtg at 9:00 a.m.

09: Practice Board Mtg at 9:00 a.m. at LV (unit)

09: Maintenance Meeting at 3:00 p.m. Teams (Active Shooter)

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. Independence Day/Kitten Day LV

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

14: Construction Mtg at LMG at 1:30 p.m.

14: Construction Mtg at BP at 2:30 p.m.

15: Review Monday Reports for corrections at 8:30 a.m.

15: Practice Board Mtg at 10:00 a.m. at COCC

15: **HHA Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by M Guajardo  
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 & Non-Profit

17: Vehicle inspections at COCC at 9:00 a.m. J. Montoya

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. World Emoji Day LV

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: Los Vecinos Construction Mtg at 9:00 a.m.

23: Maintenance Mtg at 11:00 a.m. at COCC (PPE Month) Merienda

24: 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 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 July 15, 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. Parents Day LV  
 27: Security Mtg Monday at 9:00 a.m.  
 27: Mtg with Ariana to review the Calendar at 9:40 a.m.  
 27: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 27: HAP Checks August 2026  
 28: Construction Mtg at LMG at 1:30 p.m.  
 28: Construction Mtg at BP at 2:30 p.m.  
 28: Crime Prevention Mtg at 3:00 p.m. at ST  
 29: Review Monday Reports for corrections at 8:30 a.m.  
 31: Friday Staff Mtg at 3:00 p.m. Avocado Day LV

**August 2026: Schedule may change at any time**

01: **Market Days Downtown!** BRE Reading of Books to Community by **LV, BP, LMG**  
 01: Back To School Event at Market Day HCV/S8, Admissions, LV, BP, LMG, HCVP  
 01: **Flyers for Scholarship for High School Graduating Seniors 2027!!**  
 03: BRE Read a Book to children on HHA Facebook 1<sup>st</sup> Monday of month LV, **BP**, LMG  
 03: Security Mtg Monday at 9:00 a.m.  
 03: Mtg with Ariana to review the Calendar at 9:40 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.  
 06: Los Vecinos Construction Mtg at 9:00 a.m.  
 07: Friday Staff Mtg at 3:00 p.m. National Lighthouse Day BP  
 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 9:40 a.m.  
 10: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 11: Pest Control at Los Vecinos  
 11: Lonestar Shredding COCC (Bins due on Monday)  
 11: Construction Mtg at LMG at 1:30 p.m.  
 11: Construction Mtg at BP at 2:30 p.m.  
 12: Pest Control at Bonita Park  
 12-13: Inventory Mid-Year Los Vecinos  
 13: HCV/S8 Applications (20)  
 13: Maintenance Mtg at 3:00 p.m. Teams (Hazard Communication)  
 14: Friday Staff Mtg at 3:00 p.m. Financial Awareness Day BP  
 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.  
 18: 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.  
 18: 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.  
 19: 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) P Vega**

19: City of Harlingen Commissioners Mtg at 5:30 p.m.

19-20: Inventory Mid-Year Bonita Park

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 **Le Moyne Gardens**  
 (Supervisors will Quality Control audited files by staff)  
 Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 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. Fajita Day BP

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

24: Mtg with Ariana to review the Calendar at 9:40 a.m.

24: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

25: Construction Mtg at LMG at 1:30 p.m.

25: Construction Mtg at BP at 2:30 p.m.

25-27: Texas Housing Association Conference Fort Worth, Texas

26: Review Monday Reports for corrections at 8:30 a.m.

26: HAP Checks September 2026

26-27: Inventory Mid-Year Le Moyne Gardens

27: Maintenance Mtg at 3:00 p.m. at ST (Inventory & Open Enrollment)

28: Inventory Mid-Year COCC

28: Board Reports are due 12:00 p.m.

28: Friday Staff Mtg at 3:00 p.m. Beach Day BP

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

31: Mtg with Ariana to review the Calendar at 9:40 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

02: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

03: Los Vecinos Construction Mtg at 9:00 a.m.

03: HCISD Counselors Mtg at 4:00 p.m. via Teams

04: Review Board Packet for corrections at 9:00 a.m.

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. Labor Day LMG

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

07: Holiday (Labor Day)

08: BRE Read a Book on HHA Facebook Monday after Market Days **LV, BP, LMG**

08: Pest Control at Los Vecinos

08: (Tuesday) Security Mtg Monday at 9:00 a.m.

08: Mtg with Ariana to review the Calendar at 9:40 a.m.

08: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360

08: Construction Mtg at LMG at 1:30 p.m.

08: Construction Mtg at BP at 2:30 p.m.

09: Pest Control at Bonita Park

10: HCV/S8 Applications (20)

10: Maintenance Mtg at 3:00 p.m. Teams (Board Mtg Attire)

11: Practice Board Mtg at LMG at 9:00 a.m.

11: Friday Staff Mtg at 3:00 p.m. Classical Music LMG

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 9:40 a.m.

**14: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360**

15: Practice Board Mtg at LMG at 9:00 a.m.

16: Review Monday Reports for corrections at 8:30 a.m.

16: Practice Board Mtg at BP at 10:00 a.m.

16-17: Pest Control at Le Moyne Gardens & Non-Profit

17: Los Vecinos Construction Mtg at 9:00 a.m.

17: Practice Board Mtg at LV at 10:00 a.m.???

18: Employee Evaluation (C. Lucio)

18: Practice Board Mtg at LV at 9:00 a.m.???

18: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)

18: Friday Staff Mtg at 3:00 p.m. Hispanic Heritage LMG

21: Security Mtg Monday at 9:00 a.m. ST

21: Practice Mtg at ST at 9:30 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**

22: Lonestar Shredding COCC (Bins due on Monday)

22: Construction Mtg at LMG at 1:30 p.m.

22: Construction Mtg at BP at 2:30 p.m.

22: Practice Board Mtg at 3:00 p.m. Convention Center

23: Practice Board Mtg at 9:00 a.m. at Convention Center

**23: HHA & HAHC Annual Mtgs at 11:30 a.m. & 12:30 p.m.** Convention Center

Invocation by D Perez

24: Review Monday Reports for corrections at 8:30 a.m.

24: Maintenance Mtg at 3:00 p.m. at LMG (Annual Resource Fair)

25: HAP Checks October 2026

25: Overview of Board Mtg at 9:00 a

25: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Los Vecinos**  
(Supervisors will Quality Control audited files by staff)

25: Board Reports are due at 12:00 p.m.

25: October 21, Board Agenda & Minutes for Sept. 23, Board Mtgs due 12:00 p.m.

25: Tentative Board Agendas for October, November & December 2026

25: Friday Staff Mtg at 3:00 p.m. International Day of Peace LMG

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

28: Mtg with Ariana to review the Calendar at 9:40 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: Los Vecinos Construction Mtg at 9:00 a.m.

01: Final Board Reports due at 12:00 p.m.

02: Friday Staff Mtg at 3:00 p.m. Random Acts of Kindness Admissions Dept

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 9:40 a.m.

05: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

06: Construction Mtg at LMG at 1:30 p.m.

06: Construction Mtg at BP at 2:30 p.m.

07: Review Monday reports for corrections at 8:30 a.m.

07: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

07: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

08: HCV/S8 Applications (20)

08: Maintenance Mtg at 3:00 p.m. Teams (Cybersecurity & EIV)

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. Indigenous People Day Admissions Dept

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 9:40 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 for corrections at 8:30 a.m.

14: Practice Board Mtg at BP at 10:00 a.m. (unit)

15: Los Vecinos Construction Mtg at 9:00 a.m.

15: Practice Board Mtg at 9:00 a.m. at LV (unit)

16: Vehicle Inspection at COCC 9:00 a.m. (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. Breast Cancer Awareness Admissions Dept

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

20: Construction Mtg at LMG at 1:30 p.m.

20: Construction Mtg at BP at 2:30 p.m.

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 C. Lucio  
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 LV (Annual Resource Fair) Lunch  
 23: 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  
 23: Board Reports due at 12:00 p.m.  
 23: November 18, Board Agenda & Minutes for October 21, Board Mtg due 12:00 p.m.  
 23: Tentative Board Agendas due February, March & April 2026  
 26: 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. United Nations Day Admissions Dept  
 26: Security Mtg at 9:00 a.m.  
 26: Mtg with Ariana to review the Calendar at 9:40 a.m.  
 26: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 26: HAP Checks November 2026  
 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 LV  
 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**  
 29: Los Vecinos Construction Mtg 9:00 a.m.  
 29: Financial Workshop at 10:00 a.m. at COCC (FYB 04/01/2027)  
 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. Halloween/Loteria Admissions Dept  
 31: Financial Workshop via Team at 9:00 a.m. (FYB 04/01/2027)

**November 2026: Schedule may change at any time**

01: Time Change (Fall Back)  
 02: **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 9:40 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.  
 03: Lonestar Shredding COCC (Bins due on Monday)  
 03: Construction Mtg at LMG at 1:30 p.m.  
 03: Construction Mtg at BP at 2:30 p.m.  
 04: Review Monday Reports for corrections at 8:30 a.m.  
 04: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting  
 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. Day of the Dead Accounting Dept  
 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 9:40 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 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  
 11-12: Inventory Year End Le Moyne Gardens  
 12: HCV/S8 Applications (20)  
 12: Los Vecinos Construction Mtg at 9:00 a.m.  
 12: Practice Board Mtg at LV at 9:00 a.m. (unit)  
 12: Maintenance Mtg at 3:00 p.m. Teams (Fire safety)  
 13: Inventory Year End COCC  
 13: Friday Staff Mtg at 3:00 p.m. Veteran's Day Accounting Dept  
 16: Security Mtg at 9:00 a.m. ST  
 16: Practice Board Mtg at ST at 9:30 a.m. (unit)  
 16: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**  
 16: 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 LV at 9:00 a.m.  
 17: Construction Mtg at LMG at 1:30 p.m.  
 17: Construction Mtg at BP at 2:30 p.m.  
 18: Review Monday Reports for corrections at 8:30 a.m.  
 18: Practice Board Mtg at LV at 10:00 a.m.  
 18: **Regular Board Meeting 12:00 p.m.** at LV Invocation by M. Prieto  
 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: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Sunset Terrace**  
 (Supervisors will Quality Control audited files by staff)  
 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya  
 20: Board Reports due at 12:00 p.m.  
 20: December 16, Board Agenda & Minutes for November 18, Board Mtg due 12:00 p.m.  
 20: Tentative Board Agendas due December 2026, January & February 2027  
 20: Friday Staff Mtg at 3:00 p.m. Thanksgiving Accounting Depart  
 23: HAP Check for December 2026  
 23: Security Mtg Monday at 9:00 a.m.

23: Mtg with Ariana to review the Calendar at 9:40 a.m.  
 23: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 25: Review Monday Reports for corrections at 8:30 a.m.  
 25: Early Release at 3:00 p.m.  
 26-27: Holiday (Thanksgiving)  
 30: Security Mtg Monday at 9:00 a.m.  
 30: Mtg with Ariana to review the Calendar at 9:40 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.

**December 2026: Schedule may change at any time**

01: Flyers for Scholarship for High School Graduating Seniors 2027!!  
 01: Construction Mtg at LMG at 1:30 p.m.  
 01: Construction Mtg at BP at 2:30 p.m.  
 02: Review Monday Reports for corrections at 8:30 a.m.  
 02: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting  
 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: Review Board Packet for corrections at 9:00 a.m.  
 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. Hanukkah LV  
 05: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG  
 07: BRE Read a Book on HHA Facebook Monday after Market Days by LV, BP, LMG  
 07: Security Mtg Monday at 9:00 a.m. (Tuesday)  
 07: Mtg with Ariana to review the Calendar at 9:40 a.m.  
 07: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 07: Review Board Packet for corrections at 2:00 p.m.  
 08: Pest Control at Los Vecinos  
 09: Pest Control at Bonita Park  
 10: HCV/S8 Applications (20)  
 10: Los Vecinos Construction Mtg at 9:00 a.m.  
 10: Maintenance Mtg at 3:00 p.m. Teams (Crime Prevention & Sick Leave Incentive)  
 11: Employee Christmas Celebration 12-5pm LV  
 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 9:40 a.m.  
 14: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 15: Lonestar Shredding COCC (Bins due on Monday)  
 15: Construction Mtg at LMG at 1:30 p.m.  
 15: Construction Mtg at BP at 2:30 p.m.  
 16: Review Monday Reports for corrections at 8:30 a.m.  
 16: **Regular Board Mtg at 12:00 p.m. at COCC** Invocation by C De La Fuente  
 16: Overview of Board Mtg at 2:00 p.m.  
 16-17: Pest Control at Le Moyne Gardens  
 18: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)  
 18: Board Report are due by 12:00 p.m.  
 18: January 20, Board Agendas & Minutes for December 16, Board Mtg due 12:00 p.m.  
 18: Tentative Board Agendas due January, February & March 2027  
 18: Friday Staff Mtg at 3:00 p.m. Christmas LV

21: HAP Checks January 2027  
 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: Early Release at 3:00 p.m.  
 24-25: Holiday (Christmas)  
 28: Security Mtg Monday at 9:00 a.m.  
 28: Mtg with Ariana to review the Calendar at 4:30 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.  
 31: Final Board Report due at 12:00 p.m.  
 31: Early Release at 3:00 p.m.

**January 2027: Schedule may change at any time**

01: Holiday (New Year's)  
 02: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG  
 04: BRE Reading on HHA Facebook Monday after Market Days by LV, BP, LMG  
 04: **Flyers for Scholarship for High School Graduating Seniors 2027!!**  
 04: Security Mtg Monday at 9:00 a.m.  
 04: Mtg with Ariana to review the Calendar at 9:40 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: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting  
 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: Los Vecinos Construction Mtg at 9:00 a.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 9:40 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)  
 12: Construction Mtg at LMG at 1:30 p.m.  
 12: Construction Mtg at BP at 2:30 p.m.  
 13: Pest Control Bonita Park  
 13: Review Monday reports 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 a.m. J. Montoya  
 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: 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: **HHA & HAHC Board Meetings at 12:00 p.m. at COCC** 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 Le Moyne Gardens  
 21: Los Vecinos Construction Mtg at 9:00 a.m.  
 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 a.m. J Montoya  
 22: Board Report are due at 12:00 p.m.  
 22: February 17, Board Agenda & Minutes for January, Board Mtgs due 12:00 p.m.  
 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: Security Mtg at 9:00 a.m.  
 25: Mtg with Ariana to review the Calendar at 9:40 a.m.  
 25: **Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360  
 26: Construction Mtg at LMG at 1:30 p.m.  
 26: Construction Mtg at BP at 2:30 p.m.  
 27: Review Monday Reports for corrections at 8:30 a.m.  
 28: Maintenance Mtg at 3:00 p.m. at BP  
 29: Final Board Reports due by 12:00 p.m.  
 29: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**  
 29: Friday Staff Mtg at 3:00 p.m.

**February 2027: 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 9:40 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.  
 02: Construction Mtg at LMG at 1:30 p.m.  
 02: Construction Mtg at BP at 2:30 p.m.  
 03: Review Monday Reports for corrections at 8:30 a.m.  
 03: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting  
 03: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.  
 03: City of Harlingen Commissioners Mtg at 5:30 p.m.  
 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 9:40 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 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: 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 BP at 9:00 a.m.

16: Construction Mtg at LMG at 1:30 p.m.

16: Construction Mtg at BP at 2:30 p.m.

17: Review Monday Reports for corrections at 8:30 a.m.

17: Practice Board Mtgs at BP at 10:00 a.m.

**17: Regular Board Mtg at 12:00 p.m. at BP** 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 Le Moyne Gardens

19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya

19: March 17, Board Agenda & Minutes for February 17, Board Mtg due 12:00 p.m.

19: Tentative Board Agendas due March, April & May 2027

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 9:40 a.m.

22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360

25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff

25: Los Vecinos Construction Mtg at 9:00 a.m.

25: 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 2026

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.

**March 2027: Schedule may change at any time**

01: **Flyers for Scholarship for High School Graduating Seniors 2027!!**

01: Final Board Reports are due 12:00 p.m.

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

02: Mtg with Ariana to review the Calendar at 9:40 a.m.

02: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

02: Construction Mtg at LMG at 1:30 p.m.

02: Construction Mtg at BP at 2:30 p.m.

03: Review Monday Reports for corrections at 8:30 a.m.

03: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting

03: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

03: City of Harlingen Commissioners Mtg at 5:30 p.m.

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 9:40 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 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: 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.

16: Construction Mtg at LMG at 1:30 p.m.

16: Construction Mtg at BP at 2:30 p.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 Le Moyne Gardens

19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya

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 9:40 a.m.

22: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360

25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff

25: Los Vecinos Construction Mtg at 9:00 a.m.

25: Maintenance Mtg at 3:00 p.m. at LV

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 2026

26: Board Reports due by 12:00 p.m.

26: April 21, Board Agendas & Minutes for March 17, Board Mtg due 12:00 p.m.

26: Tentative Board Agendas due April, May & June 2027

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 9:40 a.m.

29: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

30: Construction Mtg at LMG at 1:30 p.m.

30: Construction Mtg at BP at 2:30 p.m.

31: Review Monday Reports for corrections at 8:30 a.m.

31: Final Board Reports due 12:00 p.m.

**2026 Schedule of Board Meetings**  
**For**  
**The Harlingen Housing Authority (HHA)**  
**and**  
**The Harlingen Affordable Housing Corporation (Non-Profit)**

<b>Date</b>	<b>HHA or Non-Profit Meeting</b>	<b>Location</b>	<b>Time</b>
Wednesday, January 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 18, 2026	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 18, 2026	HHA	Le Moyne Gardens 3221 N. 25 <sup>th</sup> St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 20, 2026	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 17, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
<b>August 19, 2026, No Board Meeting Scheduled</b>			
Wednesday, September 23, 2026	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 18, 2026	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 16, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.