

## HARLINGEN



REGULAR BOARD MEETING  
Wednesday, February 18, 2026 @ 12:00 p.m.  
at the Bonita Park Community Building  
601 South Rangerville Road, Harlingen, Texas 78552

### AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, February 18, 2026 @ 12:00 p.m. at the Bonita Park Community Building at 601 South Rangerville Road, Harlingen, Texas 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID #: 252 353 589 172 76, Passcode: o925or6w; or join the video conference by phone at 469-480-6297, Password: 309 149 115.

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 – Patty Vega
5. Pledge of Allegiance – Patty Vega
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 January 21, 2026. (pg.3-7)

#### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of December 2025, and to take action to approve the Unaudited Financial Statement as presented.  
Presenter: Cynthia Lucio (pg.8-25)

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

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
  - a) Financial Report by Cynthia Lucio; (pg.26-45)
  - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.46)
  - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.47)
  - d) Senior Property Manager Report by Mary Prieto; (pg.48-49)
  - e) Maintenance Report by Mary Prieto; (pg.50)
  - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.51-60)
  - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.61-62)
  - h) Low Rent Occupancy Report by Nancy Garza; (pg.63-66)  
*(Comparative summary report for January 2026-2025)*
  - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.67-71)  
*(Comparative summary report for January 2026-2025)*
  - j) Zero unpaid balances due for vacated unit accounts for the month of January 2026 Report by Cynthia De La Fuente; (pg.72-75)
  
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.76-102)

### 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, February 12, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 12<sup>th</sup> day of February 2026



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Ariana Valle, Administrative Assistant



Harlingen Housing Authority  
Minutes of the Regular Board Meeting  
Wednesday, January 21, 2026, at 12:00 p.m.  
At the Administrative Building  
219 East Jackson Avenue, Harlingen, Texas 78550

**I. OPENING**

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, January 21, 2026, at 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

**CONFLICT OF INTEREST**

“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Attorney Ozuna asked the board of commissioners, 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**

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

**INVOCATION**

HR/Accounting Coordinator Melissa Guajardo gave the Invocation.

**PLEDGE OF ALLEGIANCE**

HR/Accounting Coordinator Melissa Guajardo 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, Nancy Garza, Admissions Coordinator, 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, and John Alvarado, Computer Network Group.

**PUBLIC COMMENTS**

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

**CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 17, 2025.**

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of December 17, 2025. Commissioner Muñoz made the motion to approve the Minutes of the Regular Board Meeting of December 17, 2025. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**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.**

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

<b>Harlingen Housing Authority Summary of Revenues &amp; Expenditures For the Month Ended November 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	\$426,550.54	\$75,751.06	\$101,792.93	\$105,694.28	\$138,316.51	\$4,995.76	\$598,233.56
Total Expenditures	\$471,896.06	\$74,829.50	\$124,988.79	\$111,400.63	\$155,560.26	\$5,116.88	\$593,017.89
Revenues Over (Under) Expenditures	(\$45,345.52)	\$921.56	(\$23,195.86)	(\$5,706.35)	(\$17,243.75)	(\$121.12)	\$5,215.67
Cash reserves or funds transferred in	\$45,345.52	\$0.00	\$23,195.86	\$5,706.35	\$17,243.75	\$121.12	\$0.00

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

Chair Perez asked if we are doing well with the expenses for the month of November? Chief Financial Officer Lucio stated yes. No other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2025, and to take action to approve the Unaudited Financial Statement as presented. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 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 DECEMBER 2025 AS PRESENTED.**

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 December 2025 in the total amount of \$586.01. The total amount consists of:

<b>For the month of December 2025</b>						
<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>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 586.01
		<b>Grand Total</b>	<b>\$ 586.01</b>			

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2025 in the total amount of \$586.01. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of December 2025 in the total amount of \$586.01. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**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.**

Chief Financial Officer Lucio informed the Board that the Harlingen Housing Authority Team met to review last year’s budget and expenditures as 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. No questions were asked. Chair Perez entertained a motion 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. Commissioner Muñoz made the motion 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. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

**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.**

HCVP/S8 & Admissions Administrator Perez presented Resolution 1531 and informed the Board the utility rates were evaluated by Nelrod. 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. Chair Perez asked, did the light decrease by 1 percent? HCVP & Admissions Administrator Perez stated yes. Commissioner Muñoz asked are changes made if they are under the 10 percent? HCVP & Admissions Administrator Perez stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to approve Resolution 1531 adopting the utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2026. Commissioner Elliott made the motion to pass Resolution 1531 adopting utility allowances for the Housing Choice Voucher/Section 8 Program to become effective April 1, 2026. Motion was seconded by Commissioner Muñoz and passed unanimously.

**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.**

Procurement Specialist/Property Manager De La Fuente informed the board that 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. Two companies requested bid packets via email, and one packet was picked up. One bid was received.

Received Date & Time:	Company Name:	Bid Amount :
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 bid specifications and past experiences.

Chair Perez asked if they are separate vehicles? Procurement Specialist/Property Manager De La Fuente stated yes, they are separate vehicles. Chair Perez asked if the Ford Pick-up is more expensive due to the tommy lift? Procurement Specialist/Property Manager De La Fuente stated yes. Commissioner Muñiz asked what is the purpose for the new vehicles? Procurement Specialist/Property Manager De La Fuente stated the SUV will be used by Administration and the Pick-up will be used by Maintenance. Commissioner Muñiz asked what is the use for the SUV? Procurement Specialist/Property Manager De La Fuente stated SUV will be used for travel to different offices, conferences, and construction sites. Chief Executive Officer Benavides added the SUV will be assigned to the Procurement Specialist/Property Manager. Commissioner Muñiz asked is mileage paid to employees for the use of their own vehicles? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to accept the bids presented and award the contract for the one (1) – 2025 model, full size ½ ton, long bed pickup truck (w/tommy lift), one (1) – 2025 model, SUV, in the amount of \$80,025.00. Commissioner Muñiz made the motion to accept the bids presented and award the one (1) – 2025 model, full size ½ ton, long bed pickup truck (w/tommy lift), one (1) – 2025 model, SUV, in the amount of \$80,025.00. The motion was seconded by Commissioner Elliott and passed unanimously.

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

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

- a) Finance 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-December 2025-2024)*
- i) Housing Choice Voucher/Section 8 Report by Diana Perez  
*(Comparative summary report for January-December 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. Commissioner Muñiz asked is there an update on the Bonds for the Affordable Housing Corporation? Attorney Ozuna stated he will meet with the HHA staff to discuss the bond options and provide an update on bonds at the next HHA board meeting. After some discussion no other questions were asked.

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

Chief Executive Officer Benavides told the Board that the report was included in the agenda packet. Chief Executive Officer Benavides informed the Board that our next Regular Board meeting will be February 18, 2026, at 12:00 p.m. at the Bonita Park Community Building. No questions were asked.

**IV. ADJOURNMENT**

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 12:26 p.m.

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

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

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

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

## **Unaudited Financial Statement**

**December 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 December 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>\$422,547.00</u>	<u>\$76,422.21</u>	<u>\$101,345.24</u>	<u>\$102,104.56</u>	<u>\$138,076.56</u>	<u>\$4,598.43</u>	<u>\$425,871.24</u>
Total Expenditures	<u>\$418,485.99</u>	<u>\$72,938.51</u>	<u>\$119,642.33</u>	<u>\$93,607.86</u>	<u>\$128,318.99</u>	<u>\$3,978.30</u>	<u>\$602,020.46</u>
Revenues Over (Under) Expenditures	<u><u>\$4,061.01</u></u>	<u><u>\$3,483.70</u></u>	<u><u>(\$18,297.09)</u></u>	<u><u>\$8,496.70</u></u>	<u><u>\$9,757.57</u></u>	<u><u>\$620.13</u></u>	<u><u>(\$176,149.22)</u></u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,297.09</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$176,149.22</u>

**Note:**

**Los Vecinos deficit due to remodeling of the Learning Center with updated media/contract costs  
HCV - Program costs vary due to assisting more families and rental increases**

**Harlingen Housing Authority**  
**Summary of Year-to-Date Revenues & Expenditures**  
**For the Month Ended December 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>\$4,239,281.74</u>	<u>\$682,354.02</u>	<u>\$1,029,066.45</u>	<u>\$1,072,792.36</u>	<u>\$1,410,363.55</u>	<u>\$44,705.36</u>	<u>\$4,930,436.71</u>
Total Expenditures	<u>\$3,741,272.86</u>	<u>\$678,868.53</u>	<u>\$996,403.29</u>	<u>\$851,499.51</u>	<u>\$1,177,980.32</u>	<u>\$36,521.21</u>	<u>\$5,142,081.78</u>
Revenues Over (Under) Expenditures	<u>\$498,008.88</u>	<u>\$3,485.49</u>	<u>\$32,663.16</u>	<u>\$221,292.85</u>	<u>\$232,383.23</u>	<u>\$8,184.15</u>	<u>(\$211,645.07)</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>\$211,645.07</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 December 31, 2025	9 Month(s) Ended December 31, 2025	Budget	Variance	Variance %	
<b>Revenue</b>									
<b>Operating Income</b>									
Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	9,000.00	(9,000.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	0.00	41,685.00	121,500.00	(79,815.00)	-65.69 %
Other Income - CFP25	1	06	3690.32	5	14,098.00	83,979.00	0.00	83,979.00	100.00 %
<b>Total Operating Income</b>					<b>14,098.00</b>	<b>125,664.00</b>	<b>130,500.00</b>	<b>(4,836.00)</b>	<b>-3.71 %</b>
<b>Rental Income</b>									
NON-DWELLING RENT	1	06	3190	5	2,198.81	19,789.29	19,782.00	7.29	0.04 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>19,789.29</b>	<b>19,782.00</b>	<b>7.29</b>	<b>0.04 %</b>
<b>Other Income</b>									
Investment Income - Unrestricted	1	06	3610	5	858.59	9,479.44	9,567.00	(87.56)	-0.92 %
OTHER INCOME	1	06	3690	5	522.61	1,370.70	1,197.00	173.70	14.51 %
Management Fees	1	06	3690.1	5	70.52	919.79	0.00	919.79	100.00 %
Other Income - Management Fee - CC	1	06	3690.2	5	32,921.68	295,614.92	295,902.00	(287.08)	-0.10 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,916.00	132,864.00	133,740.00	(876.00)	-0.66 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,840.00	87,622.50	88,290.00	(667.50)	-0.76 %
IT Fees	1	06	3690.5	5	996.00	8,964.00	8,964.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	65.38	72.00	(6.62)	-9.19 %
<b>Total Other Income</b>					<b>60,125.40</b>	<b>536,900.73</b>	<b>537,732.00</b>	<b>(831.27)</b>	<b>-0.15 %</b>
<b>Total Revenue</b>					<b>76,422.21</b>	<b>682,354.02</b>	<b>688,014.00</b>	<b>(5,659.98)</b>	<b>-0.82 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
NONTECHNICAL SALARIES	1	06	4110	5	33,374.04	308,142.90	318,744.00	10,601.10	3.33 %
LEGAL EXPENSE	1	06	4130	5	4,866.22	7,900.75	5,247.00	(2,653.75)	-50.58 %
STAFF TRAINING	1	06	4140	5	(100.00)	5,697.00	9,000.00	3,303.00	36.70 %
TRAVEL	1	06	4150	5	480.50	23,214.92	18,749.97	(4,464.95)	-23.81 %
Travel-Mileage Reimbursment	1	06	4150.2	5	7.00	1,831.55	1,499.94	(331.61)	-22.11 %
Audit Fees	1	06	4171	5	1,509.18	5,653.92	1,494.00	(4,159.92)	-278.44 %
Employee Benefits Cont - Admin	1	06	4182	5	15,636.34	110,907.76	138,744.00	27,836.24	20.06 %
SUNDRY	1	06	4190	5	24.99	327.03	2,250.00	1,922.97	85.47 %
Postage/FedEx/UPS	1	06	4190.03	5	534.00	3,477.00	2,999.97	(477.03)	-15.90 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	369.00	369.00	100.00 %
PUBLICATIONS	1	06	4190.11	5	1,204.00	4,673.74	1,494.00	(3,179.74)	-212.83 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	200.00	680.00	747.00	67.00	8.97 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,349.91	29,095.26	28,494.00	(601.26)	-2.11 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,567.01	48,522.98	3,744.00	(44,778.98)	-1196.02 %
Other Sundry Expense	1	06	4190.18	5	893.08	4,304.80	5,249.97	945.17	18.00 %
Administrative Contact Costs	1	06	4190.19	5	4,180.99	34,855.28	71,244.00	36,388.72	51.08 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,090.96	16,995.20	15,129.00	(1,866.20)	-12.34 %
<b>Total Administrative Expense</b>					<b>68,818.22</b>	<b>606,280.09</b>	<b>625,199.85</b>	<b>18,919.76</b>	<b>3.03 %</b>
<b>Utilities Expense</b>									
WATER	1	06	4310	5	42.97	203.89	369.00	165.11	44.75 %
ELECTRICITY	1	06	4320	5	1,100.47	9,274.10	11,250.00	1,975.90	17.56 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	60.55	295.81	749.97	454.16	60.56 %
<b>Total Utilities Expense</b>					<b>1,203.99</b>	<b>9,773.80</b>	<b>12,368.97</b>	<b>2,595.17</b>	<b>20.98 %</b>
<b>Ordinary Maintenance and Operation</b>									
LABOR - WAGES/SALARIES	1	06	4410	5	463.98	8,902.23	8,244.00	(658.23)	-7.98 %
MATERIALS	1	06	4420	5	0.00	4,239.25	2,997.00	(1,242.25)	-41.45 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	200.00	1,600.00	1,719.00	119.00	6.92 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	8,500.00	747.00	(7,753.00)	-1037.88 %
Contract Costs-Auto/Truck Maint/Rep	1	06	4430.08	5	58.77	889.32	900.00	10.68	1.19 %
Contract Costs-Other	1	06	4430.13	5	0.00	250.00	0.00	(250.00)	-100.00 %
Contract Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	1,300.00	3,744.00	2,444.00	65.28 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	250.00	250.00	850.00	600.00	70.59 %
Garbage and Trash Removal	1	06	4431	5	93.58	421.11	369.00	(52.11)	-14.12 %
Emp Benefit Cont - Maintenance	1	06	4433	5	200.47	1,859.39	0.00	(1,859.39)	-100.00 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3: 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	9 Month(s) Ended	Budget	Variance	Variance %
						December 31, 2025	December 31, 2025			
<b>Total Ordinary Maintenance and Operation</b>						<b>1,266.80</b>	<b>28,211.30</b>	<b>19,570.00</b>	<b>(8,641.30)</b>	<b>-44.16 %</b>
<b>Protective Services</b>										
Protective Services - Contract Costs	1	06	4480	5	176.70	8,371.04	2,619.00	(5,752.04)	-219.63 %	
<b>Total Protective Services</b>						<b>176.70</b>	<b>8,371.04</b>	<b>2,619.00</b>	<b>(5,752.04)</b>	<b>-219.63 %</b>
<b>General Expense</b>										
INSURANCE	1	06	4510	5	0.00	304.00	0.00	(304.00)	-100.00 %	
Insurance -Property (Fire & EC)	1	06	4510.01	5	0.00	4,262.06	2,997.00	(1,265.06)	-42.21 %	
Insurance - General Liability	1	06	4510.02	5	0.00	423.19	450.00	26.81	5.96 %	
Insurance - Automobile	1	06	4510.03	5	0.00	1,584.08	1,494.00	(90.08)	-6.03 %	
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,066.83	3,749.94	1,683.11	44.88 %	
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	750.04	749.97	(0.07)	-0.01 %	
Insurance - Windstorm	1	06	4510.15	5	1,472.80	16,140.13	18,747.00	2,606.87	13.91 %	
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	314.81	374.94	60.13	16.04 %	
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>1,472.80</b>	<b>26,232.30</b>	<b>28,562.85</b>	<b>2,330.55</b>	<b>8.16 %</b>
<b>Other Expenditures</b>										
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	113,500.00	56,250.00	(57,250.00)	-101.78 %	
Operating Exp For Property - Contra	1	06	7590	5	0.00	(113,500.00)	(56,250.00)	57,250.00	101.78 %	
<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>(72,938.51)</b>	<b>(678,868.53)</b>	<b>(688,320.67)</b>	<b>9,452.14</b>	<b>1.37 %</b>
<b>Total Net Income (Loss)</b>						<b>3,483.70</b>	<b>3,485.49</b>	<b>(306.67)</b>	<b>3,792.16</b>	<b>-17431.71 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Los Vecinos  
 U/M Month: 150 - U/M YTD: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 01 3110	5	27,404.00	182.69	242,641.00	179.73	246,402.00	(3,761.00)	-1.53 %
<b>Total Rental Income</b>			<b>27,404.00</b>	<b>182.69</b>	<b>242,641.00</b>	<b>179.73</b>	<b>246,402.00</b>	<b>(3,761.00)</b>	<b>-1.53 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 01 3610	5	0.00	0.00	0.00	0.00	14,994.00	(14,994.00)	-100.00 %
Interest Income - Bank Statement	1 01 3610.01	5	2,772.42	18.48	26,141.42	19.36	0.00	26,141.42	100.00 %
Other Income-Tenants	1 01 3690	5	2,447.00	16.31	30,683.00	22.73	32,589.00	(1,906.00)	-5.85 %
Other Income - Misc Other Revenue	1 01 3690.1	5	419.82	2.80	940.91	0.70	1,512.00	(571.09)	-37.77 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	0.00	0.00	872.42	0.65	450.00	422.42	93.87 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	100,556.70	74.49	74,997.00	25,559.70	34.08 %
<b>Total Other Income</b>			<b>5,639.24</b>	<b>37.59</b>	<b>159,194.45</b>	<b>117.92</b>	<b>124,542.00</b>	<b>34,652.45</b>	<b>27.82 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 01 8020	0	68,302.00	455.35	627,231.00	464.62	588,744.00	38,487.00	6.54 %
<b>Total Other Receipts</b>			<b>68,302.00</b>	<b>455.35</b>	<b>627,231.00</b>	<b>464.62</b>	<b>588,744.00</b>	<b>38,487.00</b>	<b>6.54 %</b>
<b>Total Revenue</b>			<b>101,345.24</b>	<b>675.63</b>	<b>1,029,066.45</b>	<b>762.27</b>	<b>959,688.00</b>	<b>69,378.45</b>	<b>7.23 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 01 4110	5	12,040.19	80.27	101,877.71	75.47	83,250.00	(18,627.71)	-22.38 %
Legal Expense	1 01 4130	5	715.98	4.77	1,761.51	1.30	2,250.00	488.49	21.71 %
Staff Training	1 01 4140	5	0.00	0.00	1,740.00	1.29	2,624.94	884.94	33.71 %
Travel	1 01 4150	5	0.00	0.00	6,307.42	4.67	2,624.94	(3,682.48)	-140.29 %
Travel-Mileage Reimbursment	1 01 4150.2	5	0.00	0.00	67.62	0.05	360.00	292.38	81.22 %
Audit Fees	1 01 4171	5	2,856.98	19.05	10,703.26	7.93	5,663.00	(5,040.26)	-89.00 %
Employee Benefits Cont - Admin	1 01 4182	5	7,146.43	47.64	42,136.62	31.21	34,884.00	(7,252.62)	-20.79 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	184.00	1.23	928.61	0.69	1,494.00	565.39	37.84 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	369.00	369.00	100.00 %
Publications	1 01 4190.11	5	898.33	5.99	3,983.80	2.95	1,872.00	(2,111.80)	-112.81 %
Membership Dues and Fees	1 01 4190.12	5	773.34	5.16	2,290.00	1.70	1,499.94	(790.06)	-52.67 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	7,406.57	49.38	61,037.12	45.21	61,497.00	459.88	0.75 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	7,776.00	5.76	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	10,901.53	72.68	24,955.42	18.49	7,499.97	(17,455.45)	-232.74 %
Other Sundry Expense	1 01 4190.18	5	0.00	0.00	2,268.93	1.68	747.00	(1,521.93)	-203.74 %
Administrative Contact Costs	1 01 4190.19	5	3,683.90	24.56	43,311.78	32.08	58,500.00	15,188.22	25.96 %
Management Fee Expense - AMP	1 01 4190.21	5	9,862.90	65.75	89,310.26	66.16	81,000.00	(8,310.26)	-10.26 %

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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %	
Asset Management Fee - AMP	1 01	4190.22	5	1,500.00	10.00	13,500.00	10.00	13,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1 01	4190.23	5	1,087.50	7.25	9,847.50	7.29	10,499.94	652.44	6.21 %
IT Fees-COCC	1 01	4190.24	5	300.00	2.00	2,700.00	2.00	2,700.00	0.00	0.00 %
BOARD MEETING EXPENSES	1 01	4190.9	5	0.00	0.00	808.69	0.60	0.00	(808.69)	-100.00 %
<b>Total Administrative Expense</b>				<b>60,221.65</b>	<b>401.48</b>	<b>427,312.25</b>	<b>316.53</b>	<b>381,361.70</b>	<b>(45,950.55)</b>	<b>-12.05 %</b>
<b>Tenant Services</b>										
Tenant Services - Salaries	1 01	4210	5	588.00	3.92	7,084.00	5.25	11,250.00	4,166.00	37.03 %
Ten Services - Recreation, Pubs, Other	1 01	4220	5	0.00	0.00	1,381.67	1.02	5,999.94	4,618.27	76.97 %
Employee Benefits Cont -Ten Svc	1 01	4222	5	583.12	3.89	583.12	0.43	0.00	(583.12)	-100.00 %
<b>Total Tenant Services</b>				<b>1,171.12</b>	<b>7.81</b>	<b>9,048.79</b>	<b>6.70</b>	<b>17,249.94</b>	<b>8,201.15</b>	<b>47.54 %</b>
<b>Utilities Expense</b>										
Water	1 01	4310	5	163.38	1.09	796.91	0.59	1,125.00	328.09	29.16 %
Electricity	1 01	4320	5	1,268.78	8.46	8,872.06	6.57	11,250.00	2,377.94	21.14 %
Gas	1 01	4330	5	260.88	1.74	1,986.07	1.47	1,499.94	(486.13)	-32.41 %
Other Utility Expense - Sewer	1 01	4390	5	226.26	1.51	948.23	0.70	1,125.00	176.77	15.71 %
<b>Total Utilities Expense</b>				<b>1,919.30</b>	<b>12.80</b>	<b>12,603.27</b>	<b>9.34</b>	<b>14,999.94</b>	<b>2,396.67</b>	<b>15.98 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	1 01	4410	5	6,756.09	45.04	35,566.91	26.35	51,039.00	15,472.09	30.31 %
Materials	1 01	4420	5	3,294.10	21.96	36,522.74	27.05	42,750.00	6,227.26	14.57 %
Contract Costs	1 01	4430	5	0.00	0.00	0.00	0.00	369.00	369.00	100.00 %
Contract Cots-Extermination/Pest Control	1 01	4430.01	5	650.00	4.33	5,500.00	4.07	7,497.00	1,997.00	26.64 %
Contract Costs-Other Repairs	1 01	4430.03	5	3,250.00	21.67	38,590.00	28.59	22,500.00	(16,090.00)	-71.51 %
Contract Costs-Maint Cell Phone	1 01	4430.04	5	16.59	0.11	149.24	0.11	225.00	75.76	33.67 %
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08	5	58.77	0.39	652.33	0.48	2,997.00	2,344.67	78.23 %
Contract Costs-Maintenance	1 01	4430.09	5	1,693.20	11.29	28,881.25	21.39	1,494.00	(27,387.25)	-1833.15 %
Contract Costs-Other	1 01	4430.13	5	1,995.00	13.30	6,265.00	4.64	40,131.00	33,866.00	84.39 %
Contact Costs-Heating & Cooling Contract	1 01	4430.17	5	0.00	0.00	8,015.00	5.94	4,500.00	(3,515.00)	-78.11 %
Contract Costs-Landscape & Ground	1 01	4430.19	5	3,825.00	25.50	32,625.00	24.17	26,244.00	(6,381.00)	-24.31 %
Contract Costs-Unit Turnaround	1 01	4430.20	5	0.00	0.00	11,550.00	8.56	29,358.00	17,808.00	60.66 %
Contact Costs-Electrical Contracts	1 01	4430.21	5	550.00	3.67	2,345.00	1.74	7,497.00	5,152.00	68.72 %
Contact Costs-Plumbing Contracts	1 01	4430.22	5	950.00	6.33	15,050.00	11.15	15,300.00	250.00	1.63 %
Connect/Disconnect Fees	1 01	4430.4	5	0.00	0.00	225.00	0.17	747.00	522.00	69.88 %
Garbage and Trash Collection	1 01	4431	5	348.96	2.33	3,114.86	2.31	2,250.00	(864.86)	-38.44 %
Emp Benefit Cont - Maintenance	1 01	4433	5	1,545.77	10.31	11,774.59	8.72	24,750.00	12,975.41	52.43 %
<b>Total Ordinary Maintenance and Operation</b>				<b>24,933.48</b>	<b>166.22</b>	<b>236,826.92</b>	<b>175.43</b>	<b>279,648.00</b>	<b>42,821.08</b>	<b>15.31 %</b>
<b>Protective Services</b>										
Protective Services - Contract Costs	1 01	4480	5	10,729.88	71.53	73,674.63	54.57	41,247.00	(32,427.63)	-78.62 %

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: 1350 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT			1 Month(s) Ended	PUM	9 Month(s) Ended	PUM	Budget	Variance	Variance %
					December 31, 2025		December 31, 2025				
<b>Total Protective Services</b>					<b>10,729.88</b>	<b>71.53</b>	<b>73,674.63</b>	<b>54.57</b>	<b>41,247.00</b>	<b>(32,427.63)</b>	<b>-78.62 %</b>
<b>General Expense</b>											
Insurance	1	01	4510	5	0.00	0.00	437.00	0.32	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	29,834.49	22.10	20,250.00	(9,584.49)	-47.33 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	372.40	0.28	450.00	77.60	17.24 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	2,277.11	1.69	2,250.00	(27.11)	-1.20 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	1,527.67	1.13	2,999.97	1,472.30	49.08 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	554.36	0.41	824.94	270.58	32.80 %
Insurance - Windstorm	1	01	4510.15	5	16,843.90	112.29	163,505.09	121.11	179,073.00	15,567.91	8.69 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	23,301.00	17.26	21,744.00	(1,557.00)	-7.16 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	50.58	0.04	74.97	24.39	32.53 %
Collection Losses	1	01	4570	5	1,234.00	8.23	7,888.00	5.84	3,749.94	(4,138.06)	-110.35 %
<b>Total General Expense</b>					<b>20,666.90</b>	<b>137.78</b>	<b>229,747.70</b>	<b>170.18</b>	<b>231,416.82</b>	<b>1,669.12</b>	<b>0.72 %</b>
<b>Other Expenditures</b>											
Non-depreciable equipment	1	01	7520.9	5	0.00	0.00	7,189.73	5.33	0.00	(7,189.73)	-100.00 %
Property Better & Add-Contract Costs	1	01	7540.4	5	22,000.00	146.67	137,225.00	101.65	412,499.97	275,274.97	66.73 %
Operating Exp For Property - Contra	1	01	7590	5	(22,000.00)	(146.67)	(137,225.00)	(101.65)	(412,499.97)	(275,274.97)	-66.73 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>7,189.73</b>	<b>5.33</b>	<b>0.00</b>	<b>(7,189.73)</b>	<b>-100.00 %</b>
<b>Total Expenses</b>					<b>(119,642.33)</b>	<b>(797.62)</b>	<b>(996,403.29)</b>	<b>(738.08)</b>	<b>(965,923.40)</b>	<b>(30,479.89)</b>	<b>-3.16 %</b>
<b>Net Income (Loss)</b>					<b>(18,297.09)</b>	<b>(122.01)</b>	<b>32,663.16</b>	<b>24.19</b>	<b>(6,235.40)</b>	<b>38,898.56</b>	<b>5038.55 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 BONITA PARK  
 U/M Month: 148 - U/M YTD: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 02 3110	5	29,715.00	200.78	303,032.00	227.50	285,750.00	17,282.00	6.05 %
Nondwelling Rental	1 02 3190	5	1,050.00	7.09	3,150.00	2.36	3,150.00	0.00	0.00 %
<b>Total Rental Income</b>			<b>30,765.00</b>	<b>207.87</b>	<b>306,182.00</b>	<b>229.87</b>	<b>288,900.00</b>	<b>17,282.00</b>	<b>5.98 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 02 3610	5	0.00	0.00	0.00	0.00	16,857.00	(16,857.00)	-100.00 %
Interest Earned - Bank Stmt	1 02 3610.01	5	2,058.56	13.91	18,893.93	14.18	13,500.00	5,393.93	39.96 %
Other Income - Tenants	1 02 3690	5	3,143.00	21.24	31,404.60	23.58	29,250.00	2,154.60	7.37 %
Other Income - Misc Other Revenue	1 02 3690.1	5	0.00	0.00	4,986.86	3.74	0.00	4,986.86	100.00 %
Other Income - Insurance Equity	1 02 3690.451	5	0.00	0.00	0.00	0.00	235.44	(235.44)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1 02 3690.88	5	0.00	0.00	3,464.27	2.60	374.94	3,089.33	823.95 %
Other Income - OP Tran In From CFP	1 02 3690.99	5	0.00	0.00	100,556.70	75.49	75,033.00	25,523.70	34.02 %
<b>Total Other Income</b>			<b>5,201.56</b>	<b>35.15</b>	<b>159,306.36</b>	<b>119.60</b>	<b>135,250.38</b>	<b>24,055.98</b>	<b>17.79 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 02 8020	0	66,138.00	446.88	607,304.00	455.93	554,994.00	52,310.00	9.43 %
<b>Total Other Receipts</b>			<b>66,138.00</b>	<b>446.88</b>	<b>607,304.00</b>	<b>455.93</b>	<b>554,994.00</b>	<b>52,310.00</b>	<b>9.43 %</b>
<b>Total Revenue</b>			<b>102,104.56</b>	<b>689.90</b>	<b>1,072,792.36</b>	<b>805.40</b>	<b>979,144.38</b>	<b>93,647.98</b>	<b>9.56 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 02 4110	5	10,904.94	73.68	110,297.74	82.81	112,500.00	2,202.26	1.96 %
Legal Expense	1 02 4130	5	891.48	6.02	2,444.01	1.83	3,375.00	930.99	27.58 %
Staff Training	1 02 4140	5	0.00	0.00	500.00	0.38	2,624.94	2,124.94	80.95 %
Travel	1 02 4150	5	0.00	0.00	536.90	0.40	2,624.94	2,088.04	79.55 %
Travel-Mileage Reimbursement	1 02 4150.2	5	0.00	0.00	0.00	0.00	747.00	747.00	100.00 %
Audit Fees	1 02 4171	5	3,146.17	21.26	11,786.65	8.85	4,910.94	(6,875.71)	-140.01 %
Employee Benefits Cont - Admin	1 02 4182	5	5,326.72	35.99	40,456.94	30.37	47,169.00	6,712.06	14.23 %
Sundry	1 02 4190	5	96.48	0.65	96.48	0.07	374.94	278.46	74.27 %
Postage/FedEx/UPS	1 02 4190.03	5	184.00	1.24	928.61	0.70	900.00	(28.61)	-3.18 %
Advertising and Marketing	1 02 4190.08	5	0.00	0.00	0.00	0.00	2,498.94	2,498.94	100.00 %
Publications	1 02 4190.11	5	898.33	6.07	3,962.50	2.97	747.00	(3,215.50)	-430.46 %
Membership Dues and Fees	1 02 4190.12	5	818.34	5.53	2,335.00	1.75	1,494.00	(841.00)	-56.29 %
Telephone/Cell Phone/Internet	1 02 4190.13	5	7,514.02	50.77	65,482.43	49.16	74,997.00	9,514.57	12.69 %
Forms & Office Supplies	1 02 4190.17	5	961.16	6.49	12,893.69	9.68	11,997.00	(896.69)	-7.47 %
Other Sundry Expense	1 02 4190.18	5	691.00	4.67	2,443.76	1.83	2,250.00	(193.76)	-8.61 %
Administrative Contact Costs	1 02 4190.19	5	4,244.90	28.68	57,682.28	43.30	65,250.00	7,567.72	11.60 %

**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: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 02	4190.21 5	9,726.86	65.72	87,677.78	65.82	80,244.00	(7,433.78)	-9.26 %	
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	13,320.00	10.00	14,994.00	1,674.00	11.16 %	
AMP Bookkeeping Fees	1 02	4190.23 5	1,072.50	7.25	9,667.50	7.26	10,125.00	457.50	4.52 %	
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	2,664.00	2.00	2,997.00	333.00	11.11 %	
Board Meeting Expense	1 02	4190.9 5	0.00	0.00	808.69	0.61	0.00	(808.69)	-100.00 %	
<b>Total Administrative Expense</b>			<b>48,252.90</b>	<b>326.03</b>	<b>425,984.96</b>	<b>319.81</b>	<b>442,820.70</b>	<b>16,835.74</b>	<b>3.80 %</b>	
<b>Tenant Services</b>										
Tenant Services - Salaries	1 02	4210 5	504.00	3.41	6,142.50	4.61	11,250.00	5,107.50	45.40 %	
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	868.16	0.65	7,497.00	6,628.84	88.42 %	
Employee Benefits Cont -Ten Svc	1 02	4222 5	982.63	6.64	982.63	0.74	0.00	(982.63)	-100.00 %	
<b>Total Tenant Services</b>			<b>1,486.63</b>	<b>10.04</b>	<b>7,993.29</b>	<b>6.00</b>	<b>18,747.00</b>	<b>10,753.71</b>	<b>57.36 %</b>	
<b>Utilities Expense</b>										
Water	1 02	4310 5	196.66	1.33	1,138.07	0.85	2,394.00	1,255.93	52.46 %	
Electricity	1 02	4320 5	1,313.20	8.87	9,097.50	6.83	11,250.00	2,152.50	19.13 %	
Gas	1 02	4330 5	399.39	2.70	2,979.64	2.24	2,475.00	(504.64)	-20.39 %	
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	749.97	749.97	100.00 %	
Other Utility Expense - Sewer	1 02	4390 5	70.31	0.48	537.51	0.40	749.97	212.46	28.33 %	
<b>Total Utilities Expense</b>			<b>1,979.56</b>	<b>13.38</b>	<b>13,752.72</b>	<b>10.32</b>	<b>17,618.94</b>	<b>3,866.22</b>	<b>21.94 %</b>	
<b>Ordinary Maintenance and Operation</b>										
Labor	1 02	4410 5	5,899.07	39.86	45,182.58	33.92	63,747.00	18,564.42	29.12 %	
Materials	1 02	4420 5	3,901.74	26.36	20,248.88	15.20	59,994.00	39,745.12	66.25 %	
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	1,494.00	1,494.00	100.00 %	
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	750.00	5.07	6,000.00	4.50	9,000.00	3,000.00	33.33 %	
Contract Costs-Other Repairs	1 02	4430.03 5	3,990.00	26.96	22,045.00	16.55	18,747.00	(3,298.00)	-17.59 %	
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.58	0.11	149.22	0.11	299.97	150.75	50.26 %	
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	190.47	1.29	3,219.82	2.42	4,500.00	1,280.18	28.45 %	
Contract Costs-Maintenance	1 02	4430.09 5	0.00	0.00	15,800.80	11.86	38,250.00	22,449.20	58.69 %	
Contract Costs-Other	1 02	4430.13 5	127.92	0.86	6,384.92	4.79	747.00	(5,637.92)	-754.74 %	
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	2,789.50	2.09	18,747.00	15,957.50	85.12 %	
Contract Costs-Landscape & Ground	1 02	4430.19 5	3,900.00	26.35	34,300.00	25.75	41,247.00	6,947.00	16.84 %	
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	13,645.00	10.24	22,500.00	8,855.00	39.36 %	
Contact Costs-Electrical Contracts	1 02	4430.21 5	0.00	0.00	5,425.00	4.07	4,383.00	(1,042.00)	-23.77 %	
Contact Costs-Plumbing Contracts	1 02	4430.22 5	595.00	4.02	4,180.00	3.14	11,997.00	7,817.00	65.16 %	
Connect/Disconnect Fees	1 02	4430.4 5	0.00	0.00	105.00	0.08	747.00	642.00	85.94 %	
Garbage and Trash Collection	1 02	4431 5	200.58	1.36	4,221.41	3.17	2,624.94	(1,596.47)	-60.82 %	
Emp Benefit Cont - Maintenance	1 02	4433 5	2,025.03	13.68	17,999.13	13.51	31,500.00	13,500.87	42.86 %	
<b>Total Ordinary Maintenance and Operation</b>			<b>21,596.39</b>	<b>145.92</b>	<b>201,696.26</b>	<b>151.42</b>	<b>330,524.91</b>	<b>128,828.65</b>	<b>38.98 %</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: 1332 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
<b>Protective Services</b>									
Protective Services - Contract Costs	1 02 4480	5	6,854.04	46.31	42,021.48	31.55	29,997.00	(12,024.48)	-40.09 %
<b>Total Protective Services</b>			<b>6,854.04</b>	<b>46.31</b>	<b>42,021.48</b>	<b>31.55</b>	<b>29,997.00</b>	<b>(12,024.48)</b>	<b>-40.09 %</b>
<b>General Expense</b>									
Insurance	1 02 4510	5	0.00	0.00	437.00	0.33	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1 02 4510.01	5	0.00	0.00	29,834.49	22.40	19,494.00	(10,340.49)	-53.04 %
Insurance - General Liability	1 02 4510.02	5	0.00	0.00	338.55	0.25	450.00	111.45	24.77 %
Insurance - Automobile	1 02 4510.03	5	0.00	0.00	2,277.11	1.71	2,099.97	(177.14)	-8.44 %
Insurance - Workman's Comp	1 02 4510.04	5	0.00	0.00	1,437.80	1.08	2,475.00	1,037.20	41.91 %
Insurance - Fidelity Bond	1 02 4510.09	5	0.00	0.00	521.76	0.39	776.25	254.49	32.78 %
Insurance - Windstorm	1 02 4510.15	5	10,553.34	71.31	90,476.49	67.93	86,247.00	(4,229.49)	-4.90 %
Payments in Lieu of Taxes	1 02 4520	5	2,885.00	19.49	25,965.00	19.49	23,994.00	(1,971.00)	-8.21 %
PROPERTY TAXES	1 02 4520.1	5	0.00	0.00	50.58	0.04	56.25	5.67	10.08 %
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	0.00	0.00	8,712.00	6.54	3,749.94	(4,962.06)	-132.32 %
<b>Total General Expense</b>			<b>13,438.34</b>	<b>90.80</b>	<b>160,050.80</b>	<b>120.16</b>	<b>139,342.41</b>	<b>(20,708.39)</b>	<b>-14.86 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 02 7540.4	5	59,750.00	403.72	227,650.00	170.91	225,000.00	(2,650.00)	-1.18 %
Operating Exp For Property - Contra	1 02 7590	5	(59,750.00)	(403.72)	(227,650.00)	(170.91)	(225,000.00)	2,650.00	1.18 %
<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>(93,607.86)</b>	<b>(632.49)</b>	<b>(851,499.51)</b>	<b>(639.26)</b>	<b>(979,050.96)</b>	<b>127,551.45</b>	<b>13.03 %</b>
<b>Net Income (Loss)</b>			<b>8,496.70</b>	<b>57.42</b>	<b>221,292.85</b>	<b>166.14</b>	<b>93.42</b>	<b>221,199.43</b>	<b>233942.87 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS  
 U/M Month: 200 - U/M YTD: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
<b>Rental Income</b>									
Dwelling Rental	1 03 3110	5	37,111.00	185.56	339,058.00	188.37	306,612.00	32,446.00	10.58 %
<b>Total Rental Income</b>			<b>37,111.00</b>	<b>185.56</b>	<b>339,058.00</b>	<b>188.37</b>	<b>306,612.00</b>	<b>32,446.00</b>	<b>10.58 %</b>
<b>Other Income</b>									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,681.56	18.41	32,835.85	18.24	27,369.00	5,466.85	19.97 %
Other Income-Tenants	1 03 3690	5	4,497.00	22.49	50,906.50	28.28	43,497.00	7,409.50	17.03 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	592.54	0.33	3,852.00	(3,259.46)	-84.62 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	849.06	0.47	412.47	436.59	105.85 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	134,075.60	74.49	97,398.00	36,677.60	37.66 %
<b>Total Other Income</b>			<b>8,178.56</b>	<b>40.89</b>	<b>219,259.55</b>	<b>121.81</b>	<b>172,528.47</b>	<b>46,731.08</b>	<b>27.09 %</b>
<b>Other Receipts</b>									
Operating Subsidy - Current Year	1 03 8020	0	92,787.00	463.94	852,046.00	473.36	737,685.00	114,361.00	15.50 %
<b>Total Other Receipts</b>			<b>92,787.00</b>	<b>463.94</b>	<b>852,046.00</b>	<b>473.36</b>	<b>737,685.00</b>	<b>114,361.00</b>	<b>15.50 %</b>
<b>Total Revenue</b>			<b>138,076.56</b>	<b>690.38</b>	<b>1,410,363.55</b>	<b>783.54</b>	<b>1,216,825.47</b>	<b>193,538.08</b>	<b>15.91 %</b>
<b>Administrative Expense</b>									
Nontechnical Salaries	1 03 4110	5	12,606.66	63.03	125,981.49	69.99	149,994.00	24,012.51	16.01 %
Legal Expense	1 03 4130	5	1,661.72	8.31	3,096.98	1.72	3,744.00	647.02	17.28 %
Staff Training	1 03 4140	5	0.00	0.00	950.00	0.53	1,494.00	544.00	36.41 %
Travel	1 03 4150	5	0.00	0.00	5,265.57	2.93	1,494.00	(3,771.57)	-252.45 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	591.01	0.33	747.00	155.99	20.88 %
Audit Fees	1 03 4171	5	4,300.32	21.50	16,110.51	8.95	7,499.97	(8,610.54)	-114.81 %
Employee Benefits Cont - Admin	1 03 4182	5	9,343.24	46.72	62,216.46	34.56	63,000.00	783.54	1.24 %
Sundry	1 03 4190	5	109.16	0.55	109.16	0.06	2,250.00	2,140.84	95.15 %
Postage/FedEx/UPS	1 03 4190.03	5	184.00	0.92	928.61	0.52	2,250.00	1,321.39	58.73 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	2,250.00	2,250.00	100.00 %
Publications	1 03 4190.11	5	898.34	4.49	4,516.33	2.51	3,749.94	(766.39)	-20.44 %
Membership Dues and Fees	1 03 4190.12	5	863.34	4.32	2,595.13	1.44	1,872.00	(723.13)	-38.63 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	10,096.80	50.48	83,657.03	46.48	93,744.00	10,086.97	10.76 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	7,776.00	4.32	7,776.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	2,761.75	13.81	28,293.07	15.72	14,994.00	(13,299.07)	-88.70 %
Other Sundry Expense	1 03 4190.18	5	0.00	0.00	2,708.20	1.50	1,935.00	(773.20)	-39.96 %
Administrative Contact Costs	1 03 4190.19	5	6,517.28	32.59	79,322.49	44.07	74,997.00	(4,325.49)	-5.77 %
Management Fee Expense - AMP	1 03 4190.21	5	13,331.92	66.66	118,626.88	65.90	108,749.97	(9,876.91)	-9.08 %
Asset Management Fee - AMP	1 03 4190.22	5	2,000.00	10.00	18,000.00	10.00	18,000.00	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: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
AMP Bookkeeping Fees	1 03	4190.23 5	1,470.00	7.35	13,080.00	7.27	13,500.00	420.00	3.11 %
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %
Board Meeting Expense	1 03	4190.9 5	0.00	0.00	808.69	0.45	0.00	(808.69)	-100.00 %
<b>Total Administrative Expense</b>			<b>67,408.53</b>	<b>337.04</b>	<b>578,233.61</b>	<b>321.24</b>	<b>577,640.88</b>	<b>(592.73)</b>	<b>-0.10 %</b>
<b>Tenant Services</b>									
Tenant Services - Salaries	1 03	4210 5	588.00	2.94	7,003.50	3.89	11,250.00	4,246.50	37.75 %
Ten Services - Recreation, Pubs, Other	1 03	4220 5	0.00	0.00	1,605.96	0.89	5,999.94	4,393.98	73.23 %
Employee Benefits Cont -Ten Svc	1 03	4222 5	1,055.11	5.28	1,055.11	0.59	0.00	(1,055.11)	-100.00 %
<b>Total Tenant Services</b>			<b>1,643.11</b>	<b>8.22</b>	<b>9,664.57</b>	<b>5.37</b>	<b>17,249.94</b>	<b>7,585.37</b>	<b>43.97 %</b>
<b>Utilities Expense</b>									
Water	1 03	4310 5	469.78	2.35	3,085.67	1.71	5,999.94	2,914.27	48.57 %
Electricity	1 03	4320 5	2,250.25	11.25	15,913.34	8.84	15,750.00	(163.34)	-1.04 %
Gas	1 03	4330 5	264.86	1.32	2,011.44	1.12	1,499.94	(511.50)	-34.10 %
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	0.00	0.00	0.00	0.00	374.94	374.94	100.00 %
Other Utility Expense - Sewer	1 03	4390 5	142.95	0.71	985.37	0.55	1,499.94	514.57	34.31 %
<b>Total Utilities Expense</b>			<b>3,127.84</b>	<b>15.64</b>	<b>21,995.82</b>	<b>12.22</b>	<b>25,124.76</b>	<b>3,128.94</b>	<b>12.45 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	1 03	4410 5	8,445.87	42.23	62,946.93	34.97	87,750.00	24,803.07	28.27 %
Materials	1 03	4420 5	4,851.45	24.26	43,670.57	24.26	52,499.97	8,829.40	16.82 %
Contract Costs	1 03	4430 5	0.00	0.00	0.00	0.00	1,494.00	1,494.00	100.00 %
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	825.00	4.13	8,575.00	4.76	14,994.00	6,419.00	42.81 %
Contract Costs-Other Repairs	1 03	4430.03 5	5,770.00	28.85	31,644.18	17.58	14,994.00	(16,650.18)	-111.05 %
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.12	0.11	198.96	0.11	749.97	551.01	73.47 %
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	58.77	0.29	3,438.04	1.91	3,744.00	305.96	8.17 %
Contract Costs-Maintenance	1 03	4430.09 5	0.00	0.00	7,021.48	3.90	11,250.00	4,228.52	37.59 %
Contract Costs-Other	1 03	4430.13 5	470.00	2.35	7,729.21	4.29	14,994.00	7,264.79	48.45 %
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,137.39	0.63	22,500.00	21,362.61	94.94 %
Contract Costs-Landscape & Ground	1 03	4430.19 5	4,350.00	21.75	36,950.00	20.53	40,788.00	3,838.00	9.41 %
Contract Costs-Unit Turnaround	1 03	4430.20 5	3,990.00	19.95	71,815.00	39.90	37,494.00	(34,321.00)	-91.54 %
Contact Costs-Electrical Contracts	1 03	4430.21 5	525.00	2.63	14,695.00	8.16	22,500.00	7,805.00	34.69 %
Contact Costs-Plumbing Contracts	1 03	4430.22 5	0.00	0.00	1,995.00	1.11	14,994.00	12,999.00	86.69 %
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	369.00	369.00	100.00 %
Connect/Disconnect Fees	1 03	4430.4 5	0.00	0.00	260.00	0.14	1,499.94	1,239.94	82.67 %
Garbage and Trash Collection	1 03	4431 5	336.57	1.68	2,733.06	1.52	4,500.00	1,766.94	39.27 %
Emp Benefit Cont - Maintenance	1 03	4433 5	2,598.53	12.99	19,295.11	10.72	32,999.94	13,704.83	41.53 %
Emp Benefit Cont - Maint Unemployment	1 03	4433.8 5	0.00	0.00	0.00	0.00	527.22	527.22	100.00 %
<b>Total Ordinary Maintenance and Operation</b>			<b>32,243.31</b>	<b>161.22</b>	<b>314,104.93</b>	<b>174.50</b>	<b>380,642.04</b>	<b>66,537.11</b>	<b>17.48 %</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: 1800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
<b>Protective Services</b>									
Protective Services - Contract Costs	1 03 4480	5	7,130.70	35.65	36,787.38	20.44	37,494.00	706.62	1.88 %
<b>Total Protective Services</b>			<b>7,130.70</b>	<b>35.65</b>	<b>36,787.38</b>	<b>20.44</b>	<b>37,494.00</b>	<b>706.62</b>	<b>1.88 %</b>
<b>General Expense</b>									
Insurance	1 03 4510	5	0.00	0.00	589.00	0.33	0.00	(589.00)	-100.00 %
Insurance -Property (Fire & EC)	1 03 4510.01	5	0.00	0.00	36,227.60	20.13	18,747.00	(17,480.60)	-93.24 %
Insurance - General Liability	1 03 4510.02	5	0.00	0.00	507.83	0.28	1,424.97	917.14	64.36 %
Insurance - Automobile	1 03 4510.03	5	0.00	0.00	3,069.15	1.71	2,999.97	(69.18)	-2.31 %
Insurance - Workman's Comp	1 03 4510.04	5	0.00	0.00	2,426.28	1.35	5,549.94	3,123.66	56.28 %
Insurance - Fidelity Bond	1 03 4510.09	5	0.00	0.00	880.49	0.49	1,125.00	244.51	21.73 %
Insurance - Windstorm	1 03 4510.15	5	13,633.50	68.17	119,631.23	66.46	117,000.00	(2,631.23)	-2.25 %
Payments in Lieu of Taxes	1 03 4520	5	3,132.00	15.66	28,188.00	15.66	26,249.94	(1,938.06)	-7.38 %
PROPERTY TAXES	1 03 4520.1	5	0.00	0.00	67.43	0.04	74.97	7.54	10.06 %
Collection Losses	1 03 4570	5	0.00	0.00	25,607.00	14.23	5,400.00	(20,207.00)	-374.20 %
<b>Total General Expense</b>			<b>16,765.50</b>	<b>83.83</b>	<b>217,194.01</b>	<b>120.66</b>	<b>178,571.79</b>	<b>(38,622.22)</b>	<b>-21.63 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	1 03 7540.4	5	34,843.16	174.22	156,890.16	87.16	431,244.00	274,353.84	63.62 %
Operating Exp For Property - Contra	1 03 7590	5	(34,843.16)	(174.22)	(156,890.16)	(87.16)	(431,244.00)	(274,353.84)	-63.62 %
<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>(128,318.99)</b>	<b>(641.60)</b>	<b>(1,177,980.32)</b>	<b>(654.43)</b>	<b>(1,216,723.41)</b>	<b>38,743.09</b>	<b>3.18 %</b>
<b>Net Income (Loss)</b>			<b>9,757.57</b>	<b>48.80</b>	<b>232,383.23</b>	<b>129.10</b>	<b>102.06</b>	<b>232,281.17</b>	<b>496408.98 %</b>

**Housing Authority of the City of Harlingen**  
**Budgeted Income Statement**  
 Family Living Center  
 U/M Month: 11 - U/M YTD: 99 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %	
<b>Rental Income</b>										
Dwelling Rental	3	01 3110	5	4,102.00	512.75	40,961.00	568.90	39,600.00	1,361.00	3.44 %
<b>Total Rental Income</b>				<b>4,102.00</b>	<b>512.75</b>	<b>40,961.00</b>	<b>568.90</b>	<b>39,600.00</b>	<b>1,361.00</b>	<b>3.44 %</b>
<b>Other Income</b>										
Interest Earned on Gen Fund Investments	3	01 3610	5	156.43	19.55	1,879.36	26.10	2,097.00	(217.64)	-10.38 %
Other Income-Tenants	3	01 3690	5	340.00	42.50	1,865.00	25.90	1,494.00	371.00	24.83 %
<b>Total Other Income</b>				<b>496.43</b>	<b>62.05</b>	<b>3,744.36</b>	<b>52.01</b>	<b>3,591.00</b>	<b>153.36</b>	<b>4.27 %</b>
<b>Total Revenue</b>				<b>4,598.43</b>	<b>574.80</b>	<b>44,705.36</b>	<b>620.91</b>	<b>43,191.00</b>	<b>1,514.36</b>	<b>3.51 %</b>
<b>Administrative Expense</b>										
Nontechnical Salaries	3	01 4110	5	186.02	23.25	2,168.42	30.12	4,500.00	2,331.58	51.81 %
Legal Expense	3	01 4130	5	0.00	0.00	0.00	0.00	288.00	288.00	100.00 %
Audit Fees	3	01 4171	5	513.82	64.23	1,924.95	26.74	2,250.00	325.05	14.45 %
Employee Benefits Cont - Admin	3	01 4182	5	101.21	12.65	793.13	11.02	0.00	(793.13)	-100.00 %
Sundry	3	01 4190	5	60.00	7.50	60.00	0.83	3,184.00	3,124.00	98.12 %
Advertising and Marketing	3	01 4190.08	5	0.00	0.00	0.00	0.00	187.47	187.47	100.00 %
Publications	3	01 4190.11	5	0.00	0.00	127.80	1.77	149.94	22.14	14.77 %
Other Sundry Expense	3	01 4190.18	5	806.14	100.77	3,516.76	48.84	7,000.00	3,483.24	49.76 %
BOARD MEETING EXPENSES	3	01 4190.9	5	998.80	124.85	5,352.53	74.34	0.00	(5,352.53)	-100.00 %
<b>Total Administrative Expense</b>				<b>2,665.99</b>	<b>333.25</b>	<b>13,943.59</b>	<b>193.66</b>	<b>17,559.41</b>	<b>3,615.82</b>	<b>20.59 %</b>
<b>Utilities Expense</b>										
Water	3	01 4310	5	29.96	3.75	286.77	3.98	319.50	32.73	10.24 %
Other Utility Expense - Sewer	3	01 4390	5	48.60	6.08	479.16	6.66	585.00	105.84	18.09 %
<b>Total Utilities Expense</b>				<b>78.56</b>	<b>9.82</b>	<b>765.93</b>	<b>10.64</b>	<b>904.50</b>	<b>138.57</b>	<b>15.32 %</b>
<b>Ordinary Maintenance and Operation</b>										
Labor	3	01 4410	5	0.00	0.00	260.53	3.62	3,375.00	3,114.47	92.28 %
Materials	3	01 4420	5	0.00	0.00	0.00	0.00	1,499.94	1,499.94	100.00 %
Contract Cots-Extermination	3	01 4430.01	5	99.00	12.38	792.00	11.00	599.94	(192.06)	-32.01 %
Contract Costs-Other Repairs	3	01 4430.03	5	0.00	0.00	500.00	6.94	5,319.00	4,819.00	90.60 %
Contract Costs-Other	3	01 4430.13	5	115.00	14.38	280.00	3.89	2,997.00	2,717.00	90.66 %
Contact Costs-Heating & Cooling Contract	3	01 4430.17	5	0.00	0.00	2,377.14	33.02	2,999.97	622.83	20.76 %
Connect/Disconnect Fees	3	01 4430.4	5	15.00	1.88	15.00	0.21	22.50	7.50	33.33 %
Garbage and Trash Collection	3	01 4431	5	96.00	12.00	863.52	11.99	974.97	111.45	11.43 %
Emp Benefit Cont - Maintenance	3	01 4433	5	2.58	0.32	35.06	0.49	0.00	(35.06)	-100.00 %
<b>Total Ordinary Maintenance and Operation</b>				<b>327.58</b>	<b>40.95</b>	<b>5,123.25</b>	<b>71.16</b>	<b>17,788.32</b>	<b>12,665.07</b>	<b>71.20 %</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: 99 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended December 31, 2025	PUM	9 Month(s) Ended December 31, 2025	PUM	Budget	Variance	Variance %
Insurance -Property (Fire & EC)	3 01	4510.01 5	0.00	0.00	5,327.59	73.99	2,399.94	(2,927.65)	-121.99 %
Insurance - General Liability	3 01	4510.02 5	0.00	0.00	50.78	0.71	90.00	39.22	43.58 %
Insurance - Windstorm	3 01	4510.15 5	906.17	113.27	10,097.07	140.24	5,247.00	(4,850.07)	-92.44 %
Collection Losses	3 01	4570 5	0.00	0.00	1,213.00	16.85	0.00	(1,213.00)	-100.00 %
<b>Total General Expense</b>			<b>906.17</b>	<b>113.27</b>	<b>16,688.44</b>	<b>231.78</b>	<b>7,736.94</b>	<b>(8,951.50)</b>	<b>-115.70 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	3 01	7540.4 5	0.00	0.00	40,849.62	567.36	41,247.00	397.38	0.96 %
Operating Exp For Property - Contra	3 01	7590 5	0.00	0.00	(40,849.62)	(567.36)	(41,247.00)	(397.38)	-0.96 %
<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>(3,978.30)</b>	<b>(497.29)</b>	<b>(36,521.21)</b>	<b>(507.24)</b>	<b>(43,989.17)</b>	<b>7,467.96</b>	<b>16.98 %</b>
<b>Net Income (Loss)</b>			<b>620.13</b>	<b>77.49</b>	<b>8,184.15</b>	<b>113.67</b>	<b>(798.17)</b>	<b>8,982.32</b>	<b>1175.15 %</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 Voucher

Fiscal Year End Date:	3/31/2026				ACCOUNT	1 Month(s) Ended December 31, 2025	9 Month(s) Ended December 31, 2025	Budget	Variance	Variance %
<b>Revenue</b>										
<b>Operating Income</b>										
Administrative Fees Earned	7	01	3112	5	57,740.00	565,647.00	534,204.00	31,443.00	5.89 %	
Interest Income HA Portion	7	01	3300	5	120.17	2,039.81	3,600.00	(1,560.19)	-43.34 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	0.00	5,531.22	(5,531.22)	-100.00 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	374.94	(374.94)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	464.55	5,536.67	19,242.00	(13,705.33)	-71.23 %	
Other Income	7	01	3690	5	94.52	590.52	78.75	511.77	649.87 %	
HAP Earned Income	7	01	4902	5	367,452.00	4,356,622.71	4,508,307.00	(151,684.29)	-3.36 %	
<b>Total Operating Income</b>					<b>425,871.24</b>	<b>4,930,436.71</b>	<b>5,071,337.91</b>	<b>(140,901.20)</b>	<b>-2.78 %</b>	
<b>Total Revenue</b>					<b>425,871.24</b>	<b>4,930,436.71</b>	<b>5,071,337.91</b>	<b>(140,901.20)</b>	<b>-2.78 %</b>	
<b>Expenses</b>										
<b>Administrative Expense</b>										
Nontechnical Salaries	7	01	4110	5	15,204.91	138,178.90	124,497.00	(13,681.90)	-10.99 %	
Legal Expense	7	01	4130	5	678.60	819.00	3,749.94	2,930.94	78.16 %	
STAFF TRAINING	7	01	4140	5	0.00	1,450.00	7,497.00	6,047.00	80.66 %	
Travel	7	01	4150	5	0.00	6,598.20	7,497.00	898.80	11.99 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	120.61	2,250.00	2,129.39	94.64 %	
Audit Fees	7	01	4171	5	400.21	1,499.33	3,749.94	2,250.61	60.02 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	9,612.00	9,927.00	315.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	8,941.90	55,127.65	43,497.00	(11,630.65)	-26.74 %	
Sundry	7	01	4190	5	0.00	0.00	3,744.00	3,744.00	100.00 %	
Postage/FedEx/UPS	7	01	4190.03	5	914.00	4,690.90	7,499.97	2,809.07	37.45 %	
Advertising and Marketing	7	01	4190.08	5	0.00	0.00	11,250.00	11,250.00	100.00 %	
Publications	7	01	4190.11	5	0.00	4,041.74	7,499.97	3,458.23	46.11 %	
Membership Dues and Fees	7	01	4190.12	5	818.33	934.57	3,749.94	2,815.37	75.08 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,588.95	13,722.97	22,500.00	8,777.03	39.01 %	
Forms & Office Supplies	7	01	4190.17	5	4,315.55	27,575.62	18,912.69	(8,662.93)	-45.80 %	
Other Sundry Expense	7	01	4190.18	5	3.09	12,924.33	5,652.00	(7,272.33)	-128.67 %	
Administrative Contact Costs	7	01	4190.19	5	8,993.95	63,188.79	74,999.97	11,811.18	15.75 %	
Asset Management Fee - AMP	7	01	4190.22	5	8,940.00	79,272.00	80,244.00	972.00	1.21 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,587.50	49,545.00	50,152.50	607.50	1.21 %	
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	996.00	8,772.00	9,396.00	624.00	6.64 %	
AMP Bookkeeping Fees	7	03	4190.23	5	622.50	5,482.50	5,872.50	390.00	6.64 %	
<b>Total Administrative Expense</b>					<b>59,073.49</b>	<b>484,320.49</b>	<b>504,138.42</b>	<b>19,817.93</b>	<b>3.93 %</b>	
<b>Operating Expenses</b>										
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	10,177.29	18,749.97	8,572.68	45.72 %	
Materials	7	01	4420	5	34.94	885.52	0.00	(885.52)	-100.00 %	
Vehicle Maintenance	7	01	4430.1	5	58.77	528.98	0.00	(528.98)	-100.00 %	
<b>Total Operating Expenses</b>					<b>1,224.52</b>	<b>11,591.79</b>	<b>18,749.97</b>	<b>7,158.18</b>	<b>38.18 %</b>	
<b>General Expense</b>										
Insurance	7	01	4510	5	0.00	133.00	0.00	(133.00)	-100.00 %	
Insurance - Automobile	7	01	4510.03	5	0.00	693.03	2,624.94	1,931.91	73.60 %	
Insurance - Workman's Comp	7	01	4510.04	5	0.00	1,527.67	11,250.00	9,722.33	86.42 %	
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	554.36	0.00	(554.36)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	1,499.94	1,499.94	100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	394.54	2,629.62	1,874.97	(754.65)	-40.25 %	
Portability - Port In Deposits	7	01	4590.PID	5	(2,129.00)	(51,964.55)	0.00	51,964.55	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	2,129.00	51,964.55	0.00	(51,964.55)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	2,343.50	19,942.17	22,500.00	2,557.83	11.37 %	
Portability - Port In Deposits	7	03	4590.PID	5	(1,295.20)	(10,240.20)	0.00	10,240.20	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	1,295.20	10,240.20	0.00	(10,240.20)	-100.00 %	
<b>Total General Expense</b>					<b>2,738.04</b>	<b>25,479.85</b>	<b>39,749.85</b>	<b>14,270.00</b>	<b>35.90 %</b>	
<b>Other Expenditures</b>										
Replacement Of Non-Expend Equipm	7	01	7520	5	0.00	0.00	33,750.00	33,750.00	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(37,499.94)	(37,499.94)	-100.00 %	
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>(3,749.94)</b>	<b>(3,749.94)</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 December 31, 2025	9 Month(s) Ended December 31, 2025	Budget	Variance	Variance %
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1 5	478,019.00	4,124,857.44	4,061,943.00	(62,914.44)	-1.55 %
HAP Payments - Utilities	7	01	4715.4 5	8,153.00	84,036.00	118,494.00	34,458.00	29.08 %
Fraud Recovery HUD	7	01	4715.8 5	0.00	0.00	2,999.97	2,999.97	100.00 %
HAP Portability	7	01	4715.P 5	(511.00)	(29,812.00)	15,750.00	45,562.00	289.28 %
HAP Payments - Port Out	7	01	4715.PO 5	4,226.00	29,479.00	10,494.00	(18,985.00)	-180.91 %
HAP Payments - Rents	7	02	4715.1 5	3,813.00	34,491.00	33,750.00	(741.00)	-2.20 %
HAP Payments - Utilities	7	02	4715.4 5	0.00	0.00	(74.97)	(74.97)	-100.00 %
HAP Payments - Rent - VASH	7	03	4715.1 5	21,263.41	174,700.21	149,994.00	(24,706.21)	-16.47 %
HAP Payments - Utilities - VASH	7	03	4715.4 5	98.00	801.00	1,499.94	698.94	46.60 %
HAP Payments - Portability	7	03	4715.P 5	0.00	0.00	374.94	374.94	100.00 %
HAP Payments - Port Out	7	03	4715.PO 5	22,547.00	185,152.00	101,412.00	(83,740.00)	-82.57 %
HAP Payments - Rent - Home Owners	7	04	4715.1 5	374.00	3,438.00	0.00	(3,438.00)	-100.00 %
HAP Payments - Home Ownership Prc	7	04	4715.HO 5	0.00	0.00	29.97	29.97	100.00 %
HAP Payments - Rent - Foster Youth	7	05	4715.1 5	1,002.00	13,341.00	11,250.00	(2,091.00)	-18.59 %
HAP Payments - Utilities - Foster Yout	7	05	4715.4 5	0.00	206.00	374.94	168.94	45.06 %
<b>Total Housing Assistance Payments</b>				<b>538,984.41</b>	<b>4,620,689.65</b>	<b>4,508,291.79</b>	<b>(112,397.86)</b>	<b>-2.49 %</b>
<b>Total Expenses</b>				<b>(602,020.46)</b>	<b>(5,142,081.78)</b>	<b>(5,067,180.09)</b>	<b>(74,901.69)</b>	<b>-1.48 %</b>
<b>Total Net Income (Loss)</b>				<b>(176,149.22)</b>	<b>(211,645.07)</b>	<b>4,157.82</b>	<b>(215,802.89)</b>	<b>-5194.35 %</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:

# City of Harlingen Housing Authority

December 2025

Bank Balances

Comparative Income Statements/Charts

Accounting Report for January 2026 Activities

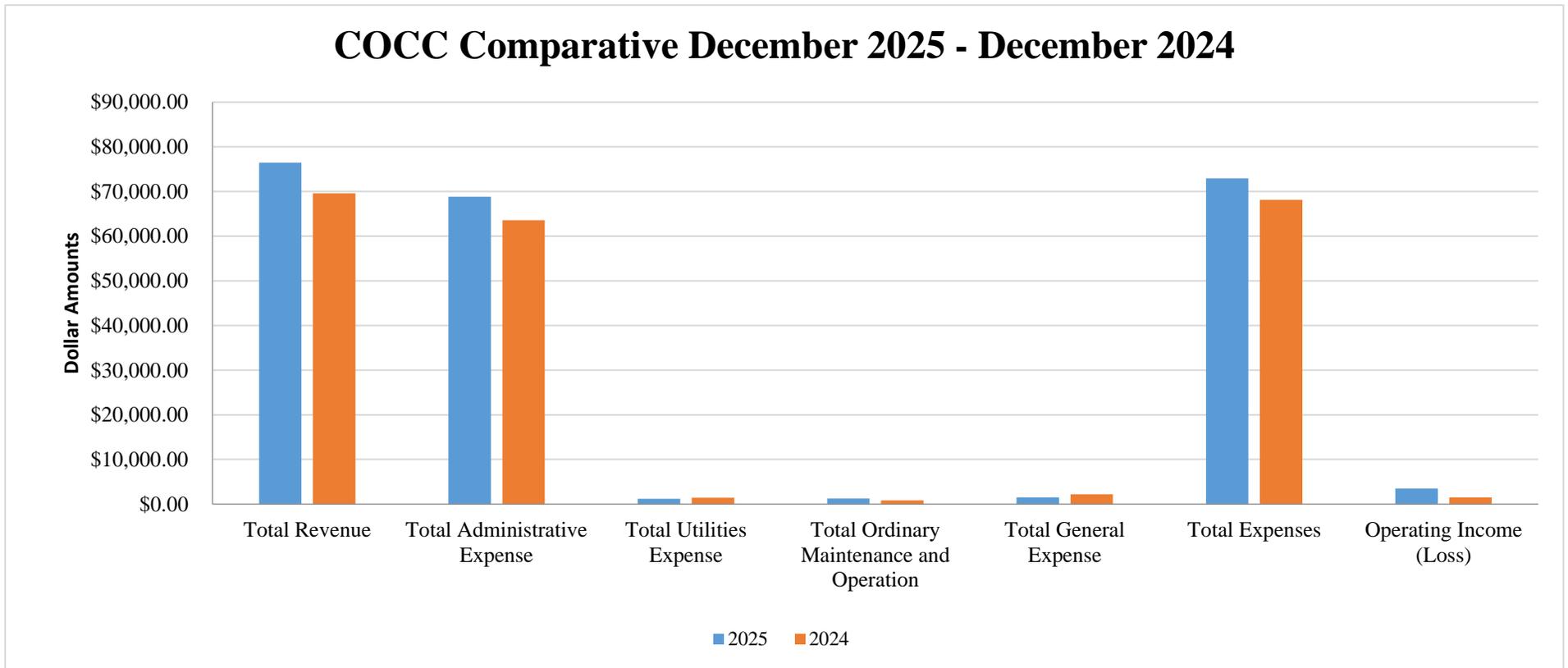


Bank Balances- Reserves as of 12/31/2025

	December 2025 Expenses	Operating Reserve Ratio in Months
<b>Conventional Program Reserves:</b>		
\$61,049.48 COCC Investment Account		
\$309,063.36 COCC General Fund	\$72,938.51	5.07
<b>Low Rent Reserves:</b>		
\$1,332,454.12 Los Vecinos	\$119,642.33	11.14
\$997,773.79 Bonita Park	\$93,607.86	10.66
\$1,861,114.06 Le Moyne Gardens	\$128,318.99	14.50
<b>Family Living Center Reserves:</b>		
\$78,242.48 FLC bank cash account	\$3,978.30	19.67
<b>HCV/Section 8 Reserves:</b>		
(\$59,199.66) Admin	\$63,036.05	(0.94)
(\$561,302.70) HAP	\$538,984.41	(1.04)

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

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	\$76,422.21	\$69,594.64
<b>Total Administrative Expense</b>	\$68,818.22	\$63,567.36
<b>Total Utilities Expense</b>	\$1,203.99	\$1,421.33
<b>Total Ordinary Maintenance and Operation</b>	\$1,266.80	\$824.56
<b>Total General Expense</b>	\$1,472.80	\$2,212.52
<b>Total Expenses</b>	\$72,938.51	\$68,119.61
<b>Operating Income (Loss)</b>	\$3,483.70	\$1,475.03



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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	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)	-100.00 %
Other Income - CFP25	1	06	3690.32	5	14,098.00	0.00	14,098.00	0.00 %
<b>Total Operating Income</b>					<b>14,098.00</b>	<b>13,895.00</b>	<b>203.00</b>	<b>1.46 %</b>
<b>Rental Income</b>								
NON-DWELLING RENT	1	06	3190	5	2,198.81	0.00	2,198.81	0.00 %
<b>Total Rental Income</b>					<b>2,198.81</b>	<b>0.00</b>	<b>2,198.81</b>	<b>0.00 %</b>
<b>Other Income</b>								
Investment Income - Unrestrict	1	06	3610	5	858.59	994.82	(136.23)	-13.69 %
OTHER INCOME	1	06	3690	5	522.61	56.88	465.73	818.79 %
Management Fees	1	06	3690.1	5	70.52	0.00	70.52	0.00 %
Other Income - Management Fee	1	06	3690.2	5	32,921.68	38,809.44	(5,887.76)	-15.17 %
Other Income - Asset Managemen	1	06	3690.3	5	14,916.00	4,980.00	9,936.00	199.52 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,840.00	9,862.50	(22.50)	-0.23 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
<b>Total Other Income</b>					<b>60,125.40</b>	<b>55,699.64</b>	<b>4,425.76</b>	<b>7.95 %</b>
<b>Total Revenue</b>					<b>76,422.21</b>	<b>69,594.64</b>	<b>6,827.57</b>	<b>9.81 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
NONTECHNICAL SALARIES	1	06	4110	5	33,374.04	31,453.29	(1,920.75)	-6.11 %
LEGAL EXPENSE	1	06	4130	5	4,866.22	0.00	(4,866.22)	0.00 %
STAFF TRAINING	1	06	4140	5	(100.00)	649.00	749.00	115.41 %
TRAVEL	1	06	4150	5	480.50	91.98	(388.52)	-422.40 %
Travel-Mileage Reimbursment	1	06	4150.2	5	7.00	44.15	37.15	84.14 %
Audit Fees	1	06	4171	5	1,509.18	572.81	(936.37)	-163.47 %
Employee Benefits Cont - Admin	1	06	4182	5	15,636.34	18,595.37	2,959.03	15.91 %
SUNDRY	1	06	4190	5	24.99	0.00	(24.99)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	534.00	558.77	24.77	4.43 %
PUBLICATIONS	1	06	4190.11	5	1,204.00	575.00	(629.00)	-109.39 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	200.00	0.00	(200.00)	0.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,349.91	3,052.80	(297.11)	-9.73 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,567.01	417.56	(1,149.45)	-275.28 %
Other Sundry Expense	1	06	4190.18	5	893.08	784.72	(108.36)	-13.81 %
Administrative Contact Costs	1	06	4190.19	5	4,180.99	5,157.32	976.33	18.93 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,090.96	1,614.59	523.63	32.43 %
<b>Total Administrative Expense</b>					<b>68,818.22</b>	<b>63,567.36</b>	<b>(5,250.86)</b>	<b>-8.26 %</b>
<b>Utilities Expense</b>								
WATER	1	06	4310	5	42.97	48.30	5.33	11.04 %
ELECTRICITY	1	06	4320	5	1,100.47	1,283.28	182.81	14.25 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	60.55	89.75	29.20	32.53 %
<b>Total Utilities Expense</b>					<b>1,203.99</b>	<b>1,421.33</b>	<b>217.34</b>	<b>15.29 %</b>
<b>Ordinary Maintenance and Operation</b>								
LABOR - WAGES/SALARIES	1	06	4410	5	463.98	312.85	(151.13)	-48.31 %
MATERIALS	1	06	4420	5	0.00	188.52	188.52	100.00 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contact Costs-Electrical Contr	1	06	4430.21	5	250.00	0.00	(250.00)	0.00 %
Garbage and Trash Removal	1	06	4431	5	93.58	46.79	(46.79)	-100.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	200.47	23.93	(176.54)	-737.74 %
<b>Total Ordinary Maintenance and Operation</b>					<b>1,266.80</b>	<b>824.56</b>	<b>(442.24)</b>	<b>-53.63 %</b>
<b>Protective Services</b>								

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3: PHA

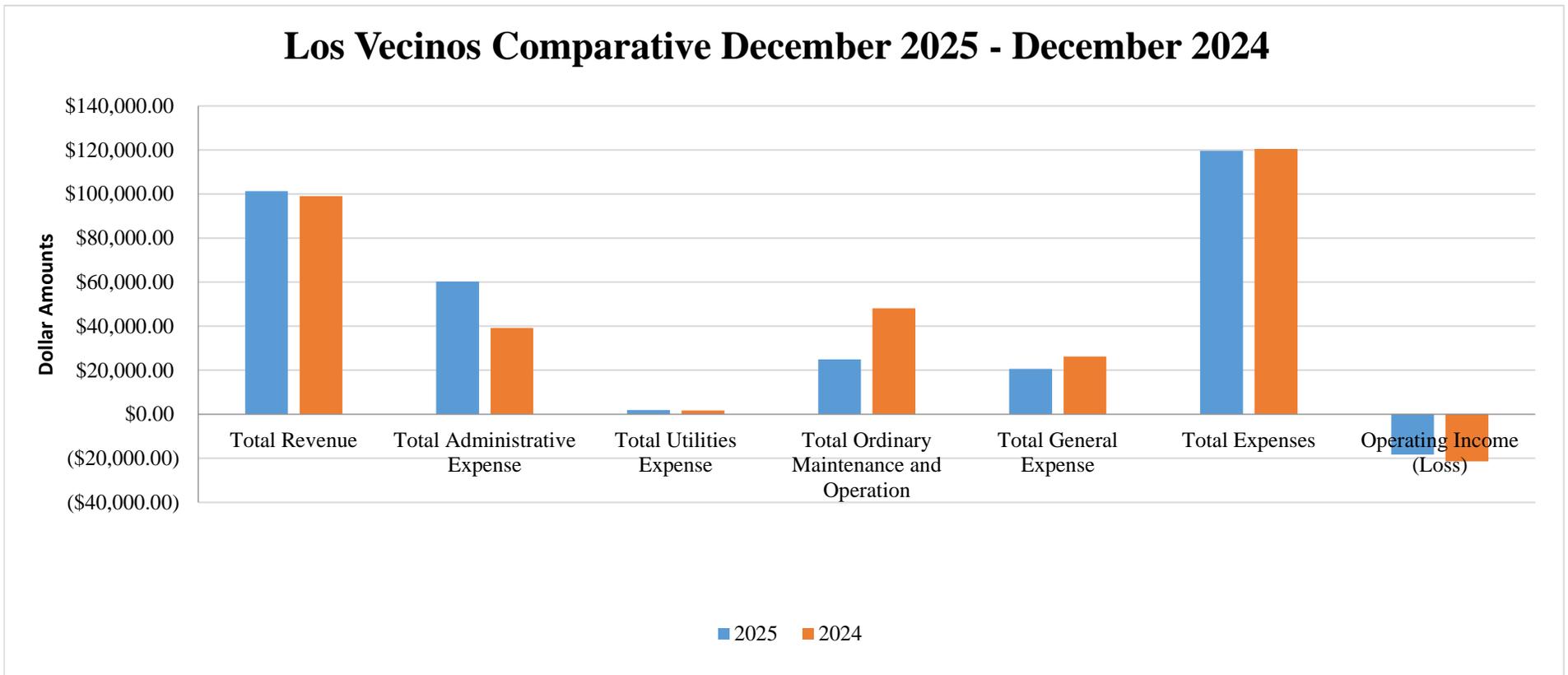
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 HHA Low Rent  
 ADMINISTRATION BUILDING

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
Protective Services - Contract	1	06	4480	5	176.70	93.84	(82.86)	-88.30 %
<b>Total Protective Services</b>					<b>176.70</b>	<b>93.84</b>	<b>(82.86)</b>	<b>-88.30 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	06	4510.15	5	1,472.80	2,212.52	739.72	33.43 %
<b>Total General Expense</b>					<b>1,472.80</b>	<b>2,212.52</b>	<b>739.72</b>	<b>33.43 %</b>
<b>Total Expenses</b>					<b>(72,938.51)</b>	<b>(68,119.61)</b>	<b>(4,818.90)</b>	<b>7.07 %</b>
<b>Net Income (Loss)</b>					<b>3,483.70</b>	<b>1,475.03</b>	<b>2,008.67</b>	<b>86.03 %</b>

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

HHA Low Rent  
LOS VECINOS

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	<b>\$101,345.24</b>	<b>\$99,065.49</b>
<b>Total Administrative Expense</b>	<b>\$60,221.65</b>	<b>\$39,204.07</b>
<b>Total Utilities Expense</b>	<b>\$1,919.30</b>	<b>\$1,730.68</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$24,933.48</b>	<b>\$48,175.32</b>
<b>Total General Expense</b>	<b>\$20,666.90</b>	<b>\$26,217.39</b>
<b>Total Expenses</b>	<b>\$119,642.33</b>	<b>\$120,494.77</b>
<b>Operating Income (Loss)</b>	<b>(\$18,297.09)</b>	<b>(\$21,429.28)</b>



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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	01	3110	5	27,404.00	28,401.00	(997.00)	-3.51 %
<b>Total Rental Income</b>					<b>27,404.00</b>	<b>28,401.00</b>	<b>(997.00)</b>	<b>-3.51 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	01	3610	5	0.00	8.28	(8.28)	-100.00 %
Interest Income - Bank Stateme	1	01	3610.01	5	2,772.42	2,923.21	(150.79)	-5.16 %
Other Income-Tenants	1	01	3690	5	2,447.00	2,320.00	127.00	5.47 %
Other Income - Misc Other Reve	1	01	3690.1	5	419.82	0.00	419.82	0.00 %
<b>Total Other Income</b>					<b>5,639.24</b>	<b>5,251.49</b>	<b>387.75</b>	<b>7.38 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	01	8020	0	68,302.00	65,413.00	2,889.00	4.42 %
<b>Total Other Receipts</b>					<b>68,302.00</b>	<b>65,413.00</b>	<b>2,889.00</b>	<b>4.42 %</b>
<b>Total Revenue</b>					<b>101,345.24</b>	<b>99,065.49</b>	<b>2,279.75</b>	<b>2.30 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	01	4110	5	12,040.19	6,156.94	(5,883.25)	-95.55 %
Legal Expense	1	01	4130	5	715.98	0.00	(715.98)	0.00 %
Audit Fees	1	01	4171	5	2,856.98	1,084.37	(1,772.61)	-163.47 %
Employee Benefits Cont - Admin	1	01	4182	5	7,146.43	3,628.77	(3,517.66)	-96.94 %
Postage/FedEx/UPS	1	01	4190.03	5	184.00	192.54	8.54	4.44 %
Publications	1	01	4190.11	5	898.33	575.00	(323.33)	-56.23 %
Membership Dues and Fees	1	01	4190.12	5	773.34	150.00	(623.34)	-415.56 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,406.57	6,295.75	(1,110.82)	-17.64 %
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	10,901.53	2,208.39	(8,693.14)	-393.64 %
Other Sundry Expense	1	01	4190.18	5	0.00	396.60	396.60	100.00 %
Administrative Contact Costs	1	01	4190.19	5	3,683.90	6,110.61	2,426.71	39.71 %
Management Fee Expense - AMP	1	01	4190.21	5	9,862.90	8,653.60	(1,209.30)	-13.97 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,087.50	1,087.50	0.00	0.00 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>60,221.65</b>	<b>39,204.07</b>	<b>(21,017.58)</b>	<b>-53.61 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	01	4210	5	588.00	607.48	19.48	3.21 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	314.68	314.68	100.00 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	583.12	0.00	(583.12)	0.00 %
<b>Total Tenant Services</b>					<b>1,171.12</b>	<b>922.16</b>	<b>(248.96)</b>	<b>-27.00 %</b>
<b>Utilities Expense</b>								
Water	1	01	4310	5	163.38	72.70	(90.68)	-124.73 %
Electricity	1	01	4320	5	1,268.78	1,344.96	76.18	5.66 %
Gas	1	01	4330	5	260.88	242.19	(18.69)	-7.72 %
Other Utility Expense - Sewer	1	01	4390	5	226.26	70.83	(155.43)	-219.44 %
<b>Total Utilities Expense</b>					<b>1,919.30</b>	<b>1,730.68</b>	<b>(188.62)</b>	<b>-10.90 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	01	4410	5	6,756.09	2,816.97	(3,939.12)	-139.84 %
Materials	1	01	4420	5	3,294.10	6,307.31	3,013.21	47.77 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	650.00	0.00	0.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	3,250.00	0.00	(3,250.00)	0.00 %
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	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	01	4430.09	5	1,693.20	0.00	(1,693.20)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

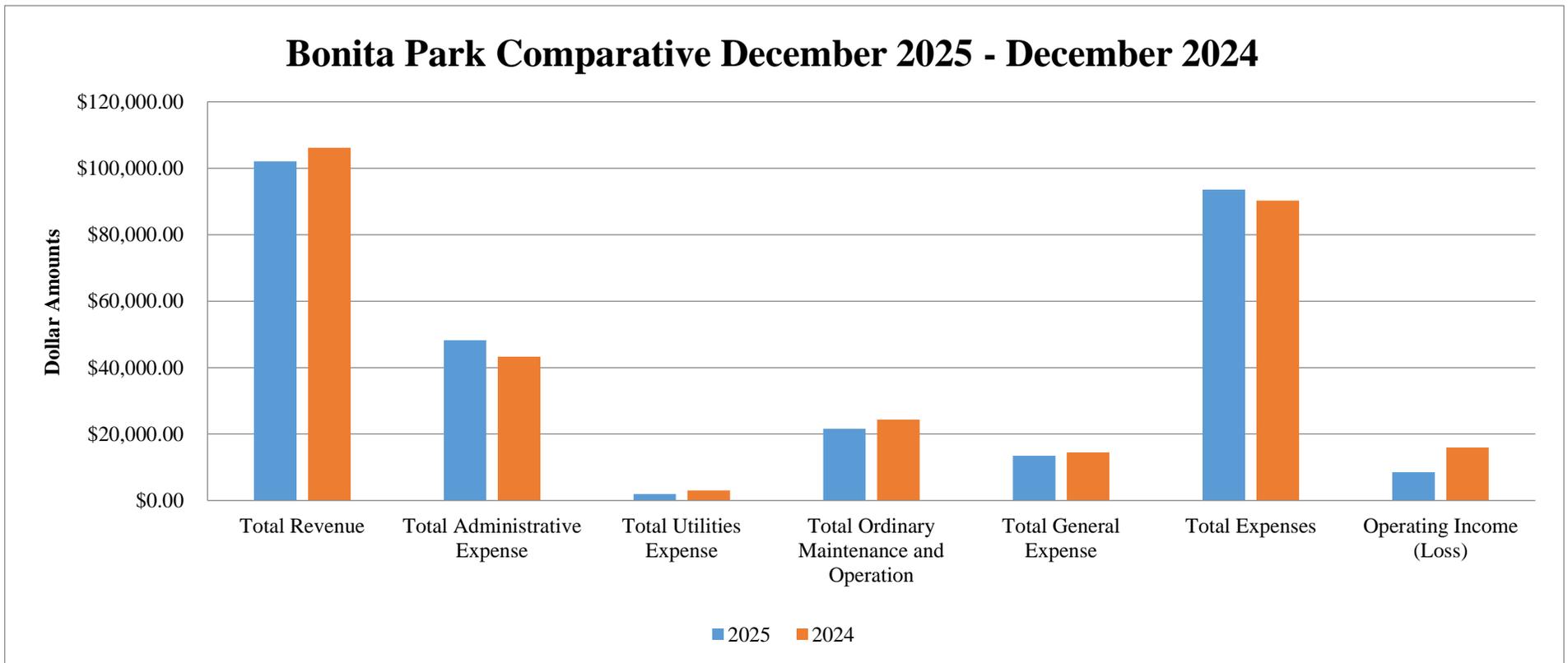
Custom 3: PHA

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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
Contract Costs-Other	1	01	4430.13	5	1,995.00	23,985.00	21,990.00	91.68 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	3,825.00	3,825.00	0.00	0.00 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	8,845.00	8,845.00	100.00 %
Contact Costs-Electrical Contr	1	01	4430.21	5	550.00	0.00	(550.00)	0.00 %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	950.00	250.00	(700.00)	-280.00 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	348.96	135.39	(213.57)	-157.74 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,545.77	1,276.60	(269.17)	-21.08 %
<b>Total Ordinary Maintenance and Operation</b>					<b>24,933.48</b>	<b>48,175.32</b>	<b>23,241.84</b>	<b>48.24 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	01	4480	5	10,729.88	4,245.15	(6,484.73)	-152.76 %
<b>Total Protective Services</b>					<b>10,729.88</b>	<b>4,245.15</b>	<b>(6,484.73)</b>	<b>-152.76 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	01	4510.15	5	16,843.90	19,897.73	3,053.83	15.35 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	2,916.66	327.66	11.23 %
Collection Losses	1	01	4570	5	1,234.00	3,403.00	2,169.00	63.74 %
<b>Total General Expense</b>					<b>20,666.90</b>	<b>26,217.39</b>	<b>5,550.49</b>	<b>21.17 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	01	7540.4	5	22,000.00	82,000.00	60,000.00	73.17 %
Operating Exp For Property - C	1	01	7590	5	(22,000.00)	(82,000.00)	(60,000.00)	73.17 %
<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>(119,642.33)</b>	<b>(120,494.77)</b>	<b>852.44</b>	<b>-0.71 %</b>
<b>Net Income (Loss)</b>					<b>(18,297.09)</b>	<b>(21,429.28)</b>	<b>3,132.19</b>	<b>-294.61 %</b>

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

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	<b>\$102,104.56</b>	<b>\$106,178.94</b>
<b>Total Administrative Expense</b>	<b>\$48,252.90</b>	<b>\$43,308.37</b>
<b>Total Utilities Expense</b>	<b>\$1,979.56</b>	<b>\$3,029.35</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$21,596.39</b>	<b>\$24,388.82</b>
<b>Total General Expense</b>	<b>\$13,438.34</b>	<b>\$14,474.57</b>
<b>Total Expenses</b>	<b>\$93,607.86</b>	<b>\$90,263.31</b>
<b>Operating Income (Loss)</b>	<b>\$8,496.70</b>	<b>\$15,915.63</b>



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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	02	3110	5	29,715.00	32,845.00	(3,130.00)	-9.53 %
Nondwelling Rental	1	02	3190	5	1,050.00	350.00	700.00	200.00 %
<b>Total Rental Income</b>					<b>30,765.00</b>	<b>33,195.00</b>	<b>(2,430.00)</b>	<b>-7.32 %</b>
<b>Other Income</b>								
Interest Earned - Bank Stmt	1	02	3610.01	5	2,058.56	1,851.94	206.62	11.16 %
Other Income - Tenants	1	02	3690	5	3,143.00	8,400.00	(5,257.00)	-62.58 %
<b>Total Other Income</b>					<b>5,201.56</b>	<b>10,251.94</b>	<b>(5,050.38)</b>	<b>-49.26 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	02	8020	0	66,138.00	62,732.00	3,406.00	5.43 %
<b>Total Other Receipts</b>					<b>66,138.00</b>	<b>62,732.00</b>	<b>3,406.00</b>	<b>5.43 %</b>
<b>Total Revenue</b>					<b>102,104.56</b>	<b>106,178.94</b>	<b>(4,074.38)</b>	<b>-3.84 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	02	4110	5	10,904.94	9,217.49	(1,687.45)	-18.31 %
Legal Expense	1	02	4130	5	891.48	0.00	(891.48)	0.00 %
Audit Fees	1	02	4171	5	3,146.17	1,194.13	(1,952.04)	-163.47 %
Employee Benefits Cont - Admin	1	02	4182	5	5,326.72	3,463.91	(1,862.81)	-53.78 %
Sundry	1	02	4190	5	96.48	0.00	(96.48)	0.00 %
Postage/FedEx/UPS	1	02	4190.03	5	184.00	192.54	8.54	4.44 %
Publications	1	02	4190.11	5	898.33	575.00	(323.33)	-56.23 %
Membership Dues and Fees	1	02	4190.12	5	818.34	150.00	(668.34)	-445.56 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,514.02	6,404.48	(1,109.54)	-17.32 %
Forms & Office Supplies	1	02	4190.17	5	961.16	3,723.43	2,762.27	74.19 %
Other Sundry Expense	1	02	4190.18	5	691.00	270.92	(420.08)	-155.06 %
Administrative Contact Costs	1	02	4190.19	5	4,244.90	6,733.73	2,488.83	36.96 %
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>48,252.90</b>	<b>43,308.37</b>	<b>(4,944.53)</b>	<b>-11.42 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	02	4210	5	504.00	518.60	14.60	2.82 %
Ten Services - Recreation, Pub	1	02	4220	5	0.00	1,089.11	1,089.11	100.00 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	982.63	0.00	(982.63)	0.00 %
<b>Total Tenant Services</b>					<b>1,486.63</b>	<b>1,607.71</b>	<b>121.08</b>	<b>7.53 %</b>
<b>Utilities Expense</b>								
Water	1	02	4310	5	196.66	203.19	6.53	3.21 %
Electricity	1	02	4320	5	1,313.20	2,441.28	1,128.08	46.21 %
Gas	1	02	4330	5	399.39	356.42	(42.97)	-12.06 %
Other Utility Expense - Sewer	1	02	4390	5	70.31	28.46	(41.85)	-147.05 %
<b>Total Utilities Expense</b>					<b>1,979.56</b>	<b>3,029.35</b>	<b>1,049.79</b>	<b>34.65 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	02	4410	5	5,899.07	3,900.99	(1,998.08)	-51.22 %
Materials	1	02	4420	5	3,901.74	4,550.30	648.56	14.25 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	750.00	0.00	0.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	3,990.00	2,450.00	(1,540.00)	-62.86 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.58	16.58	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	190.47	52.47	(138.00)	-263.01 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	1,965.60	1,965.60	100.00 %
Contract Costs-Other	1	02	4430.13	5	127.92	1,950.00	1,822.08	93.44 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

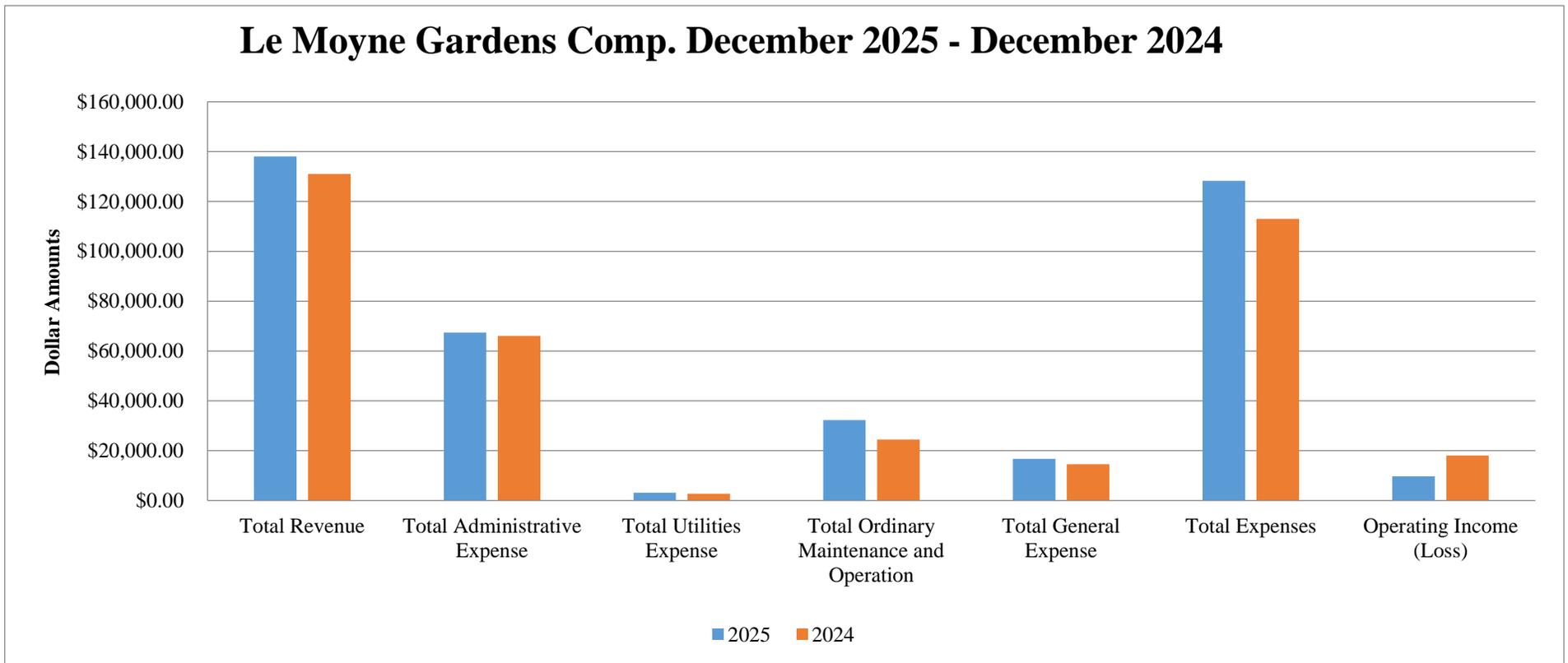
Custom 3: PHA

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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	2,600.00	(1,300.00)	-50.00 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	0.00	1,995.00	1,995.00	100.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	0.00	1,355.00	1,355.00	100.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	595.00	0.00	(595.00)	0.00 %
Garbage and Trash Collection	1	02	4431	5	200.58	93.58	(107.00)	-114.34 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,025.03	2,709.30	684.27	25.26 %
<b>Total Ordinary Maintenance and Operation</b>					<b>21,596.39</b>	<b>24,388.82</b>	<b>2,792.43</b>	<b>11.45 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	02	4480	5	6,854.04	3,454.49	(3,399.55)	-98.41 %
<b>Total Protective Services</b>					<b>6,854.04</b>	<b>3,454.49</b>	<b>(3,399.55)</b>	<b>-98.41 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	02	4510.15	5	10,553.34	9,398.57	(1,154.77)	-12.29 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	2,500.00	(385.00)	-15.40 %
Collection Losses	1	02	4570	5	0.00	2,576.00	2,576.00	100.00 %
<b>Total General Expense</b>					<b>13,438.34</b>	<b>14,474.57</b>	<b>1,036.23</b>	<b>7.16 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	02	7540.4	5	59,750.00	0.00	(59,750.00)	0.00 %
Operating Exp For Property - C	1	02	7590	5	(59,750.00)	0.00	59,750.00	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>(93,607.86)</b>	<b>(90,263.31)</b>	<b>(3,344.55)</b>	<b>3.71 %</b>
<b>Net Income (Loss)</b>					<b>8,496.70</b>	<b>15,915.63</b>	<b>(7,418.93)</b>	<b>-422.03 %</b>

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

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	<b>\$138,076.56</b>	<b>\$131,105.96</b>
<b>Total Administrative Expense</b>	<b>\$67,408.53</b>	<b>\$66,101.42</b>
<b>Total Utilities Expense</b>	<b>\$3,127.84</b>	<b>\$2,667.64</b>
<b>Total Ordinary Maintenance and Operation</b>	<b>\$32,243.31</b>	<b>\$24,482.11</b>
<b>Total General Expense</b>	<b>\$16,765.50</b>	<b>\$14,602.91</b>
<b>Total Expenses</b>	<b>\$128,318.99</b>	<b>\$113,062.55</b>
<b>Operating Income (Loss)</b>	<b>\$9,757.57</b>	<b>\$18,043.41</b>



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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	1	03	3110	5	37,111.00	36,985.00	126.00	0.34 %
<b>Total Rental Income</b>					<b>37,111.00</b>	<b>36,985.00</b>	<b>126.00</b>	<b>0.34 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	1	03	3610	5	3,681.56	3,234.96	446.60	13.81 %
Other Income-Tenants	1	03	3690	5	4,497.00	3,915.00	582.00	14.87 %
<b>Total Other Income</b>					<b>8,178.56</b>	<b>7,149.96</b>	<b>1,028.60</b>	<b>14.39 %</b>
<b>Other Receipts</b>								
Operating Subsidy - Current Ye	1	03	8020	0	92,787.00	86,971.00	5,816.00	6.69 %
<b>Total Other Receipts</b>					<b>92,787.00</b>	<b>86,971.00</b>	<b>5,816.00</b>	<b>6.69 %</b>
<b>Total Revenue</b>					<b>138,076.56</b>	<b>131,105.96</b>	<b>6,970.60</b>	<b>5.32 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	1	03	4110	5	12,606.66	16,955.21	4,348.55	25.65 %
Legal Expense	1	03	4130	5	1,661.72	0.00	(1,661.72)	0.00 %
Audit Fees	1	03	4171	5	4,300.32	1,632.19	(2,668.13)	-163.47 %
Employee Benefits Cont - Admin	1	03	4182	5	9,343.24	7,664.13	(1,679.11)	-21.91 %
Sundry	1	03	4190	5	109.16	0.00	(109.16)	0.00 %
Postage/FedEx/UPS	1	03	4190.03	5	184.00	192.54	8.54	4.44 %
Publications	1	03	4190.11	5	898.34	575.00	(323.34)	-56.23 %
Membership Dues and Fees	1	03	4190.12	5	863.34	150.00	(713.34)	-475.56 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,096.80	9,500.28	(596.52)	-6.28 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	2,761.75	7,541.19	4,779.44	63.38 %
Other Sundry Expense	1	03	4190.18	5	0.00	322.35	322.35	100.00 %
Administrative Contact Costs	1	03	4190.19	5	6,517.28	5,204.43	(1,312.85)	-25.23 %
Management Fee Expense - AMP	1	03	4190.21	5	13,331.92	11,637.60	(1,694.32)	-14.56 %
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	1,470.00	1,462.50	(7.50)	-0.51 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
<b>Total Administrative Expense</b>					<b>67,408.53</b>	<b>66,101.42</b>	<b>(1,307.11)</b>	<b>-1.98 %</b>
<b>Tenant Services</b>								
Tenant Services - Salaries	1	03	4210	5	588.00	602.60	14.60	2.42 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	119.88	119.88	100.00 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	1,055.11	0.00	(1,055.11)	0.00 %
<b>Total Tenant Services</b>					<b>1,643.11</b>	<b>722.48</b>	<b>(920.63)</b>	<b>-127.43 %</b>
<b>Utilities Expense</b>								
Water	1	03	4310	5	469.78	379.93	(89.85)	-23.65 %
Electricity	1	03	4320	5	2,250.25	2,015.46	(234.79)	-11.65 %
Gas	1	03	4330	5	264.86	244.20	(20.66)	-8.46 %
Other Utility Expense - Sewer	1	03	4390	5	142.95	28.05	(114.90)	-409.63 %
<b>Total Utilities Expense</b>					<b>3,127.84</b>	<b>2,667.64</b>	<b>(460.20)</b>	<b>-17.25 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	1	03	4410	5	8,445.87	5,332.36	(3,113.51)	-58.39 %
Materials	1	03	4420	5	4,851.45	3,877.72	(973.73)	-25.11 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	825.00	825.00	0.00	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	5,770.00	250.00	(5,520.00)	-2208.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.12	22.10	(0.02)	-0.09 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	58.77	52.47	(6.30)	-12.01 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	1,128.80	1,128.80	100.00 %
Contract Costs-Other	1	03	4430.13	5	470.00	0.00	(470.00)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

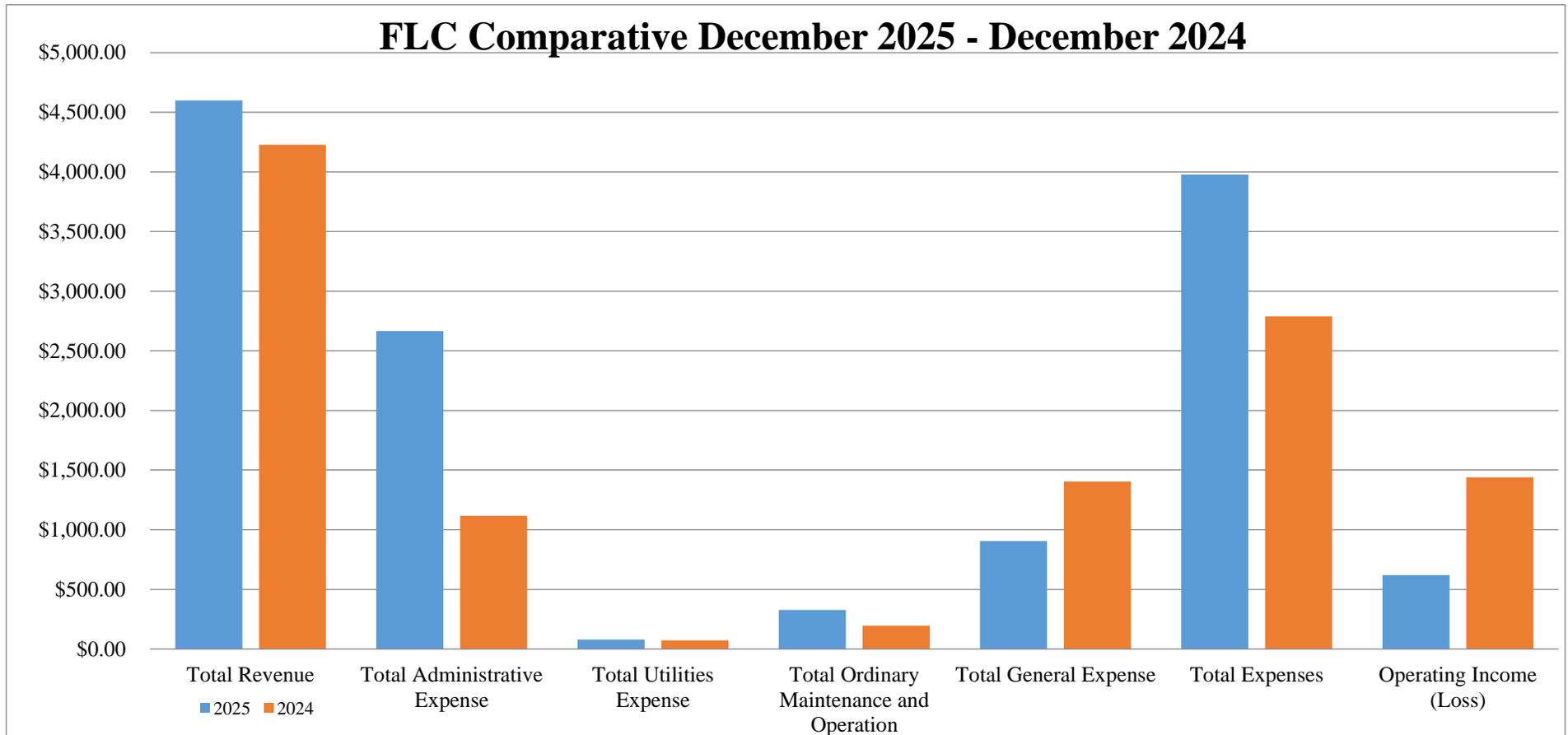
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**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 HHA Low Rent  
 Le MOYNE GARDENS

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	8,870.00	4,520.00	50.96 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	1,995.00	(1,995.00)	-100.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	525.00	0.00	(525.00)	0.00 %
Garbage and Trash Collection	1	03	4431	5	336.57	149.57	(187.00)	-125.03 %
Emp Benefit Cont - Maintenance	1	03	4433	5	2,598.53	1,979.09	(619.44)	-31.30 %
<b>Total Ordinary Maintenance and Operation</b>					<b>32,243.31</b>	<b>24,482.11</b>	<b>(7,761.20)</b>	<b>-31.70 %</b>
<b>Protective Services</b>								
Protective Services - Contract	1	03	4480	5	7,130.70	4,485.99	(2,644.71)	-58.95 %
<b>Total Protective Services</b>					<b>7,130.70</b>	<b>4,485.99</b>	<b>(2,644.71)</b>	<b>-58.95 %</b>
<b>General Expense</b>								
Insurance - Windstorm	1	03	4510.15	5	13,633.50	12,846.25	(787.25)	-6.13 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	2,916.66	(215.34)	-7.38 %
Collection Losses	1	03	4570	5	0.00	(1,160.00)	(1,160.00)	100.00 %
<b>Total General Expense</b>					<b>16,765.50</b>	<b>14,602.91</b>	<b>(2,162.59)</b>	<b>-14.81 %</b>
<b>Other Expenditures</b>								
Property Better & Add-Contract	1	03	7540.4	5	34,843.16	0.00	(34,843.16)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(34,843.16)	0.00	34,843.16	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>(128,318.99)</b>	<b>(113,062.55)</b>	<b>(15,256.44)</b>	<b>13.49 %</b>
<b>Net Income (Loss)</b>					<b>9,757.57</b>	<b>18,043.41</b>	<b>(8,285.84)</b>	<b>-239.03 %</b>

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

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	\$4,598.43	\$4,228.61
<b>Total Administrative Expense</b>	\$2,665.99	\$1,116.86
<b>Total Utilities Expense</b>	\$78.56	\$72.67
<b>Total Ordinary Maintenance and Operation</b>	\$327.58	\$194.94
<b>Total General Expense</b>	\$906.17	\$1,404.00
<b>Total Expenses</b>	\$3,978.30	\$2,788.47
<b>Operating Income (Loss)</b>	\$620.13	\$1,440.14

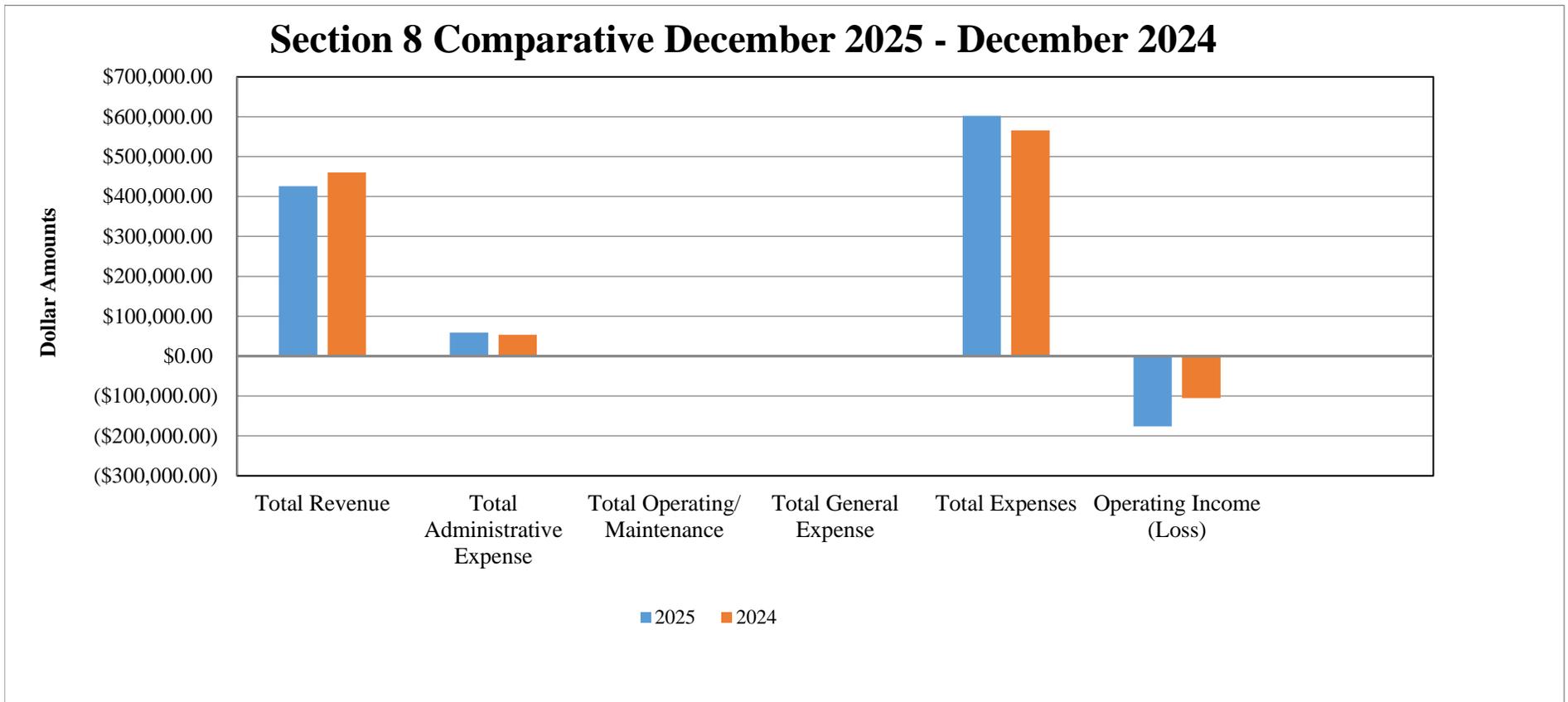


## Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rental	3	01	3110	5	4,102.00	3,868.00	234.00	6.05 %
<b>Total Rental Income</b>					<b>4,102.00</b>	<b>3,868.00</b>	<b>234.00</b>	<b>6.05 %</b>
<b>Other Income</b>								
Interest Earned on Gen Fund In	3	01	3610	5	156.43	235.61	(79.18)	-33.61 %
Other Income-Tenants	3	01	3690	5	340.00	125.00	215.00	172.00 %
<b>Total Other Income</b>					<b>496.43</b>	<b>360.61</b>	<b>135.82</b>	<b>37.66 %</b>
<b>Total Revenue</b>					<b>4,598.43</b>	<b>4,228.61</b>	<b>369.82</b>	<b>8.75 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	3	01	4110	5	186.02	162.29	(23.73)	-14.62 %
Audit Fees	3	01	4171	5	513.82	195.02	(318.80)	-163.47 %
Employee Benefits Cont - Admin	3	01	4182	5	101.21	11.71	(89.50)	-764.30 %
Sundry	3	01	4190	5	60.00	0.00	(60.00)	0.00 %
Other Sundry Expense	3	01	4190.18	5	806.14	747.84	(58.30)	-7.80 %
BOARD MEETING EXPENSES	3	01	4190.9	5	998.80	0.00	(998.80)	0.00 %
<b>Total Administrative Expense</b>					<b>2,665.99</b>	<b>1,116.86</b>	<b>(1,549.13)</b>	<b>-138.70 %</b>
<b>Utilities Expense</b>								
Water	3	01	4310	5	29.96	27.98	(1.98)	-7.08 %
Other Utility Expense - Sewer	3	01	4390	5	48.60	44.69	(3.91)	-8.75 %
<b>Total Utilities Expense</b>					<b>78.56</b>	<b>72.67</b>	<b>(5.89)</b>	<b>-8.11 %</b>
<b>Ordinary Maintenance and Operation</b>								
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Contract Costs-Other	3	01	4430.13	5	115.00	0.00	(115.00)	0.00 %
Connect/Disconnect Fees	3	01	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	96.00	95.94	(0.06)	-0.06 %
Emp Benefit Cont - Maintenance	3	01	4433	5	2.58	0.00	(2.58)	0.00 %
<b>Total Ordinary Maintenance and Operation</b>					<b>327.58</b>	<b>194.94</b>	<b>(132.64)</b>	<b>-68.04 %</b>
<b>General Expense</b>								
Insurance - Windstorm	3	01	4510.15	5	906.17	1,404.00	497.83	35.46 %
<b>Total General Expense</b>					<b>906.17</b>	<b>1,404.00</b>	<b>497.83</b>	<b>35.46 %</b>
<b>Total Expenses</b>					<b>(3,978.30)</b>	<b>(2,788.47)</b>	<b>(1,189.83)</b>	<b>42.67 %</b>
<b>Net Income (Loss)</b>					<b>620.13</b>	<b>1,440.14</b>	<b>(820.01)</b>	<b>-91.51 %</b>

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

	Start: 12/01/2025 End: 12/31/2025	Start: 12/01/2024 End: 12/31/2024
<b>Total Revenue</b>	<b>\$425,871.24</b>	<b>\$460,220.93</b>
<b>Total Administrative Expense</b>	<b>\$59,073.49</b>	<b>\$53,679.58</b>
<b>Total Operating/ Maintenance</b>	<b>\$1,224.52</b>	<b>\$1,328.29</b>
<b>Total General Expense</b>	<b>\$2,738.04</b>	<b>\$1,580.76</b>
<b>Total Expenses</b>	<b>\$602,020.46</b>	<b>\$565,808.44</b>
<b>Operating Income (Loss)</b>	<b>(\$176,149.22)</b>	<b>(\$105,587.51)</b>



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

					Start: 12/01/2025	Start: 12/01/2024		
					End: 12/31/2025	End: 12/31/2024	Variance	Variance %
<b>Revenue</b>								
<b>Operating Income</b>								
Administrative Fees Earned	7	01	3112	5	57,740.00	72,287.00	(14,547.00)	-20.12 %
Interest Income HA Portion	7	01	3300	5	120.17	81.17	39.00	48.05 %
Portable Admin Fees Earned	7	01	3300.P	5	464.55	240.76	223.79	92.95 %
Other Income	7	01	3690	5	94.52	0.00	94.52	0.00 %
HAP Earned Income	7	01	4902	5	367,452.00	387,612.00	(20,160.00)	-5.20 %
<b>Total Operating Income</b>					<b>425,871.24</b>	<b>460,220.93</b>	<b>(34,349.69)</b>	<b>-7.46 %</b>
<b>Total Revenue</b>					<b>425,871.24</b>	<b>460,220.93</b>	<b>(34,349.69)</b>	<b>-7.46 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	7	01	4110	5	15,204.91	14,826.84	(378.07)	-2.55 %
Legal Expense	7	01	4130	5	678.60	0.00	(678.60)	0.00 %
Audit Fees	7	01	4171	5	400.21	151.90	(248.31)	-163.47 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	8,941.90	7,526.55	(1,415.35)	-18.80 %
Postage/FedEx/UPS	7	01	4190.03	5	914.00	956.39	42.39	4.43 %
Membership Dues and Fees	7	01	4190.12	5	818.33	150.00	(668.33)	-445.55 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,588.95	1,408.88	(180.07)	-12.78 %
Forms & Office Supplies	7	01	4190.17	5	4,315.55	2,628.01	(1,687.54)	-64.21 %
Other Sundry Expense	7	01	4190.18	5	3.09	50.51	47.42	93.88 %
Administrative Contact Costs	7	01	4190.19	5	8,993.95	8,688.50	(305.45)	-3.52 %
Asset Management Fee - AMP	7	01	4190.22	5	8,940.00	9,096.00	156.00	1.72 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,587.50	5,685.00	97.50	1.72 %
Asset Management Fee - AMP	7	03	4190.22	5	996.00	888.00	(108.00)	-12.16 %
AMP Bookkeeping Fees	7	03	4190.23	5	622.50	555.00	(67.50)	-12.16 %
<b>Total Administrative Expense</b>					<b>59,073.49</b>	<b>53,679.58</b>	<b>(5,393.91)</b>	<b>-10.05 %</b>
<b>Operating Expenses</b>								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	34.94	145.01	110.07	75.91 %
Vehicle Maintenance	7	01	4430.1	5	58.77	52.47	(6.30)	-12.01 %
<b>Total Operating Expenses</b>					<b>1,224.52</b>	<b>1,328.29</b>	<b>103.77</b>	<b>7.81 %</b>
<b>General Expense</b>								
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)	(3,068.00)	(939.00)	30.61 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,129.00	3,068.00	939.00	30.61 %
Portable Admin Fees Paid	7	03	4590.P	5	2,343.50	1,529.90	(813.60)	-53.18 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,295.20)	(1,079.00)	216.20	-20.04 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,295.20	1,079.00	(216.20)	-20.04 %
<b>Total General Expense</b>					<b>2,738.04</b>	<b>1,580.76</b>	<b>(1,157.28)</b>	<b>-73.21 %</b>
<b>Housing Assistance Payments</b>								
HAP Payments - Rents	7	01	4715.1	5	478,019.00	459,318.00	(18,701.00)	-4.07 %
HAP Payments - Utilities	7	01	4715.4	5	8,153.00	12,354.00	4,201.00	34.01 %
HAP Portability	7	01	4715.P	5	(511.00)	(2,591.00)	(2,080.00)	80.28 %
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	3,581.00	(232.00)	-6.48 %
HAP Payments - Rent - VASH	7	03	4715.1	5	21,263.41	18,012.81	(3,250.60)	-18.05 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	98.00	164.00	66.00	40.24 %
HAP Payments - Port Out	7	03	4715.PO	5	22,547.00	13,856.00	(8,691.00)	-62.72 %
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	2,861.00	1,859.00	64.98 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	0.00	100.00	100.00	100.00 %
<b>Total Housing Assistance Payments</b>					<b>538,984.41</b>	<b>509,219.81</b>	<b>(29,764.60)</b>	<b>-5.85 %</b>

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

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

Custom 2: VOUCH

Custom 3:

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

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	<b>Start: 12/01/2025</b>	<b>Start: 12/01/2024</b>	<b>Variance</b>	<b>Variance %</b>
	<b>End: 12/31/2025</b>	<b>End: 12/31/2024</b>		
<b>Total Expenses</b>	<u>(602,020.46)</u>	<u>(565,808.44)</u>	<u>(36,212.02)</u>	<u>6.40 %</u>
<b>Net Income (Loss)</b>	<u><u>(176,149.22)</u></u>	<u><u>(105,587.51)</u></u>	<u><u>(70,561.71)</u></u>	<u><u>66.92 %</u></u>

Chief Financial Officer Report  
February 18, 2026  
Highlights of Activities for January 2026

**Ongoing Activities:**

- Meetings for the month:  
Weekly & monthly staff meetings / Security meetings / Corrections meetings /Admin meeting  
Maintenance meetings  
Los Vecinos, Bonita Park, and Le Moyne Gardens Construction meetings  
Motivational staff meetings  
Board meetings, Board meeting practices, and overview  
HCISD Counselor meeting  
Two-Year Tool meeting  
SAVE System webinar  
CFP budgets meetings  
FDIC Money Smart webinar  
City of Harlingen Storm Preparedness meeting  
Website meeting  
PIC Dashboard meeting / MRI Rent Payment meeting  
Bond meeting with Mr. Ozuna  
Worked 2 Saturdays on Operational Accounting changes
- 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 the Fee Accountant on the end-of-the-month financials
- Checked the check registers for payrolls
- Signed checks for payrolls, accounts payables, and reimbursements
- Reviewed weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Generated and printed the W-2s and 1099s, submitted them to the IRS and SS
- Worked on the Texas Workforce quarterly wage reports and the IRS quarterly 941 tax return
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio  
Chief Financial Officer

## Accounting Assistant /MIS Coordinator

Board Report February 18, 2026

## January 2026 Activities

- Attended HCISD counselor meeting
- Attended Weekly staff meetings and Security meetings
- Attended Board packet review meeting and board meeting practices
- Attended Board meetings and board meeting overview
- Attended MRI Subsidy training and notes review meeting
- Attended HCV/Section 8 two-year tool meeting
- Attended City storm preparedness meeting
- Attended MRI meeting with new client success manager
- Attended Bonds meeting with Alan Ozuna
- Coverage for Ms. Ariana on 1-23-26 & 1-29-26
- Worked on Saturday 1-17-26 & 1-24-26
- Submitted notes for all meetings attended
- Reviewed the accounting team reports and combined them
- Reviewed emails and responded to emails/sent updates/site observations
- Reviewed Financial reports for Board meeting
- Printed out all invoices that were emailed to me for payment
- Coded and entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed accounts payable invoices and reimbursements for all accounts
- Uploaded ACH files to Lone Star National Bank
- Uploaded Positive Pay files to Lone Star National Bank
- Filed invoices after processing checks for all accounts
- Closed Purchase orders once completed and approved by management
- Closed the End of Month and combined the End of Month reports; emailed them to management
- Processed Journal Entries for Autopay invoices
- Processed the AMP HUD Subsidy grant drawdowns
- Submitted reports as needed (Weekly, Goals, & Board)
- Saved completed work orders from CNG on the S drive
- Continued to monitor the website and recommended changes as needed
- CNG/Internet updates:
  - Bonita Park is using coax internet service due to construction, CNG is waiting for staff to move into the new offices pre-wiring is completed.
  - CNG is working on getting the access point in the postage room working correctly for staff.

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report  
February 18, 2026  
Highlights of Activities for January 2026

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
  - Staff meetings on Mondays
  - Security meeting
  - Maintenance meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month
  - Motivational staff meetings on Fridays
  - Board packet review
  - Board meeting practices
  - Board meetings and Board meeting overview
  - Reports corrections reviews
  - Two-year tool meeting
  - Admin meeting
  - City storm preparedness meeting
  - SAVE users and best practices
  - MRI meeting
  - Bonds meeting with Mr. Ozuna
- 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
- Met with the CFO on personnel matters
- Updated employee annual and sick leave balances
- Reviewed time sheets and processed payrolls
- Prepared the Maintenance PowerPoint presentation and conducted the Maintenance meetings
- Reviewed and assisted with balancing the General Ledger report
- Reviewed all vehicle inspections completed and saved
- Processed and submitted the HART Retirement spreadsheet
- Printed out the bank ACH verifications for the online rent payments
- Sent out employee evaluations
- Took notes and saved them on the “S” drive for all meetings attended
- Updated the employee emergency listings
- Downloaded the bank statements for all accounts
- Prepared the W-2 packets and distributed them to the employees
- Registered Ms. Lucio and me for the Texas Conference for Employers to attend in June
- Worked on Saturdays, January 17<sup>th</sup> and 24<sup>th</sup> to work on the subsidy changes
- Any other duties as assigned

Sincerely,

Melissa Guajardo  
HR/Accounting Coordinator

**Date:** February 01, 2026

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

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

**Subject:** Public Housing Board Report – January 2026 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.

**December 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 four (4) Termination of Assistance Hearings for the Public Housing Program, zero (0) Denial Hearings for the HCV/S8 Program and audited four (4) HCV/S8 program files.

**Files audited HCV/S8:**

- #17190
- #31618
- #29071
- #29233

**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 one employee evaluation
- Submitted the Winter newsletter for final review and approval
- 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 the LR Admin Meeting with Ms. Benavides
- Attended the city's Storm Preparedness Meeting via live stream

- Attended the HUD PIC Dashboard meeting
- Attended the MRI Rent Payment meeting
- Attended Bonds meeting with Mr. Ozuna
- Submitted the Book Rich Environment (BRE) survey
- Assisted Ms. Benavides in submitting the annual plan on the HUD portal
- Worked on CFP budget close outs
- Annual leave taken on 01/16/2026, 01/22/2026, and 01/29/2026 from 2:00 p.m. to 5:00 p.m.

**HARLINGEN**

Housing Authority

February 18, 2026

Maintenance Report

By: Mary Prieto, Senior Property Manager

## Units ready to rent for the Month of January 2026

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	03;238;303;309	112;143;229	0	7
Bonita Park	2	0	55;98	0	3
Le Moyne Gardens	0	97	14	0	2
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>12</b>

## Work orders completed for the Month of January 2026

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2026 to 01/31/2026	123	124	235	35	517

## Work orders completed for the Month of January 2025

(Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
01/01/2025 to 01/31/2025	159	92	233	28	512

**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

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

- **Los Vecinos:** Los Vecinos Community Center at 2:00 p.m.  
**Topic: Scholarship Fundraiser**
  - January 13, 2026: 0 attended**Topic: Scholarship Fundraiser**
  - January 29, 2026: cancelled
- **Bonita Park:** Bonita Park Community Center at 4:00 p.m.  
**Topic: Scholarship Fundraiser**
  - January 15, 2026: 4 attended**Topic: Scholarship Fundraiser**
  - January 29, 2026: cancelled
- **Sunset Terrace:** Sunset Terrace Community Center at 11:00 a.m.  
**Topic: Scholarship Fundraiser**
  - January 14, 2026: 4 attended**Topic: Scholarship Fundraiser**
  - January 28, 2026: 5 attended
- **Le Moyne Gardens:** Le Moyne Gardens Community Center at 1:00 p.m.  
**Topic: Scholarship Fundraiser**
  - January 8, 2026: 3 attended**Topic: Scholarship Fundraiser**
  - January 22, 2026: 5 attended

**Vegetable Garden Meetings:**

- Le Moyne Gardens: Every Tuesday at 10:00 a.m.
  - Preparing for Spring planting– 1 staff attended (residents attend at their convenience)
- Los Vecinos: Every Thursday at 10:00 a.m.
  - Preparing for Spring planting– 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 Quarterly Crime Prevention meeting was held on January 27, 2026 at Le Moyne Gardens Community Center at 3:00 p.m.- 14 attended
  - HHA staff, courtesy officers, Blue Line Security attended
  - Presenter Eduardo “Eddie” Rocha from Texas Care Center hosted a presentation on behavioral health and mental health services

**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 Le Moyne Gardens Apartments Antonio Caballero, Maintenance Aide B from the Harlingen Housing Authority, read, “A Crazy Day at the Critter Cafe” by Barbara Odanaka

**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

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

- **January 6, 2026** - Topic: Holiday Rebroadcast: Beyond Decoding NAEP: The Federal Role in Promoting Efficacy, Equity, and Accountability
- **January 13, 2026** – Topic: Beyond Disruption: What Comes Next for U.S. Education Policy?
- **January 20, 2026** - Topic: Tutoring Works! Lessons & Insights from Local Programs & Practitioners
- **January 27, 2026:** Topic: High-Impact Tutoring as a Remedy for Pandemic Lost Learning: LAUSD Settlement

**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 winter newsletter is in editing process

**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:**

- January 13, 2026: Lieutenant Rocky Gonzalez from the Harlingen Fire Marshall office conducted a BRE reading and presentation on Fire Safety at Le Moyne Gardens Learning Center at 6:00 p.m. – 10 attended
- January 29, 2026: Ms. Lydia Cantu from the Children's Advocacy Center conducted a slime activity with the children at the Sunset Terrace learning center.

**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.

**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**Family Learning Centers Attendance & Scholarships:**

(Bonita Park Learning Center re-opened January 12, 2026)

<b>Family Learning Center</b>	<b>Number of Mentors</b>	<b>Number of Students Attending</b>	<b>Number of Apt's Utilizing Center</b>
Los Vecinos Master Teacher: Ms. Cano	3	5	3
Bonita Park Master Teacher: Mrs. Cavazos	1	2	2
Sunset Terrace Master Teacher: Mrs. Aguirre	2	4	2
Le Moyne Gardens Master Teacher: Mr. Leal	3	7	3

<b>2026 Upcoming Scholarship due dates</b>				
<b>Scholarship</b>	<b>Due Date</b>	<b>Students contacted</b>	<b>Submission</b>	<b>Awarded</b>
<b>PHADA</b>	1/23/2026	6	2	0
<b>TX NAHRO</b>	2/08/2026	12	0	0
<b>SW NAHRO</b>	3/13/2026	12	0	0
<b>HAT</b>	4/2026	0	0	0
<b>HAHC</b>	4/17/2026	0	0	0
<b>TENANT ASSOCIATIONS</b> (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/17/2026	0	0	0
<b>NELROD</b>	5/2026	0	0	0

**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**2025 Scholarship updates:**

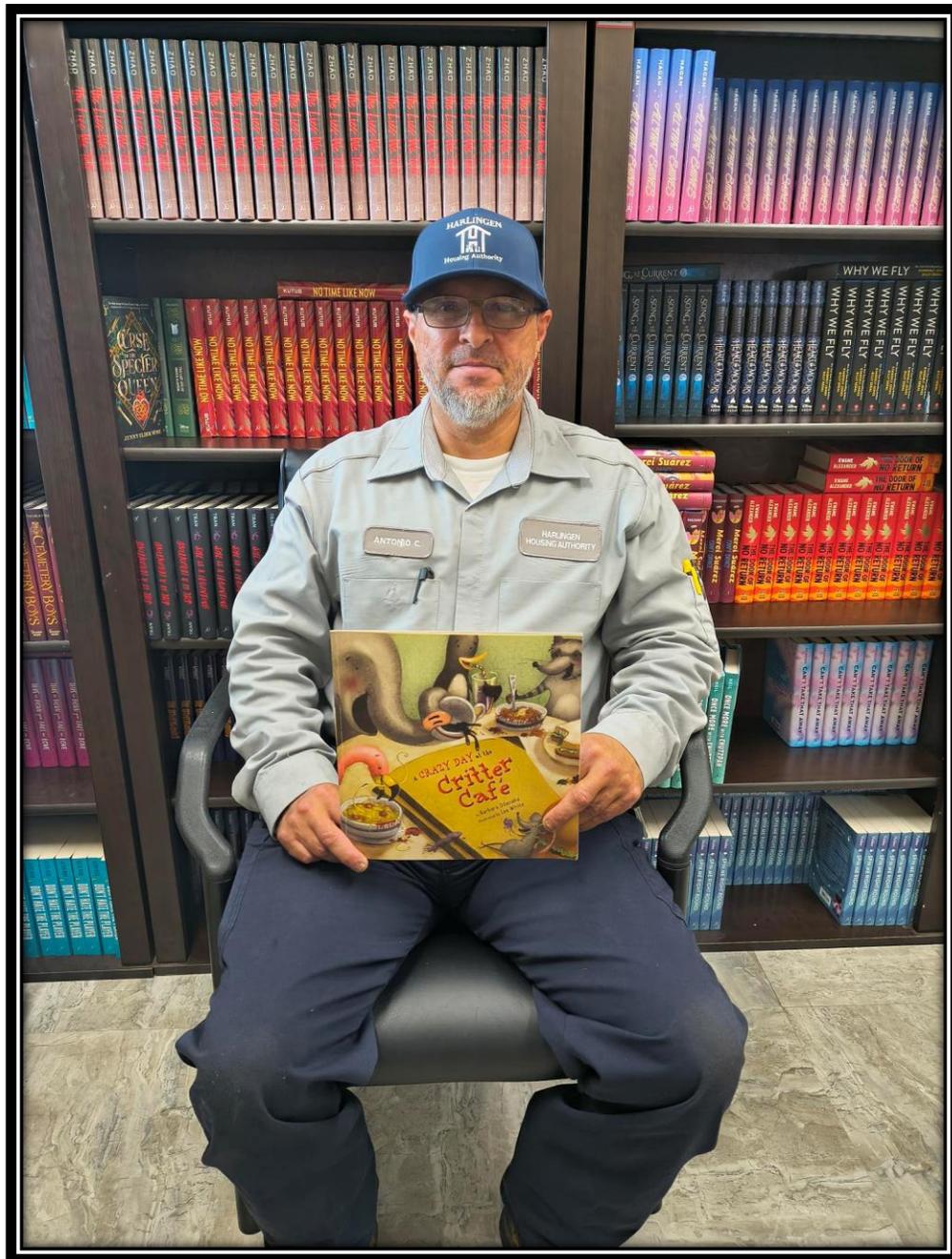
<b>2025 PHADA</b>				
Tenant #	Program	Student Name	Amount Awarded	Date Received
28096	PH	Brandon Garcia	N/A	N/A
28588	PH	Ernesto Ramirez	N/A	N/A
<b>2025 TX NAHRO</b>				
Tenant #	Program	Student Name	Amount Awarded	Date Received
28978	S8	Ailyn Sanchez	<b>\$2,500.00</b>	<b>08/25/25</b>
32424	S8	Leilah Hernandez	<b>\$1,000.00</b>	<b>08/25/25</b>
25373	S8	Juliet Quilantan	<b>\$1,000.00</b>	
28096	PH	Brandon Garcia	<b>\$1,000.00</b>	
29342	PH	Ruby Villarreal	<b>\$1,000.00</b>	
<b>2025 SW NAHRO</b>				
28978	S8	Ailyn Sanchez	N/A	
32424	S8	Leilah Hernandez	N/A	
<b>2025 HAT</b>				
28978	S8	Ailyn Sanchez	<b>\$1,000.00</b>	<b>06/04/25</b>
32424	S8	Leilah Hernandez	<b>\$600.00</b>	<b>06/04/25</b>
25373	S8	Juliet Quilantan	N/A	N/A
32682	S8	Isabella Maydon	N/A	N/A
28096	PH	Brandon Garcia	N/A	N/A
29530	PH	Alexis Reyna	N/A	N/A
28588	PH	Ernesto Ramirez	N/A	N/A
28033	PH	Santiago Gonzalez	N/A	N/A
<b>HAHC</b>				
28978	S8	Ailyn Sanchez	<b>\$500.00</b>	
32424	S8	Leilah Hernandez	<b>\$500.00</b>	<b>08/14/25</b>
25373	S8	Juliet Quilantan	<b>\$500.00</b>	
32682	S8	Isabella Maydon	<b>\$500.00</b>	<b>07/25/25</b>
28588	PH	Ernesto Ramirez	<b>\$500.00</b>	
28033	PH	Santiago Gonzalez	<b>\$500.00</b>	<b>10/23/2025</b>
<b>Tenant Association</b>				
28096	PH	Brandon Garcia (LMG)	<b>\$ 100.00</b>	
29530	PH	Alexis Reyna (LMG)	<b>\$ 100.00</b>	<b>08/21/25</b>
28588	PH	Ernesto Ramirez (BP)	<b>\$ 100.00</b>	
28033	PH	Santiago Gonzalez (BP)	<b>\$ 100.00</b>	<b>10/23/2025</b>
31736	PH	Anette Vasquez (LV)	<b>\$ 400.00</b>	

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

**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**BRE Story time on Facebook**

BRE Storytime: Presented by Le Moyne Gardens Apartments  
Antonio Caballero, Maintenance Aide B from the Harlingen Housing Authority, read,  
“A Crazy Day at the Critter Cafe” By Barbara Odanaka



**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**BRE Story time on Facebook**

BRE Storytime: Presented by Le Moyne Gardens Apartments Rocky Gonzalez, Fire Marshall from the Harlingen Fire Department, read, "The Firehouse Cafe" By Sesame Street



**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**Children's Advocacy Center visits Sunset Terrace**

Ms. Lydia Cantu from the Children's Advocacy Center conducted a slime activity with the children at the Sunset Terrace learning center.



**Resident Events Coordinator Board Report  
February 18, 2026  
By: Norma Serino  
January 2026 Activities**

**Tenant Association Meetings**



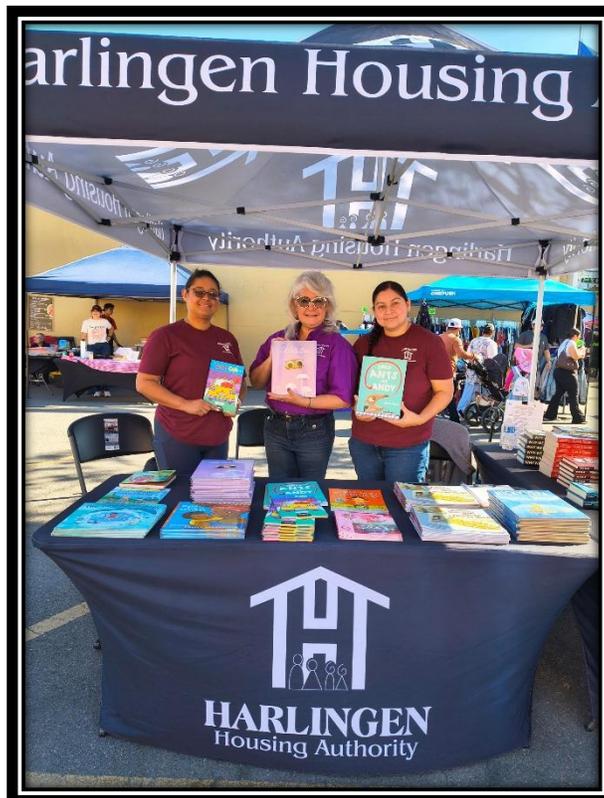
Le Moyne Gardens



Sunset Terrace

**Market Days hosted by Le Moyne Gardens**

Ms. Eneida Alonso (Property Manager) & Ms. Norma Tome (Assistant Property Manager)  
Commissioner Bettina Elliott



**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**Crime Prevention Meeting at Le Moyne Gardens**

Harlingen Housing Authority Staff, Courtesy Officers, Blue Line Security and Eddie Rocha



**Resident Events Coordinator Board Report**  
**February 18, 2026**  
**By: Norma Serino**  
**January 2026 Activities**

**Harlingen Housing Authority Courtesy Officers**



**Bonita Park**  
Detective Roy Yanez



**Sunset Terrace**  
Officer Orlando Gonzalez



**Le Moyne Gardens**  
Officer Julio Deciga



**Le Moyne Gardens**  
Officer Daniel Puga

**Date: February 18, 2026**

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

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

**Subject: January Activities**

**Report on Contracts:**

**Los Vecinos AMP #010:**

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

RGV Asphalt is renovating Mitchell Avenue. This job is 5% complete.

De La Cruz Drywall remodeled apartment #229. This job is 100% complete.

De La Cruz Remodel installed a new kitchen countertop at apartment #309. This job is 100% complete.

Garza DLC Painting prepared apartment #143 and #238. This job is 100% 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 90% complete.

De La Cruz Drywall repaired the floor in apartment #14 and #64. 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.

Fairway Construction is installing new fiberglass exterior doors. This job is 5% complete.

**Le Moyne Gardens AMP #030:**

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

SKO Elite installed exterior stonework at the office. This job is 100% complete.

Garza DLC Painting prepared apartment #14 and #97. This job is 100% complete.

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

N/A

**Housing Authority of the City of Harlingen, Texas**

**January 31, 2026**

**Low Rent Monthly Occupany Report**

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	145	114	19	4	4	195	<b>481</b>
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	<b>6</b>

***Vacancies***

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	2	0	0	0	0	<b>2</b>
2 bed	1	1	0	0	0	1	<b>3</b>
3 bed	4	0	0	0	0	2	<b>6</b>
4 bed	0	0	0	0	0	0	<b>0</b>
Regular Vacancies →	5	3	0	0	0	3	<b>11</b>
Total Vacancies →	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>11</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>
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Notation: Data based on Manager's Monthly Reports Submitted 1.31.2026

Prepared by: Nancy Garza - Admissions Coordinator

\* **OCCUPANCY RATE:**                      96.67%              97.50%              100.00%              100.00%              100.00%              98.50%              **97.79%**

\* **VACANCY RATE:**                        3.33%                2.50%                0.00%                0.00%                0.00%                1.50%                **2.21%**

\* does not include CFP units

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

*Per unit Fee count*              145                      117                      20                      4                      4                      197                      487

Harlingen Housing Authority  
 Low Rent Program  
 Board Meeting  
 February 18, 2026

Activities for the month of January

WAITING LIST AS OF 1/31/2026

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	50
2 Bedroom	6
3 Bedroom	7
4 Bedroom	2
Total:	65

Unit offers mailed:	30
Security Deposits received:	16
Applications ready for review:	55
Applications pending:	47

## 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 2026	66	67	55	21	3	30	8	11	37%
January 2025	74	69	26	67	0	47	8	3	6%
<b>Increase</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>31%</b>
<b>Decrease</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0%</b>

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

Note: Applications were denied or withdrawn due to pending information.  
Applicants were given extra time to submit pending information to complete the application process.

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

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-26	66	67	55	21	3	30	8	11	37%
YTD Total:	66	67	55	21	3	30	8	11	37%

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

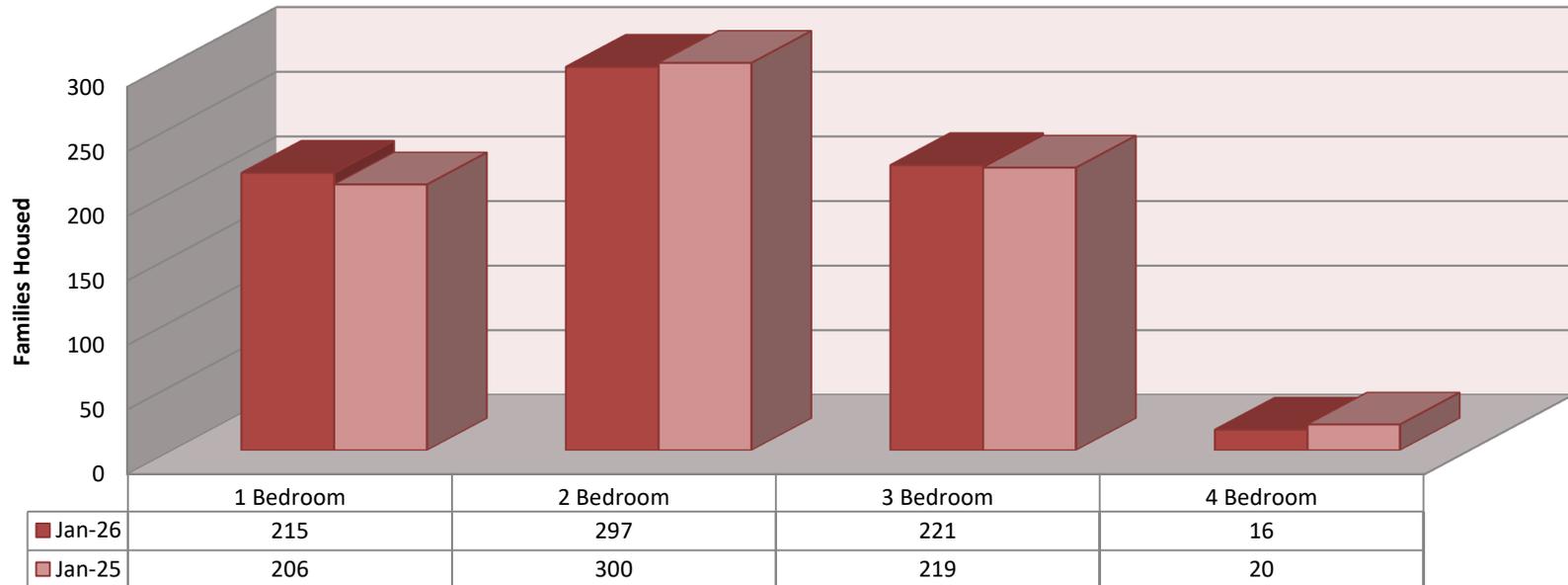
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled ( <i>after two unit offers</i> )	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	0	47	8	3	6%
YTD Total:	74	69	26	67	0	47	8	3	6%

Report By: Nancy Garza -Admissions Coordinator

**Board Meeting Report  
February 18, 2026**

**Total Alloted Vouchers: 743  
Vouchers Leased: 749  
Vouchers Pending: 0  
Vouchers Searching: 22**

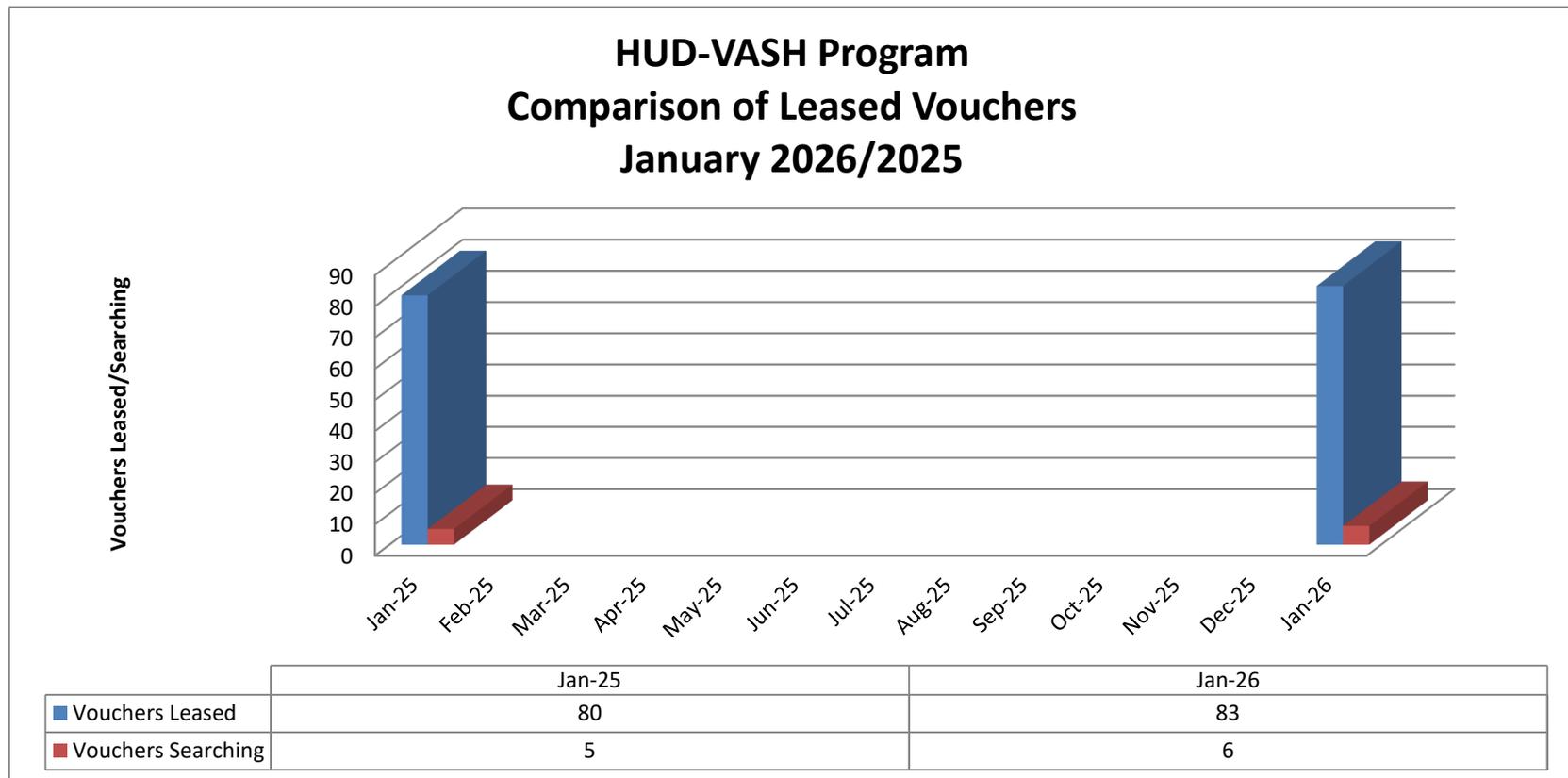
**HCV/Section 8 Program  
Comparison of Leased Vouchers  
January 2026/2025**



<b>Total Families on Waiting List</b>	<b>456</b>
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**Board Meeting Report  
February 18, 2026**

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



Harlingen Housing Authority  
Housing Choice Voucher/Section 8 Program  
Board Meeting Report  
February 18, 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  
December 2025 Score is  
98.86%

Quality Control

QC audits files for the Low Rent Program on January 23, 2026, at Los Vecinos.

- 29940
- 12876
- 29459
- 26228

Activities for the month of January 2026:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on January 09<sup>th</sup> (20 were received)
- Issued HAP Checks for February 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
- Attended Two-Year Tool update meeting via Microsoft Teams
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- Attended HCISD Counselor meeting
- Attended Market Day Event
- Attended Board Meeting
- Attended Bonds meeting with Mr. Ozuna and admin. team
- Attended PIC Dashboard error meeting
- 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 2026	32	23	50	7	46	46	7	4	9	5
January 2025	35	22	25	0	51	51	0	7	1	4
<b>Increase</b>	<b>0</b>	<b>1</b>	<b>25</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>8</b>	<b>1</b>
<b>Decrease</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>3</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-26	32	23	50	7	46	46	7	4	9	5
YTD	32	23	50	7	46	46	7	4	9	5

### 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
YTD	35	22	25	0	51	51	0	7	1	4

# HARLINGEN



## Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, FEBRUARY 18, 2026

CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
DUE FOR VACATED UNIT ACCOUNTS FOR  
THE MONTH OF  
JANUARY 2026

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
<b>Le Moyne Gardens Total</b>		<b>\$0.00</b>
<b>Grand Total</b>		<b>\$0.00</b>



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: 02/01/26

**FOR THE MONTH OF JANUARY 2026**

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

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	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN  
 CHARGE-OFF VACATED APARTMENTS

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

DATE: 02/01/26

**FOR THE MONTH OF JANUARY 2026**

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

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	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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DATE: February 02, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for February 18, Board Mtg (11+ months)

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**Mission Statement:**

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

**Vision Statement:**

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

**Office Hours:**

HHA offices are open from 8:00 a.m. to 5:00 p.m. and the Sunset Terrace office is open from 8:00 a.m. to 12:00 p.m. Monday, Wednesday & Friday.

**Summary of Ongoing Activities for the month of January:**

**Training & Conferences:** We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training on inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest.

**Administrative Meetings:** Most of the staff meetings continue to be virtual. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 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 February, lunch will be provided by Chyann's Specialty Café. We will rotate J & B Café, New York Deli, Chyann's Specialty Café, and Lori's Kitchen.

**City of Harlingen Human Resource Department MOU:** Attorney, Alan Ozuna has had no update on the MOU for HR services, the Board of Commissioners approved the MOU on June 18, 2025, board meeting.

**Expanding Affordable Housing:** We plan 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. Met with Attorney Ozuna and Admin Team on Bonds for Washington Property on January 29, 2026. Mr. Ozuna will provide an update at the board meeting.

**Family Learning Centers:** The Harlingen Housing Authority's Family Learning Centers is a partnership between the Harlingen Consolidated Independent School District (HCISD) and the

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

**Scholarships:** The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program 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 PHADA Scholarships were due January 23, 2026, and 2 students submitted. 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 & Other Activities:** On Monday, January 26, 2026, I informed the Mayor and Board Chair that due to inclement weather all HHA offices would open at 10:00 a.m. We will inform the board of the State of City Address by Mayor Sepulveda once information is available.

**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 & Budgets for FYB 04/01/2026:** The Budgets for FYB 04/01/2026, were approved by the Board of Commissioners on January 21, 2026. All employees will receive a 3% cost of living increase starting April 1, 2026. Upcoming financial workshops for FYB April 01, 2027, are scheduled on Thursday, October 29, 2026, at the COCC at 10:00 a.m. and October 31, 2026, at 9:00 a.m. via Teams. We will finalize the budgets on November 19, 2026, at 10:00 a.m. at the COCC and November 21, 2026, at 9:00 a.m. via Teams.

**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 provides landlords and the community with updates on the HCV/S8 Program, from inspections to rental increases, available housing in our area, pest control, easy home repairs, VA and homeownership information and availability.

**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 January 21, 2026, HHA and HAHC board meetings. We also

reviewed the Agenda for the HHA board meeting scheduled for February 18, 2026, at the Bonita Park Community Building, 601 South Rangerville Road, Harlingen, Texas. The next HHA Board Meeting is scheduled for Wednesday, March 18, 2026, starting at 12:00 p.m. at the Le Moyne Gardens Family Learning Center, 3221 North 25<sup>th</sup> Street, Harlingen, Texas. The option to attend the board meetings virtually or via conference call is available. A board quorum must be present in person.

**Planned Activities:**

**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.
- 03: PIC/Dashboard review and corrections on Errors at 2:00 p.m. via Teams
- 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.
- 05: Interviews for temporary staff (2) at 10:30 a.m.
- 05: Review employee evaluations with M. Prieto at 11:00 a.m. (3)
- 05: HAT/HAVE Scholarship & Fundraising Committee Mtg at 1:15pm
- 05: MRI/Lindsey Mtg with Fee Accountings for Voucher Management System at 2:00 p.m.
- 05: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 06: Review Board Packet for corrections at 9:00 a.m. Teams
- 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
- 06: SAVE information due to Attorney for Review
- 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 #43)
- 10: Construction Mtg at LMG & BP 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 #117)
- 11: LMG QC Inspections of 3 units at 1:00 p.m.
- 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 #126)
- 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 #13)
- 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
- 16-19: Delivery of Auction items to the City of Harlingen???
- 17: Practice Board Mtg at 9:00 a.m. BP
- 17: HCV/S8 Two Year Tool Mtg at 11:00 a.m. via Teams
- 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 Chyann's Specialty Café
- 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.
- 21: City Auction Rescheduled 01/24/2026 ???
- 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
- 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 & BP at 1:30 p.m. & 2:30 p.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 **BP** (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 February 18, Board Mtg due 12:00 p.m.
- 27: Tentative Board Agendas due March, April & May 2026
- 27: **PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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.
- 05: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 06: Review Board Packet for corrections at 9:00 a.m.
- 06: Unit description due at 12:00 p.m. by Managers
- 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 & BP at 1:30 p.m. & 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)
- 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 New York Deli
- 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: Texas NAHRO Board Mtg at 3:00 p.m.
- 24: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: HAP Checks for April 2026
- 26: Texas NAHRO Executive Board Mtg at 3:00 p.m.
- 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 27: Friday Staff Mtg at 3:00 p.m.
- 28: AD VMS for LMG stonework units 1-8 by GMS (1<sup>st</sup> ad)
- 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
- 02: HCISD Counselors Mtg at 4:00 p.m. via Teams

- 03: Holiday (Good Friday)
- 04: AD VMS for LMG stonework units 1-8 by GMS (2<sup>nd</sup> Ad)
- 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 & BP at 1:30 p.m. & 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: LMG Stonework units 1-8 Pre-Bid Mtg at LMG 10:00 a.m.
- 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 Chyann's Specialty Café
- 15: Board Mtg Overview at 2:00 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens
- 16: HAT/HAVESTR Scholarship Applications Due by 12:00 p.m.
- 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 & BP at 1:30 p.m. & 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
- 23: LMG Stonework Bid Opening at 219 E. Jackson at 2:00 p.m.  
May be awarded at the May 20, 2026, Board Mtg
- 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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.
- 30: HAT/HAVESTR Scholarship mtg score applications at Hidalgo County HA at 10am
- 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 & BP at 1:30 p.m. & 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. via Teams
- 08: Review Board Packet for corrections at 9:00 a.m.
- 08: Unit description due at 12:00 p.m. by Managers

- 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 & BP at 1:30 p.m. & 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 J & B Café
- 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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 & BP at 1:30 p.m. & 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. via Teams
- 05: Review Board Packet for corrections at 9:00 a.m.
- 05: Unit description due at 12:00 p.m. by Managers
- 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 & BP at 1:30 p.m. & 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 Chyann's Specialty Café
- 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 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 & BP at 1:30 p.m. & 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
- 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. via 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 & BP at 1:30 p.m. & 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 New York Deli
- 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 July15, Board Mtgs due 12:00 p.m.
- 24: Tentative Board Agendas due September, October & November 2026
- 31: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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 & BP at 1:30 p.m. & 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: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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.
- 06: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 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 & BP at 1:30 p.m. & 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.  
Agenda for Mtg due by Ariana Friday 08/07/26 at 12:00 p.m.
- 18: Admin Mtg with the Accounting Team at 10:30 a.m.  
Agenda for Mtg due by Accounting Team, Friday, 08/07/26 at 12:00 p.m.
- 19: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.  
Agenda for Mtg due Monday, 08/10/26 by 12:00 p.m.
- 19: Admin Mtg with Low Rent Team at 2:00 p.m.  
Agenda for Mtg due Monday, 08/10/26 at 12:00 p.m.
- 19: Review Monday Reports for corrections at 8:30 a.m.
- 19: **No August Board Mtg (Board may request a Special Board Mtg)** 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
- 27: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 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 & BP at 1:30 p.m. & 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: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 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
- 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 & BP at 1:30 p.m. & 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 & BP at 1:30 p.m. & 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.** Invocation by D Perez  
Lunch by the Harlingen Convention Center
- 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: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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.
- 01: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 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 & BP at 1:30 p.m. & 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
- 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 & BP at 1:30 p.m. & 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 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: 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
- 23: **PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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 to begin (FYB 04/01/2027) at 10:00 a.m. at COCC
- 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 to begin . (FYB 04/01/2027) via Team at 9:00 a.m.
- 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 & BP at 1:30 p.m. & 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.
- 05: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 06: Review Board Packet for corrections at 9:00 a.m.
- 06: Unit description due at 12:00 p.m. by Managers
- 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: Public Hearing for Annual & 5 Year Plan at 10:00 a.m. at LMG?
- 10: Construction Mtg at Le Moyne Gardens or Bonita Park at 1:30 p.m. & 2:30 p.m.
- 11: Review Monday reports for corrections at 8:30 a.m.
- 11: Public Hearing for Annual & 5 Year Plan at 10:00 a.m. at LMG?
- 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: Public Hearing for Annual & 5 Year Plan at 10:00 a.m. at LMG?
- 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 & BP at 1:30 p.m. & 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 Lori's Kitchen

- 18: Board Mtg Overview at 2:00 p.m.
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 19: Los Vecinos Construction Mtg at 9:00 a.m.
- 19: Financial Workshop to finalize the budgets for (FYB 04/01/27) at COCC at 10:00 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: **PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 20: Friday Staff Mtg at 3:00 p.m. Thanksgiving Accounting Depart
- 21: Financial Workshop to finalize the budgets for (FYB 04/01/27) at 9:00 a.m. via Teams
- 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 & BP at 1:30 p.m. & 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
- 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 & BP at 1:30 p.m. & 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: Lunch by Lori's Kitchen
- 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: PIC & Dashboard review at 1:30 p.m. by HCVF & PH Depts ( C Lucio guidance)
- 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
- 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 & BP at 1:30 p.m. & 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
- 14: HC|ISD Counselors Mtg at 4:00 p.m. via 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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 & BP at 1:30 p.m. & 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)**
- 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.
- 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.
- 04:00 Los Vecinos Construction Mtg at 9:00 a.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 05: Review Board Packet for corrections at 9:00 a.m.
- 05: Unit description due at 12:00 p.m. by Managers
- 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)
- 09: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
- 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
- 18: Los Vecinos Construction Mtg at 9:00 a.m.
- 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
- 23: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
- 25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 05: Review Board Packet for corrections at 9:00 a.m.
- 05: Unit description due at 12:00 p.m. by Managers
- 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)
- 09: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
- 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
- 18: Los Vecinos Construction Mtg at 9:00 a.m.
- 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
- 23: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
- 25: PIC Review of 50058 Submissions by HCV/S8 & Public Housing Staff
- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 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
- 31: Review Monday Reports for corrections at 8:30 a.m.
- 31: Final Board Reports due 12:00 p.m.
- April 2027: 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.
- 01: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 02: Friday Staff Mtg at 3:00 p.m.
- 03: Downtown Market Days! BRE Reading of Books to Community by LV, BP, LMG
- 05: BRE Read a Book HHA Facebook Monday after Market Days by LV, BP, LMG
- 05: Security Mtg Monday at 9:00 a.m.

- 05: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 05: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 06: Construction Mtg at LMG & BP at 1:30 p.m. & 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
- 09: Friday Staff Mtg at 3:00 p.m.
- 12: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 12: Security Mtg Monday at 9:00 a.m.
- 12: Mtg with Ariana to review the Calendar at 9:40 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**
- 16: Friday Staff Mtg at 3:00 p.m.
- 19: Security Mtg Monday at 9:00 a.m.
- 19: Practice Board Mtg at 9:30 a.m. at ST (unit)
- 19: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 19: **Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on**
- 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 & BP at 1:30 p.m. & 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  
Lunch provided by
- 21: Board Mtg Overview at 2:00 p.m.
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Los Vecinos Construction Mtg at 9:00 a.m.
- 22: Maintenance Mtg at 11:00 a.m. at (Lunch)
- 23: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Bonita Park**  
(Supervisors will Quality Control audited files by staff)  
Use the Auditors sample of check #s/files (list selection by Aprio (Auditors) FYE 2026
- 23: Board Reports due at 12:00 p.m.
- 23: May 19, Board Agenda & Minutes for April 21, Board Mtg due 12:00 p.m.

- 23: Tentative Board Agendas due May, June & July 2027
- 23: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 23: Friday Staff Mtg at 3:00 p.m.
- 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
- 27: Admin Mtg with the Accounting Team at 10:30 a.m.  
Agenda for Mtg due by Accounting Team,
- 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
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.  
Agenda for Mtg due by Low Rent
- 29: Los Vecinos Construction Mtg 9:00 a.m.
- 30: Final Board Reports due at 12:00 p.m.
- 30: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts ( C Lucio guidance)
- 30: Friday Staff Mtg at 3:00 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.