



REGULAR BOARD MEETING
 Wednesday, May 20, 2026 @ 12:00 p.m.
 At the Sunset Terrace Family Learning Center
 1401 North Sunset Drive, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, May 20, 2026 @ 12:00 p.m. at the Sunset Terrace Community Building, 1401 North Sunset Drive, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 290 227 230 340 69, Passcode: N3fa7Fe7; or join the video conference by phone at 469-480-6297, Password: 993 350 512.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
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 April 15, 2026. *(pg.3-6)*

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for the Fiscal Year ending March 31, 2026 and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2026, as presented. *(pg.7-24)*
 Presenter: Cynthia Lucio and Beka Harrison, Senior Manager MRI Real Estate Software
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of April 2026 as presented. *(pg.25-28)*
 Presenter: Cynthia De La Fuente
3. Consider and take action to approve Resolution 1533 approving the Harlingen Housing Authority Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year ending March 31, 2026, as presented. *(pg.29-32)*
 Presenter: Diana Perez

- 4. Consider and take action to accept/reject the bid and award the contract for Exterior Renovation/Improvement at the Le Moyne Gardens Subdivison Housing Units. (pg.33)
Presenter: Cynthia De La Fuente
- 5. Consider and take action to accept/reject the bid and award the contract for the Los Vecinos Apartments Security Cameras. (pg.34)
Presenter: Cynthia De La Fuente

III. OLD BUSINESS- NON-ACTION ITEMS

- 1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.35-55)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.56)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.57)
 - d) Senior Property Manager Report by Mary Prieto; (pg.58)
 - e) Maintenance Report by Mary Prieto; (pg.59)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.60-72)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.73-74)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.75-78)
(Comparative summary report for January-April 2026-2025)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.79-83)
(Comparative summary report for January-April 2026-2025)
 - j) 2026 Tenant Association Participation Survey Report by Mary Prieto; (pg.84)
- 2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 11+ months. (pg.85-112)
Presenter: Hilda Benavides

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, May 14, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 14th day of May 2026

Ariana Valle

Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the Regular Board Meeting
Wednesday, April 15, 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, April 15, 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.” HR/Accounting Coordinator Guajardo 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 Muñiz, Bettina Elliott and Maria I. Borjas.

INVOCATION

Chief Financial Officer Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

Chief Financial Officer Cynthia Lucio led the Pledge of Allegiance.

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

Administrative Assistant, Ariana Valle introduced staff, visitors, and guests starting with Hilda Benavides, Chief Executive Officer, Adrian Azua, Maintenance Aide A, 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 include: Alan Ozuna, Attorney, attended virtually, John Alvarado, and Nehemiah Rodriguez, 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 FEBRUARY 18, 2026.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of February 18, 2026. Commissioner Elliott made the motion to approve the Minutes of the Regular Board Meeting of February 18, 2026. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

PRESENTATION OF “EMPLOYEE OF THE QUARTER” AWARD FOR THE MONTHS OF APRIL, MAY, AND JUNE 2026 – ADRIAN AZUA.

Senior Property Manager Prieto read a letter congratulating Adrian Azua for being selected “Employee of the Quarter” for April, May, and June 2026. Mr. Azua’s employment began on January 29, 2024, as a Maintenance Aide B at Bonita Park Apartments. Currently Mr. Azua is the Maintenance Aide A at the Los Vecinos Apartments where he leads two other maintenance staff. Mr. Azua’s dedication to completing his tasks in a timely manner is displayed daily. Mr. Azua takes pride in the work he accomplishes, and it shows in the appearance of the property and unit preps. His positive attitude and willingness to help others is a great asset to our organization. It is a pleasure working with Mr. Azua and we look forward to his continued growth with our agency.

PRESENTATION OF RECOGNITION OF THE YEARS OF SERVICE TO THE HARLINGEN HOUSING AUTHORITY – CARLOS “CHARLIE” PEREZ.

Chief Executive Officer Benavides presented the recognition of the years of service to the Harlingen Housing Authority to Carlos “Charlie” Perez.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTHS OF JANUARY AND FEBRUARY 2026, 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 months of January and February 2026 was included in the Board packet. She reported as follows:

Harlingen Housing Authority Summary of Revenues & Expenditures For the Month Ended January 2026							
	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	<u>\$519,855.62</u>	<u>\$89,757.17</u>	<u>\$131,832.74</u>	<u>\$123,181.71</u>	<u>\$169,952.98</u>	<u>\$5,131.02</u>	<u>\$605,570.53</u>
Total Expenditures	<u>\$531,158.74</u>	<u>\$105,629.81</u>	<u>\$129,177.56</u>	<u>\$121,283.11</u>	<u>\$166,457.06</u>	<u>\$8,611.20</u>	<u>\$609,424.93</u>
Revenues Over (Under) Expenditures	<u>(\$11,303.12)</u>	<u>(\$15,872.64)</u>	<u>\$2,655.18</u>	<u>\$1,898.60</u>	<u>\$3,495.92</u>	<u>(\$3,480.18)</u>	<u>(\$3,854.40)</u>
Cash reserves or funds transferred in	<u>\$11,303.12</u>	<u>\$15,872.64</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,480.18</u>	<u>\$3,854.40</u>

Note:
 COCC deficit due to paying Sick leave incentive and quarterly insurance costs
 FLC deficit due to unit prep (contract cost), move out / appliances for 2 units
 HCV - Program costs vary due to assisting more families and rental increases

**Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended February 2026**

	<u>COCC/Low-Rent/FLC Combined</u>	<u>COCC</u>	<u>Los Vecinos AMP #010</u>	<u>Bonita Park AMP #020</u>	<u>Le Moyne Gardens AMP #030</u>	<u>Family Living Center</u>	<u>HCV/Section 8</u>
Total Revenues	\$423,635.34	\$76,120.37	\$96,156.57	\$112,236.06	\$133,938.41	\$5,183.93	\$598,814.20
Total Expenditures	\$391,448.52	\$65,875.71	\$100,132.94	\$107,383.85	\$115,950.95	\$2,105.07	\$591,225.75
Revenues Over (Under) Expenditures	\$32,186.82	\$10,244.66	(\$3,976.37)	\$4,852.21	\$17,987.46	\$3,078.86	\$7,588.45
Cash reserves or funds transferred in	\$0.00	\$0.00	\$3,976.37	\$0.00	\$0.00	\$0.00	\$0.00

Note:
Los Vecinos - contract costs were higher this month □

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the months of January and February 2026 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 months of January and February 2026 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 MONTHS OF FEBRUARY AND MARCH 2026.

Procurement Specialist/Property Manager De La Fuente informed the board that the agenda packet contained a list of unpaid balances due for vacated unit accounts for the months of February and March 2026, in the total amount for February of \$1,661.00 and the total amount for March of \$3,957.00 consists of:

For the month of February 2026

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ -	\$ 19.00	\$ -	\$ -	\$ 1,661.00

Grand Total \$ 1,680.00

For the month of March 2026

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 3,786.00	\$ -	\$ -	\$ -	\$ -	\$ 171.00

Grand Total \$ 3,957.00

Chair Perez asked, why is the total amount for Los Vecinos high? Procurement Specialist/Property Manager De La Fuente stated it is due to past due rent. No other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the months of February and March 2026, in the total amount for February of \$1,680.00 and the total amount for March of \$3,957.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of

February and March 2026, in the total amount for February of \$1,680.00 and the total amount for March of \$3,957.00. Motion was seconded by Commissioner Muñiz and passed unanimously.

3. CONSIDER AND POSSIBLE ACTION TO ADOPT RESOLUTION 1532 AUTHORIZING FORMATION OF ENTITY FOR WASHINGTON PROPERTY.

Attorney Ozuna explained to the Board that Resolution 1532 would authorize the formation of a new entity for the Washington Property. Vice-Chair Sánchez Peña asked will the entity for the Washington Property be separated from the Harlingen Affordable Housing Corporation? Attorney Ozuna stated yes. Vice-Chair Sánchez Peña asked if bonds would be used for the Washington Property? Attorney Ozuna stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to adopt Resolution 1532 authorizing the formation of entity for the Washington Property. Commissioner Elliott made the motion to adopt Resolution 1532 authorizing the formation of entity for the Washington Property. The motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS NON-ACTION ITEMS

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

- a) Financial Report by Cynthia Lucio
- b) Accounting Assistant/MIS Coordinator Report by Patty Vega
- c) HR/Accounting Coordinator Report by Melissa Guajardo
- d) Senior Property Manager Report by Mary Prieto
- e) Maintenance Report by Mary Prieto
- f) Resident Events Coordinator/Property Manager Report by Norma Serino
- g) Procurement Specialist /Property Manager Report by Cynthia De La Fuente
- h) Low Rent Occupancy Report by Nancy Garza
(Comparative summary report for January-March 2026-2025)
- i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-March 2026-2025)

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

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

Chief Executive Officer Benavides told the Board that her report was included in the agenda packet. She informed the Board that the next Regular Board meeting will be on May 20, 2026, at 12:00 p.m. at the Sunset Terrace Family Learning Center. She advised the Board of the upcoming State of the City Address on May 7, 2026, held at the Harlingen Convention Center. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 12:30 p.m.

Date: _____

Chairperson, Carlos Perez

Chief Executive Officer, Hilda Benavides

Housing Authority of the City of Harlingen

Unaudited Financial Statement

March 2026

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 March 2026**

	COCC/Low- Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$253,880.57</u>	<u>\$83,797.77</u>	<u>\$36,266.17</u>	<u>\$64,470.96</u>	<u>\$63,938.99</u>	<u>\$5,406.68</u>	<u>\$843,944.63</u>
Total Expenditures	<u>\$606,448.17</u>	<u>\$120,390.52</u>	<u>\$166,867.06</u>	<u>\$158,051.17</u>	<u>\$159,240.76</u>	<u>\$1,898.66</u>	<u>\$606,192.84</u>
Revenues Over (Under) Expenditures	<u><u>(\$352,567.60)</u></u>	<u><u>(\$36,592.75)</u></u>	<u><u>(\$130,600.89)</u></u>	<u><u>(\$93,580.21)</u></u>	<u><u>(\$95,301.77)</u></u>	<u><u>\$3,508.02</u></u>	<u><u>\$237,751.79</u></u>
Cash reserves or funds transferred in	<u>\$352,567.60</u>	<u>\$36,592.75</u>	<u>\$130,600.89</u>	<u>\$93,580.21</u>	<u>\$95,301.77</u>	<u>\$0.00</u>	<u>\$0.00</u>

**Note: COCC - EOY - deficit due to office furniture/material costs due to Flood, & compensated absences
AMP, LV, BP & LMG - deficit due to contract costs were higher, HUD subsidy is lower for EOY, and
compensated absences. Interest earned is not considered.**

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended March 2026

	COCC/Low-Rent/FLC Combined	COCC	Los Vecinos AMP #010	Bonita Park AMP #020	Le Moyne Gardens AMP #030	Family Living Center	HCV/Section 8
Total Revenues	<u>\$5,355,641.04</u>	<u>\$932,029.33</u>	<u>\$1,257,245.37</u>	<u>\$1,361,308.18</u>	<u>\$1,744,631.17</u>	<u>\$60,426.99</u>	<u>\$6,978,766.07</u>
Total Expenditures	<u>\$5,270,328.29</u>	<u>\$970,764.57</u>	<u>\$1,392,580.85</u>	<u>\$1,238,217.64</u>	<u>\$1,619,629.09</u>	<u>\$49,136.14</u>	<u>\$6,948,925.30</u>
Revenues Over (Under) Expenditures	<u>\$85,312.75</u>	<u>(\$38,735.24)</u>	<u>(\$135,335.48)</u>	<u>\$123,090.54</u>	<u>\$125,002.08</u>	<u>\$11,290.85</u>	<u>\$29,840.77</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$38,735.24</u>	<u>\$135,335.48</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Note: COCC & LV deficit due to contract costs, office furniture, and material costs due to Flood costs for protective services is higher (new contract/Sept. 2025) and Ins. costs are higher

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	12 Month(s) Ended	Budget	Variance	Variance %		
					March 31, 2026	March 31, 2026					
Revenue											
Operating Income											
		Other Income - Operatating transfer in /	1	06	3690.22	5	0.00	0.00	12,000.00	(12,000.00)	-100.00 %
		Other Income - CFP24	1	06	3690.31	5	0.00	55,581.00	162,000.00	(106,419.00)	-65.69 %
		Other Income - CFP25	1	06	3690.32	5	14,098.00	126,273.00	0.00	126,273.00	100.00 %
		Total Operating Income			14,098.00	181,854.00	174,000.00	7,854.00		4.51 %	
Rental Income											
		NON-DWELLING RENT	1	06	3190	5	2,198.81	26,385.72	26,386.00	(0.28)	0.00 %
		Total Rental Income			2,198.81	26,385.72	26,386.00	(0.28)		0.00 %	
Other Income											
		Investment Income - Unrestricted	1	06	3610	5	693.37	11,658.84	12,760.00	(1,101.16)	-8.63 %
		OTHER INCOME	1	06	3690	5	4,419.73	6,264.48	1,600.00	4,664.48	291.53 %
		Management Fees	1	06	3690.1	5	(919.79)	0.00	0.00	0.00	-100.00 %
		Other Income - Management Fee - CC	1	06	3690.2	5	37,455.15	398,845.41	394,536.00	4,309.41	1.09 %
		Other Income - Asset Management Fe	1	06	3690.3	5	14,964.00	177,756.00	178,320.00	(564.00)	-0.32 %
		Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,892.50	117,247.50	117,720.00	(472.50)	-0.40 %
		IT Fees	1	06	3690.5	5	996.00	11,952.00	11,952.00	0.00	0.00 %
		Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	65.38	100.00	(34.62)	-34.62 %
		Total Other Income			67,500.96	723,789.61	716,988.00	6,801.61		0.95 %	
		Total Revenue			83,797.77	932,029.33	917,374.00	14,655.33		1.60 %	
Expenses											
Administrative Expense											
		NONTECHNICAL SALARIES	1	06	4110	5	59,285.01	462,367.24	425,000.00	(37,367.24)	-8.79 %
		Administrative Salaries-Comp Absence	1	06	4110.75	5	17,982.03	17,982.03	0.00	(17,982.03)	-100.00 %
		LEGAL EXPENSE	1	06	4130	5	0.00	10,375.30	7,000.00	(3,375.30)	-48.22 %
		STAFF TRAINING	1	06	4140	5	0.00	9,503.00	12,000.00	2,497.00	20.81 %
		TRAVEL	1	06	4150	5	3,769.32	33,117.54	25,000.00	(8,117.54)	-32.47 %
		Travel-Mileage Reimbursement	1	06	4150.2	5	217.41	2,160.27	2,000.00	(160.27)	-8.01 %
		Audit Fees	1	06	4171	5	0.00	5,653.92	2,000.00	(3,653.92)	-182.70 %
		Employee Benefits Cont - Admin	1	06	4182	5	22,250.46	163,766.67	185,000.00	21,233.33	11.48 %
		SUNDRY	1	06	4190	5	0.00	327.03	3,000.00	2,672.97	89.10 %
		Postage/FedEx/UPS	1	06	4190.03	5	823.71	5,152.95	4,000.00	(1,152.95)	-28.82 %
		Advertising and Marketing	1	06	4190.08	5	0.00	0.00	500.00	500.00	100.00 %
		PUBLICATIONS	1	06	4190.11	5	546.70	6,320.44	2,000.00	(4,320.44)	-216.02 %
		MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	680.00	1,000.00	320.00	32.00 %
		Telephone/Cell Phone/Internet	1	06	4190.13	5	3,799.44	39,584.46	38,000.00	(1,584.46)	-4.17 %
		FORMS & OFFICE SUPPLIES	1	06	4190.17	5	(28,704.72)	22,244.66	5,000.00	(17,244.66)	-344.89 %
		Other Sundry Expense	1	06	4190.18	5	95.00	7,590.26	7,000.00	(590.26)	-8.43 %
		Administrative Contact Costs	1	06	4190.19	5	(141.47)	41,608.66	95,000.00	53,391.34	56.20 %
		BOARD MEETING EXPENSE	1	06	4190.9	5	861.52	19,511.37	20,174.00	662.63	3.28 %
		Total Administrative Expense			80,784.41	847,945.80	833,674.00	(14,271.80)		-1.71 %	
Utilities Expense											
		WATER	1	06	4310	5	40.96	262.95	500.00	237.05	47.41 %
		ELECTRICITY	1	06	4320	5	3,926.51	13,200.61	15,000.00	1,799.39	12.00 %
		OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	56.08	374.65	1,000.00	625.35	62.54 %
		Total Utilities Expense			4,023.55	13,838.21	16,500.00	2,661.79		16.13 %	
Ordinary Maintenance and Operation											
		LABOR - WAGES/SALARIES	1	06	4410	5	608.66	10,561.91	11,000.00	438.09	3.98 %
		MATERIALS	1	06	4420	5	392.86	6,231.75	4,000.00	(2,231.75)	-55.79 %
		Contract Cots-Extermination/Pest Con	1	06	4430.01	5	400.00	2,400.00	2,300.00	(100.00)	-4.35 %
		Contract Costs-Other Repairs	1	06	4430.03	5	0.00	8,500.00	1,000.00	(7,500.00)	-750.00 %
		Contract Costs-Auto/Truck Maint/Rep	1	06	4430.08	5	110.06	1,116.92	1,200.00	83.08	6.92 %
		Contract Costs-Other	1	06	4430.13	5	0.00	485.50	0.00	(485.50)	-100.00 %
		Contract Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	1,300.00	5,000.00	3,700.00	74.00 %
		Contract Costs-Electrical Contracts	1	06	4430.21	5	0.00	250.00	1,000.00	750.00	75.00 %
		Garbage and Trash Removal	1	06	4431	5	93.58	561.48	500.00	(61.48)	-12.30 %
		Emp Benefit Cont - Maintenance	1	06	4433	5	173.94	2,406.56	0.00	(2,406.56)	-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:

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 March 31, 2026	12 Month(s) Ended March 31, 2026	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation					1,779.10	33,814.12	26,000.00	(7,814.12)	-30.05 %
Protective Services									
Protective Services - Contract Costs	1	06	4480	5	357.54	8,928.74	3,500.00	(5,428.74)	-155.11 %
Total Protective Services					357.54	8,928.74	3,500.00	(5,428.74)	-155.11 %
General Expense									
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	6,106.28	4,000.00	(2,106.28)	-52.66 %
Insurance - General Liability	1	06	4510.02	5	0.00	571.38	600.00	28.62	4.77 %
Insurance - Automobile	1	06	4510.03	5	0.00	2,154.16	2,000.00	(154.16)	-7.71 %
Insurance - Workman's Comp	1	06	4510.04	5	0.00	2,890.40	5,000.00	2,109.60	42.19 %
Insurance - Fidelity Bond	1	06	4510.09	5	0.00	977.86	1,100.00	122.14	11.10 %
Insurance - Windstorm	1	06	4510.15	5	1,472.80	20,558.53	25,000.00	4,441.47	17.77 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	0.00	314.81	500.00	185.19	37.04 %
Emp Benefit Cont-Unemployment	1	06	4540.8	5	0.00	387.16	0.00	(387.16)	-100.00 %
Interest Expense	1	06	4850	5	608.00	608.00	0.00	(608.00)	-100.00 %
Total General Expense					2,080.80	34,872.58	38,200.00	3,327.42	8.71 %
Other Expenditures									
Replacement Of Non-Expend Equipm	1	06	7520.9	5	31,365.12	31,365.12	0.00	(31,365.12)	-100.00 %
Property Better & Add-Contract Costs	1	06	7540.4	5	0.00	113,500.00	75,000.00	(38,500.00)	-51.33 %
Operating Exp For Property - Contra	1	06	7590	5	0.00	(113,500.00)	(75,000.00)	38,500.00	51.33 %
Total Other Expenditures					31,365.12	31,365.12	0.00	(31,365.12)	-100.00 %
Total Expenses					(120,390.52)	(970,764.57)	(917,874.00)	(52,890.57)	-5.76 %
Total Operating Income (Loss)					(36,592.75)	(38,735.24)	(500.00)	(38,235.24)	-15347.05 %
Other Income (Expense)									
Depreciation Expense									
Depreciation Expense	1	06	4800	5	18,020.86	18,020.86	0.00	(18,020.86)	-100.00 %
Amortization Expense	1	06	4800.1	5	6,543.00	6,543.00	0.00	(6,543.00)	-100.00 %
Total Depreciation Expense					24,563.86	24,563.86	0.00	(24,563.86)	-100.00 %
Total Other Income (Expense)					(24,563.86)	(24,563.86)	0.00	(24,563.86)	100.00 %
Total Net Income (Loss)					(61,156.61)	(63,299.10)	(500.00)	(62,799.10)	-11251.22 %

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	27,275.00	181.83	326,559.00	181.42	328,538.00	(1,979.00)	-0.60 %
Total Rental Income			27,275.00	181.83	326,559.00	181.42	328,538.00	(1,979.00)	-0.60 %
Other Income									
Interest Earned on Gen Fund Investments	1 01 3610	5	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)	-100.00 %
Interest Income - Bank Statement	1 01 3610.01	5	(30,738.86)	(204.93)	166.31	0.09	0.00	166.31	100.00 %
Other Income-Tenants	1 01 3690	5	3,301.00	22.01	40,396.00	22.44	43,462.00	(3,066.00)	-7.05 %
Other Income - Misc Other Revenue	1 01 3690.1	5	0.00	0.00	940.91	0.52	2,026.00	(1,085.09)	-53.56 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	(8,696.06)	(57.97)	(7,823.64)	(4.35)	600.00	(8,423.64)	-1403.94 %
Other Income - OP Trans In From CFP	1 01 3690.99	5	0.00	0.00	100,556.70	55.86	100,004.00	552.70	0.55 %
Total Other Income			(36,133.92)	(240.89)	134,236.28	74.58	166,092.00	(31,855.72)	-19.18 %
Other Receipts									
Operating Subsidy - Current Year	1 01 8020	0	0.00	0.00	627,231.00	348.46	785,000.00	(157,769.00)	-20.10 %
Operating Subsidy - 2026	1 01 8020.26	0	45,125.09	300.83	169,219.09	94.01	0.00	169,219.09	100.00 %
Total Other Receipts			45,125.09	300.83	796,450.09	442.47	785,000.00	11,450.09	1.46 %
Total Revenue			36,266.17	241.77	1,257,245.37	698.47	1,279,630.00	(22,384.63)	-1.75 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	19,553.43	130.36	149,315.19	82.95	111,000.00	(38,315.19)	-34.52 %
Administrative Salaries-Comp Absences	1 01 4110.75	5	614.81	4.10	614.81	0.34	0.00	(614.81)	-100.00 %
Legal Expense	1 01 4130	5	0.00	0.00	2,484.31	1.38	3,000.00	515.69	17.19 %
Staff Training	1 01 4140	5	515.00	3.43	3,285.00	1.82	3,500.00	215.00	6.14 %
Travel	1 01 4150	5	3,332.52	22.22	9,639.94	5.36	3,500.00	(6,139.94)	-175.43 %
Travel-Mileage Reimbursement	1 01 4150.2	5	200.00	1.33	267.62	0.15	500.00	232.38	46.48 %
Audit Fees	1 01 4171	5	0.00	0.00	10,703.26	5.95	7,550.00	(3,153.26)	-41.77 %
Employee Benefits Cont - Admin	1 01 4182	5	6,502.06	43.35	60,383.47	33.55	46,521.96	(13,861.51)	-29.80 %
Sundry	1 01 4190	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	283.82	1.89	1,506.09	0.84	2,000.00	493.91	24.70 %
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
Publications	1 01 4190.11	5	532.50	3.55	4,516.30	2.51	2,500.00	(2,016.30)	-80.65 %
Membership Dues and Fees	1 01 4190.12	5	150.00	1.00	1,794.59	1.00	2,000.00	205.41	10.27 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	14,209.61	94.73	90,477.01	50.27	82,000.00	(8,477.01)	-10.34 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	10,368.00	5.76	10,368.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17	5	(5,101.21)	(34.01)	20,598.17	11.44	10,000.00	(10,598.17)	-105.98 %
Other Sundry Expense	1 01 4190.18	5	0.00	0.00	2,504.65	1.39	1,000.00	(1,504.65)	-150.46 %

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: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %	
Administrative Contact Costs	1 01	4190.19 5	4,968.83	33.13	59,682.48	33.16	78,000.00	18,317.52	23.48 %	
Management Fee Expense - AMP	1 01	4190.21 5	10,134.98	67.57	119,171.04	66.21	108,000.00	(11,171.04)	-10.34 %	
Asset Management Fee - AMP	1 01	4190.22 5	1,500.00	10.00	18,000.00	10.00	18,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 01	4190.23 5	1,117.50	7.45	13,140.00	7.30	14,000.00	860.00	6.14 %	
IT Fees-COCC	1 01	4190.24 5	300.00	2.00	3,600.00	2.00	3,600.00	0.00	0.00 %	
BOARD MEETING EXPENSES	1 01	4190.9 5	0.00	0.00	808.69	0.45	0.00	(808.69)	-100.00 %	
Total Administrative Expense			59,677.85	397.85	582,860.62	323.81	508,539.96	(74,320.66)	-14.61 %	
Tenant Services										
Tenant Services - Salaries	1 01	4210 5	672.00	4.48	8,932.00	4.96	15,000.00	6,068.00	40.45 %	
Ten Services - Recreation, Pubs, Other	1 01	4220 5	541.63	3.61	2,261.90	1.26	8,000.00	5,738.10	71.73 %	
Employee Benefits Cont -Ten Svc	1 01	4222 5	0.00	0.00	2,346.90	1.30	0.00	(2,346.90)	-100.00 %	
Total Tenant Services			1,213.63	8.09	13,540.80	7.52	23,000.00	9,459.20	41.13 %	
Utilities Expense										
Water	1 01	4310 5	158.77	1.06	1,045.75	0.58	1,500.00	454.25	30.28 %	
Electricity	1 01	4320 5	4,510.75	30.07	13,382.81	7.43	15,000.00	1,617.19	10.78 %	
Gas	1 01	4330 5	441.21	2.94	2,955.18	1.64	2,000.00	(955.18)	-47.76 %	
Other Utility Expense - Sewer	1 01	4390 5	230.31	1.54	1,305.07	0.72	1,500.00	194.93	13.00 %	
Total Utilities Expense			5,341.04	35.61	18,688.81	10.38	20,000.00	1,311.19	6.56 %	
Ordinary Maintenance and Operation										
Labor	1 01	4410 5	11,635.21	77.57	62,093.40	34.50	68,062.04	5,968.64	8.77 %	
Labor-Comp Absences	1 01	4410.75 5	243.19	1.62	243.19	0.14	0.00	(243.19)	-100.00 %	
Materials	1 01	4420 5	6,356.41	42.38	53,873.24	29.93	57,000.00	3,126.76	5.49 %	
Contract Costs	1 01	4430 5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %	
Contract Cots-Extermination/Pest Control	1 01	4430.01 5	1,800.00	12.00	8,600.00	4.78	10,000.00	1,400.00	14.00 %	
Contract Costs-Other Repairs	1 01	4430.03 5	3,395.00	22.63	42,885.00	23.82	30,000.00	(12,885.00)	-42.95 %	
Contract Costs-Maint Cell Phone	1 01	4430.04 5	16.58	0.11	198.99	0.11	300.00	101.01	33.67 %	
Contract Costs-Auto/Truck Maint/Repair	1 01	4430.08 5	110.06	0.73	1,689.14	0.94	4,000.00	2,310.86	57.77 %	
Contract Costs-Maintenance	1 01	4430.09 5	1,005.60	6.70	29,886.85	16.60	2,000.00	(27,886.85)	-1394.34 %	
Contract Costs-Other	1 01	4430.13 5	5,509.50	36.73	16,803.50	9.34	53,514.00	36,710.50	68.60 %	
Contact Costs-Heating & Cooling Contract	1 01	4430.17 5	0.00	0.00	8,015.00	4.45	6,000.00	(2,015.00)	-33.58 %	
Contract Costs-Landscape & Ground	1 01	4430.19 5	5,100.00	34.00	44,100.00	24.50	35,000.00	(9,100.00)	-26.00 %	
Contract Costs-Unit Turnaround	1 01	4430.20 5	0.00	0.00	17,535.00	9.74	39,150.00	21,615.00	55.21 %	
Contact Costs-Electrical Contracts	1 01	4430.21 5	1,985.00	13.23	4,330.00	2.41	10,000.00	5,670.00	56.70 %	
Contact Costs-Plumbing Contracts	1 01	4430.22 5	21,145.00	140.97	39,295.00	21.83	20,000.00	(19,295.00)	-96.48 %	
Connect/Disconnect Fees	1 01	4430.4 5	0.00	0.00	255.00	0.14	1,000.00	745.00	74.50 %	
Garbage and Trash Collection	1 01	4431 5	344.96	2.30	3,850.27	2.14	3,000.00	(850.27)	-28.34 %	
Emp Benefit Cont - Maintenance	1 01	4433 5	3,243.70	21.62	18,902.42	10.50	33,000.00	14,097.58	42.72 %	

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: 1800 - U/M Year: 1800

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			61,890.21	412.60	352,556.00	195.86	372,526.04	19,970.04	5.36 %
Protective Services									
Protective Services - Contract Costs	1 01 4480	5	10,465.90	69.77	106,216.35	59.01	55,000.00	(51,216.35)	-93.12 %
Total Protective Services			10,465.90	69.77	106,216.35	59.01	55,000.00	(51,216.35)	-93.12 %
General Expense									
Insurance	1 01 4510	5	0.00	0.00	437.00	0.24	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1 01 4510.01	5	0.00	0.00	42,744.10	23.75	27,000.00	(15,744.10)	-58.31 %
Insurance - General Liability	1 01 4510.02	5	0.00	0.00	502.80	0.28	600.00	97.20	16.20 %
Insurance - Automobile	1 01 4510.03	5	0.00	0.00	3,096.60	1.72	3,000.00	(96.60)	-3.22 %
Insurance - Workman's Comp	1 01 4510.04	5	0.00	0.00	2,136.40	1.19	4,000.00	1,863.60	46.59 %
Insurance - Fidelity Bond	1 01 4510.09	5	0.00	0.00	722.74	0.40	1,100.00	377.26	34.30 %
Insurance - Windstorm	1 01 4510.15	5	16,843.90	112.29	214,036.79	118.91	238,764.00	24,727.21	10.36 %
Payments in Lieu of Taxes	1 01 4520	5	884.72	5.90	29,363.72	16.31	29,000.00	(363.72)	-1.25 %
PROPERTY TAXES	1 01 4520.1	5	0.00	0.00	50.58	0.03	100.00	49.42	49.42 %
Collection Losses	1 01 4570	5	3,301.00	22.01	11,189.00	6.22	5,000.00	(6,189.00)	-123.78 %
Total General Expense			21,029.62	140.20	304,279.73	169.04	308,564.00	4,284.27	1.39 %
Other Expenditures									
Non-depreciable equipment	1 01 7520.9	5	7,248.81	48.33	14,438.54	8.02	0.00	(14,438.54)	-100.00 %
Property Better & Add-Contract Costs	1 01 7540.4	5	0.00	0.00	191,175.00	106.21	550,000.00	358,825.00	65.24 %
Operating Exp For Property - Contra	1 01 7590	5	0.00	0.00	(191,175.00)	(106.21)	(550,000.00)	(358,825.00)	-65.24 %
Total Other Expenditures			7,248.81	48.33	14,438.54	8.02	0.00	(14,438.54)	-100.00 %
Total Expenses			(166,867.06)	(1,112.45)	(1,392,580.85)	(773.66)	(1,287,630.00)	(104,950.85)	-8.15 %
Operating Income (Loss)			(130,600.89)	(870.68)	(135,335.48)	(75.19)	(8,000.00)	(127,335.48)	2893.62 %
Depreciation Expense									
Depreciation Expense	1 01 4800	5	189,155.19	1,261.03	189,155.19	105.09	0.00	(189,155.19)	-100.00 %
Total Depreciation Expense			189,155.19	1,261.03	189,155.19	105.09	0.00	(189,155.19)	-100.00 %
Total Other Income (Expense)			(189,155.19)	(1,261.03)	(189,155.19)	(105.09)	0.00	(189,155.19)	100.00 %
Net Income (Loss)			(319,756.08)	(2,131.71)	(324,490.67)	(180.27)	(8,000.00)	(316,490.67)	-1591.69 %

Report Criteria PHA: 1 Project: '01'

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

Custom 1:

Custom 2: AMP1

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	1	02 3110	5	28,253.00	190.90	392,017.60	220.73	381,000.00	11,017.60	2.89 %
Nondwelling Rental	1	02 3190	5	350.00	2.36	4,200.00	2.36	4,200.00	0.00	0.00 %
Total Rental Income				28,603.00	193.26	396,217.60	223.10	385,200.00	11,017.60	2.86 %
Other Income										
Interest Earned on Gen Fund Investments	1	02 3610	5	0.00	0.00	0.00	0.00	22,480.00	(22,480.00)	-100.00 %
Interest Earned - Bank Stmt	1	02 3610.01	5	(22,316.40)	(150.79)	120.99	0.07	18,000.00	(17,879.01)	-99.33 %
Other Income - Tenants	1	02 3690	5	3,463.00	23.40	42,700.60	24.04	39,000.00	3,700.60	9.49 %
Other Income - Misc Other Revenue	1	02 3690.1	5	0.05	0.00	5,047.51	2.84	0.00	5,047.51	100.00 %
Other Income - Insurance Equity	1	02 3690.451	5	0.00	0.00	0.00	0.00	314.00	(314.00)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1	02 3690.88	5	(251.49)	(1.70)	3,212.78	1.81	500.00	2,712.78	542.56 %
Other Income - OP Tran In From CFP	1	02 3690.99	5	0.00	0.00	100,556.70	56.62	100,044.00	512.70	0.51 %
Total Other Income				(19,104.84)	(129.09)	151,638.58	85.38	180,338.00	(28,699.42)	-15.91 %
Other Receipts										
Operating Subsidy - Current Year	1	02 8020	0	0.00	0.00	607,304.00	341.95	740,000.00	(132,696.00)	-17.93 %
Operating Subsidy - 2026	1	02 8020.26	0	54,972.80	371.44	206,148.00	116.07	0.00	206,148.00	100.00 %
Total Other Receipts				54,972.80	371.44	813,452.00	458.02	740,000.00	73,452.00	9.93 %
Total Revenue				64,470.96	435.61	1,361,308.18	766.50	1,305,538.00	55,770.18	4.27 %
Administrative Expense										
Nontechnical Salaries	1	02 4110	5	16,146.99	109.10	152,059.81	85.62	150,000.00	(2,059.81)	-1.37 %
Administrative Salaries-Comp Absences	1	02 4110.75	5	4,464.73	30.17	4,464.73	2.51	0.00	(4,464.73)	-100.00 %
Legal Expense	1	02 4130	5	0.00	0.00	3,244.81	1.83	4,500.00	1,255.19	27.89 %
Staff Training	1	02 4140	5	0.00	0.00	1,015.00	0.57	3,500.00	2,485.00	71.00 %
Travel	1	02 4150	5	1,110.84	7.51	1,647.74	0.93	3,500.00	1,852.26	52.92 %
Travel-Mileage Reimbursement	1	02 4150.2	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Audit Fees	1	02 4171	5	0.00	0.00	11,786.65	6.64	6,548.00	(5,238.65)	-80.00 %
Employee Benefits Cont - Admin	1	02 4182	5	5,365.21	36.25	56,939.42	32.06	62,900.00	5,960.58	9.48 %
Sundry	1	02 4190	5	0.00	0.00	96.48	0.05	500.00	403.52	80.70 %
Postage/FedEx/UPS	1	02 4190.03	5	283.82	1.92	1,506.09	0.85	1,200.00	(306.09)	-25.51 %
Advertising and Marketing	1	02 4190.08	5	0.00	0.00	0.00	0.00	3,332.00	3,332.00	100.00 %
Publications	1	02 4190.11	5	525.40	3.55	4,487.90	2.53	1,000.00	(3,487.90)	-348.79 %
Membership Dues and Fees	1	02 4190.12	5	150.00	1.01	1,839.59	1.04	2,000.00	160.41	8.02 %
Telephone/Cell Phone/Internet	1	02 4190.13	5	10,006.84	67.61	90,883.33	51.17	100,000.00	9,116.67	9.12 %
Forms & Office Supplies	1	02 4190.17	5	(5,694.24)	(38.47)	20,819.28	11.72	16,000.00	(4,819.28)	-30.12 %

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: 1776 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Other Sundry Expense	1 02	4190.18 5	0.00	0.00	2,451.26	1.38	3,000.00	548.74	18.29 %
Administrative Contact Costs	1 02	4190.19 5	17,764.88	120.03	90,547.81	50.98	87,000.00	(3,547.81)	-4.08 %
Management Fee Expense - AMP	1 02	4190.21 5	9,658.84	65.26	116,722.32	65.72	107,000.00	(9,722.32)	-9.09 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	17,760.00	10.00	20,000.00	2,240.00	11.20 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,065.00	7.20	12,870.00	7.25	13,500.00	630.00	4.67 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	3,552.00	2.00	4,000.00	448.00	11.20 %
Board Meeting Expense	1 02	4190.9 5	0.00	0.00	883.69	0.50	0.00	(883.69)	-100.00 %
Total Administrative Expense			62,624.31	423.14	595,577.91	335.35	590,480.00	(5,097.91)	-0.86 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	672.00	4.54	7,990.50	4.50	15,000.00	7,009.50	46.73 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	68.00	0.46	1,535.41	0.86	10,000.00	8,464.59	84.65 %
Employee Benefits Cont -Ten Svc	1 02	4222 5	0.00	0.00	3,793.80	2.14	0.00	(3,793.80)	-100.00 %
Total Tenant Services			740.00	5.00	13,319.71	7.50	25,000.00	11,680.29	46.72 %
Utilities Expense									
Water	1 02	4310 5	361.94	2.45	1,642.23	0.92	3,200.00	1,557.77	48.68 %
Electricity	1 02	4320 5	4,612.02	31.16	13,711.31	7.72	15,000.00	1,288.69	8.59 %
Gas	1 02	4330 5	607.04	4.10	4,387.20	2.47	3,300.00	(1,087.20)	-32.95 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	101.60	0.69	730.78	0.41	1,000.00	269.22	26.92 %
Total Utilities Expense			5,682.60	38.40	20,471.52	11.53	23,500.00	3,028.48	12.89 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	9,820.35	66.35	70,593.71	39.75	85,000.00	14,406.29	16.95 %
Labor-Comp Absences	1 02	4410.75 5	3,657.11	24.71	3,657.11	2.06	0.00	(3,657.11)	-100.00 %
Materials	1 02	4420 5	14,531.53	98.19	47,901.60	26.97	80,000.00	32,098.40	40.12 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,875.00	12.67	9,375.00	5.28	12,000.00	2,625.00	21.88 %
Contract Costs-Other Repairs	1 02	4430.03 5	2,800.00	18.92	32,035.00	18.04	25,000.00	(7,035.00)	-28.14 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.58	0.11	198.97	0.11	400.00	201.03	50.26 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	182.55	1.23	3,882.56	2.19	6,000.00	2,117.44	35.29 %
Contract Costs-Maintenance	1 02	4430.09 5	2,919.03	19.72	19,725.43	11.11	51,000.00	31,274.57	61.32 %
Contract Costs-Other	1 02	4430.13 5	3,069.50	20.74	13,733.42	7.73	1,000.00	(12,733.42)	-1273.34 %
Contact Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	3,189.50	1.80	25,000.00	21,810.50	87.24 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	6,475.00	43.75	51,220.00	28.84	55,000.00	3,780.00	6.87 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	13,645.00	7.68	30,000.00	16,355.00	54.52 %
Contact Costs-Electrical Contracts	1 02	4430.21 5	2,175.00	14.70	8,050.00	4.53	5,848.00	(2,202.00)	-37.65 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	0.00	0.00	5,030.00	2.83	16,000.00	10,970.00	68.56 %
Connect/Disconnect Fees	1 02	4430.4 5	15.00	0.10	150.00	0.08	1,000.00	850.00	85.00 %

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: 1776 - U/M Year: 1776

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	1 02 4431	5		196.15	1.33	4,620.24	2.60	3,500.00	(1,120.24)	-32.01 %
Emp Benefit Cont - Maintenance	1 02 4433	5		3,855.26	26.05	26,680.95	15.02	42,000.00	15,319.05	36.47 %
Total Ordinary Maintenance and Operation				51,588.06	348.57	313,688.49	176.63	440,748.00	127,059.51	28.83 %
Protective Services										
Protective Services - Contract Costs	1 02 4480	5		7,348.96	49.66	66,099.24	37.22	40,000.00	(26,099.24)	-65.25 %
Total Protective Services				7,348.96	49.66	66,099.24	37.22	40,000.00	(26,099.24)	-65.25 %
General Expense										
Insurance	1 02 4510	5		0.00	0.00	437.00	0.25	0.00	(437.00)	-100.00 %
Insurance -Property (Fire & EC)	1 02 4510.01	5		0.00	0.00	42,744.10	24.07	26,000.00	(16,744.10)	-64.40 %
Insurance - General Liability	1 02 4510.02	5		0.00	0.00	457.10	0.26	600.00	142.90	23.82 %
Insurance - Automobile	1 02 4510.03	5		0.00	0.00	3,096.60	1.74	2,800.00	(296.60)	-10.59 %
Insurance - Workman's Comp	1 02 4510.04	5		0.00	0.00	2,010.72	1.13	3,300.00	1,289.28	39.07 %
Insurance - Fidelity Bond	1 02 4510.09	5		0.00	0.00	680.24	0.38	1,035.00	354.76	34.28 %
Insurance - Windstorm	1 02 4510.15	5		10,553.34	71.31	122,136.51	68.77	115,000.00	(7,136.51)	-6.21 %
Payments in Lieu of Taxes	1 02 4520	5		4,369.41	29.52	36,104.41	20.33	32,000.00	(4,104.41)	-12.83 %
PROPERTY TAXES	1 02 4520.1	5		0.00	0.00	50.58	0.03	75.00	24.42	32.56 %
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		5,466.00	36.93	11,665.00	6.57	5,000.00	(6,665.00)	-133.30 %
Total General Expense				20,388.75	137.76	219,382.28	123.53	185,810.00	(33,572.28)	-18.07 %
Other Expenditures										
Non-Depriciable Equipment	1 02 7520.9	5		9,678.49	65.40	9,678.49	5.45	0.00	(9,678.49)	-100.00 %
Property Better & Add-Non-Expend Equipme	1 02 7540.3	5		0.00	0.00	20,632.09	11.62	0.00	(20,632.09)	-100.00 %
Property Better & Add-Contract Costs	1 02 7540.4	5		116,614.30	787.93	369,116.12	207.84	300,000.00	(69,116.12)	-23.04 %
Operating Exp For Property - Contra	1 02 7590	5		(116,614.30)	(787.93)	(389,748.21)	(219.45)	(300,000.00)	89,748.21	29.92 %
Total Other Expenditures				9,678.49	65.40	9,678.49	5.45	0.00	(9,678.49)	-100.00 %
Total Expenses				(158,051.17)	(1,067.91)	(1,238,217.64)	(697.19)	(1,305,538.00)	67,320.36	5.16 %
Operating Income (Loss)				(93,580.21)	(632.32)	123,090.54	69.31	0.00	123,090.54	100.00 %
Depreciation Expense										
Depreciation Expense	1 02 4800	5		193,345.48	1,306.39	193,345.48	108.87	0.00	(193,345.48)	-100.00 %
Total Depreciation Expense				193,345.48	1,306.39	193,345.48	108.87	0.00	(193,345.48)	-100.00 %
Total Other Income (Expense)				(193,345.48)	(1,306.39)	(193,345.48)	(108.87)	0.00	(193,345.48)	100.00 %
Net Income (Loss)				(286,925.69)	(1,938.71)	(70,254.94)	(39.56)	0.00	(70,254.94)	100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	33,328.00	166.64	447,413.00	186.42	408,820.00	38,593.00	9.44 %
Total Rental Income			33,328.00	166.64	447,413.00	186.42	408,820.00	38,593.00	9.44 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	(39,084.68)	(195.42)	212.70	0.09	36,500.00	(36,287.30)	-99.42 %
Other Income-Tenants	1 03 3690	5	5,754.00	28.77	68,008.50	28.34	58,000.00	10,008.50	17.26 %
Other Income - Misc Other Revenue	1 03 3690.1	5	0.00	0.00	2,245.04	0.94	5,135.00	(2,889.96)	-56.28 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	0.00	0.00	849.06	0.35	550.00	299.06	54.37 %
Other Income - OP Trans In From CFP	1 03 3690.99	5	0.00	0.00	134,075.60	55.86	129,869.00	4,206.60	3.24 %
Total Other Income			(33,330.68)	(166.65)	205,390.90	85.58	230,054.00	(24,663.10)	-10.72 %
Other Receipts									
Operating Subsidy - Current Year	1 03 8020	0	0.00	0.00	852,046.00	355.02	983,580.00	(131,534.00)	-13.37 %
Operating Subsidy - 2026	1 03 8020.26	0	63,941.67	319.71	239,781.27	99.91	0.00	239,781.27	100.00 %
Total Other Receipts			63,941.67	319.71	1,091,827.27	454.93	983,580.00	108,247.27	11.01 %
Total Revenue			63,938.99	319.69	1,744,631.17	726.93	1,622,454.00	122,177.17	7.53 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	19,457.80	97.29	174,341.19	72.64	200,000.00	25,658.81	12.83 %
Administrative Salaries-Comp Absences	1 03 4110.75	5	(2,285.04)	(11.43)	(2,285.04)	(0.95)	0.00	2,285.04	100.00 %
Legal Expense	1 03 4130	5	0.00	0.00	3,888.03	1.62	5,000.00	1,111.97	22.24 %
Staff Training	1 03 4140	5	0.00	0.00	1,465.00	0.61	2,000.00	535.00	26.75 %
Travel	1 03 4150	5	1,110.84	5.55	6,376.41	2.66	2,000.00	(4,376.41)	-218.82 %
Travel-Mileage Reimbursement	1 03 4150.2	5	0.00	0.00	591.01	0.25	1,000.00	408.99	40.90 %
Audit Fees	1 03 4171	5	0.00	0.00	16,110.51	6.71	10,000.00	(6,110.51)	-61.11 %
Employee Benefits Cont - Admin	1 03 4182	5	7,088.59	35.44	83,085.20	34.62	84,000.00	914.80	1.09 %
Sundry	1 03 4190	5	0.00	0.00	109.16	0.05	3,000.00	2,890.84	96.36 %
Postage/FedEx/UPS	1 03 4190.03	5	283.82	1.42	1,506.09	0.63	3,000.00	1,493.91	49.80 %
Advertising and Marketing	1 03 4190.08	5	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00 %
Publications	1 03 4190.11	5	710.00	3.55	6,998.83	2.92	5,000.00	(1,998.83)	-39.98 %
Membership Dues and Fees	1 03 4190.12	5	150.00	0.75	1,884.59	0.79	2,500.00	615.41	24.62 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	11,668.44	58.34	115,820.17	48.26	125,000.00	9,179.83	7.34 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	10,368.00	4.32	10,368.00	0.00	0.00 %
Forms & Office Supplies	1 03 4190.17	5	2,109.01	10.55	32,488.89	13.54	20,000.00	(12,488.89)	-62.44 %
Other Sundry Expense	1 03 4190.18	5	0.00	0.00	3,061.78	1.28	2,591.00	(470.78)	-18.17 %
Administrative Contact Costs	1 03 4190.19	5	7,585.85	37.93	122,554.48	51.06	100,000.00	(22,554.48)	-22.55 %

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: 2400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %	
Management Fee Expense - AMP	1 03	4190.21 5	17,661.33	88.31	162,952.05	67.90	145,000.00	(17,952.05)	-12.38 %	
Asset Management Fee - AMP	1 03	4190.22 5	2,000.00	10.00	24,000.00	10.00	24,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1 03	4190.23 5	1,470.00	7.35	17,490.00	7.29	18,000.00	510.00	2.83 %	
IT Fees - COCC	1 03	4190.24 5	400.00	2.00	4,800.00	2.00	4,800.00	0.00	0.00 %	
Board Meeting Expense	1 03	4190.9 5	0.00	0.00	808.69	0.34	0.00	(808.69)	-100.00 %	
Total Administrative Expense			70,274.64	351.37	788,415.04	328.51	770,259.00	(18,156.04)	-2.36 %	
Tenant Services										
Tenant Services - Salaries	1 03	4210 5	896.00	4.48	9,467.50	3.94	15,000.00	5,532.50	36.88 %	
Ten Services - Recreation, Pubs, Other	1 03	4220 5	68.00	0.34	2,074.39	0.86	8,000.00	5,925.61	74.07 %	
Employee Benefits Cont -Ten Svc	1 03	4222 5	0.00	0.00	1,971.95	0.82	0.00	(1,971.95)	-100.00 %	
Total Tenant Services			964.00	4.82	13,513.84	5.63	23,000.00	9,486.16	41.24 %	
Utilities Expense										
Water	1 03	4310 5	572.02	2.86	4,473.56	1.86	8,000.00	3,526.44	44.08 %	
Electricity	1 03	4320 5	7,202.82	36.01	23,221.80	9.68	21,000.00	(2,221.80)	-10.58 %	
Gas	1 03	4330 5	436.81	2.18	2,972.01	1.24	2,000.00	(972.01)	-48.60 %	
4150.2-MILEAGE REIMBURSEMENT	1 03	4330.2 5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %	
Other Utility Expense - Sewer	1 03	4390 5	106.52	0.53	1,178.43	0.49	2,000.00	821.57	41.08 %	
Total Utilities Expense			8,318.17	41.59	31,845.80	13.27	33,500.00	1,654.20	4.94 %	
Ordinary Maintenance and Operation										
Labor	1 03	4410 5	13,909.45	69.55	96,174.90	40.07	117,000.00	20,825.10	17.80 %	
Labor-Comp Absences	1 03	4410.75 5	(2,267.10)	(11.34)	(2,267.10)	(0.94)	0.00	2,267.10	100.00 %	
Materials	1 03	4420 5	18,698.48	93.49	86,514.44	36.05	70,000.00	(16,514.44)	-23.59 %	
Contract Costs	1 03	4430 5	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00 %	
Contract Cots-Extermination/Pest Control	1 03	4430.01 5	2,200.00	11.00	15,125.00	6.30	20,000.00	4,875.00	24.38 %	
Contract Costs-Other Repairs	1 03	4430.03 5	0.00	0.00	35,844.18	14.94	20,000.00	(15,844.18)	-79.22 %	
Contract Costs-Maint Cell Phone	1 03	4430.04 5	22.12	0.11	265.31	0.11	1,000.00	734.69	73.47 %	
Contract Costs-Auto/Truck Maint/Repair	1 03	4430.08 5	271.33	1.36	3,826.91	1.59	5,000.00	1,173.09	23.46 %	
Contract Costs-Maintenance	1 03	4430.09 5	952.43	4.76	7,973.91	3.32	15,000.00	7,026.09	46.84 %	
Contract Costs-Other	1 03	4430.13 5	4,521.00	22.61	14,624.71	6.09	20,000.00	5,375.29	26.88 %	
Contact Costs-Heating & Cooling Contract	1 03	4430.17 5	0.00	0.00	1,287.39	0.54	30,000.00	28,712.61	95.71 %	
Contract Costs-Landscape & Ground	1 03	4430.19 5	9,550.00	47.75	53,750.00	22.40	54,392.00	642.00	1.18 %	
Contract Costs-Unit Turnaround	1 03	4430.20 5	1,995.00	9.98	81,790.00	34.08	50,000.00	(31,790.00)	-63.58 %	
Contact Costs-Electrical Contracts	1 03	4430.21 5	2,345.00	11.73	17,040.00	7.10	30,000.00	12,960.00	43.20 %	
Contact Costs-Plumbing Contracts	1 03	4430.22 5	4,000.00	20.00	5,995.00	2.50	20,000.00	14,005.00	70.02 %	
Contract Costs-Janitorial Contracts	1 03	4430.23 5	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %	
Connect/Disconnect Fees	1 03	4430.4 5	155.00	0.78	415.00	0.17	2,000.00	1,585.00	79.25 %	
Garbage and Trash Collection	1 03	4431 5	457.23	2.29	3,489.43	1.45	6,000.00	2,510.57	41.84 %	

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: 2400 - U/M Year: 2400

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %	
Emp Benefit Cont - Maintenance	1	03 4433	5	3,911.52	19.56	28,727.42	11.97	44,000.00	15,272.58	34.71 %
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5	0.00	0.00	0.00	0.00	703.00	703.00	100.00 %
Total Ordinary Maintenance and Operation				60,721.46	303.61	450,576.50	187.74	507,595.00	57,018.50	11.23 %
Protective Services										
Protective Services - Contract Costs	1	03 4480	5	4,717.22	23.59	51,915.06	21.63	50,000.00	(1,915.06)	-3.83 %
Total Protective Services				4,717.22	23.59	51,915.06	21.63	50,000.00	(1,915.06)	-3.83 %
General Expense										
Insurance	1	03 4510	5	0.00	0.00	589.00	0.25	0.00	(589.00)	-100.00 %
Insurance -Property (Fire & EC)	1	03 4510.01	5	0.00	0.00	51,903.56	21.63	25,000.00	(26,903.56)	-107.61 %
Insurance - General Liability	1	03 4510.02	5	0.00	0.00	685.66	0.29	1,900.00	1,214.34	63.91 %
Insurance - Automobile	1	03 4510.03	5	0.00	0.00	4,173.68	1.74	4,000.00	(173.68)	-4.34 %
Insurance - Workman's Comp	1	03 4510.04	5	0.00	0.00	3,393.08	1.41	7,400.00	4,006.92	54.15 %
Insurance - Fidelity Bond	1	03 4510.09	5	0.00	0.00	1,147.93	0.48	1,500.00	352.07	23.47 %
Insurance - Windstorm	1	03 4510.15	5	13,633.50	68.17	160,531.73	66.89	156,000.00	(4,531.73)	-2.90 %
Payments in Lieu of Taxes	1	03 4520	5	6,831.72	34.16	41,283.72	17.20	35,000.00	(6,283.72)	-17.95 %
PROPERTY TAXES	1	03 4520.1	5	0.00	0.00	67.43	0.03	100.00	32.57	32.57 %
Collection Losses	1	03 4570	5	(11,562.03)	(57.81)	14,244.98	5.94	7,200.00	(7,044.98)	-97.85 %
Total General Expense				8,903.19	44.52	278,020.77	115.84	238,100.00	(39,920.77)	-16.77 %
Other Expenditures										
Replacement Of Non-Expend Equipment	1	03 7520	5	81,025.00	405.13	81,025.00	33.76	0.00	(81,025.00)	-100.00 %
Non-Depreciable Equipment	1	03 7520.9	5	5,342.08	26.71	5,342.08	2.23	0.00	(5,342.08)	-100.00 %
Property Better & Add-Contract Costs	1	03 7540.4	5	39,500.00	197.50	286,357.70	119.32	575,000.00	288,642.30	50.20 %
Operating Exp For Property - Contra	1	03 7590	5	(120,525.00)	(602.63)	(367,382.70)	(153.08)	(575,000.00)	(207,617.30)	-36.11 %
Total Other Expenditures				5,342.08	26.71	5,342.08	2.23	0.00	(5,342.08)	-100.00 %
Total Expenses				(159,240.76)	(796.20)	(1,619,629.09)	(674.85)	(1,622,454.00)	2,824.91	0.17 %
Operating Income (Loss)				(95,301.77)	(476.52)	125,002.08	52.08	0.00	125,002.08	100.00 %
Depreciation Expense										
Depreciation Expense	1	03 4800	5	232,160.92	1,160.80	232,160.92	96.73	0.00	(232,160.92)	-100.00 %
Total Depreciation Expense				232,160.92	1,160.80	232,160.92	96.73	0.00	(232,160.92)	-100.00 %
Total Other Income (Expense)				(232,160.92)	(1,160.80)	(232,160.92)	(96.73)	0.00	(232,160.92)	100.00 %
Net Income (Loss)				(327,462.69)	(1,637.32)	(107,158.84)	(44.65)	0.00	(107,158.84)	100.00 %

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
 Family Living Center
 U/M Month: 11 - U/M YTD: 132 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	3 01 3110	5	5,000.00	625.00	55,461.00	577.72	52,800.00	2,661.00	5.04 %	
Total Rental Income			5,000.00	625.00	55,461.00	577.72	52,800.00	2,661.00	5.04 %	
Other Income										
Interest Earned on Gen Fund Investments	3 01 3610	5	156.68	19.59	2,321.73	24.18	2,800.00	(478.27)	-17.08 %	
Other Income-Tenants	3 01 3690	5	250.00	31.25	2,580.00	26.88	2,000.00	580.00	29.00 %	
Other Income - Misc Other Revenue	3 01 3690.1	5	0.00	0.00	64.26	0.67	0.00	64.26	100.00 %	
Total Other Income			406.68	50.84	4,965.99	51.73	4,800.00	165.99	3.46 %	
Total Revenue			5,406.68	675.84	60,426.99	629.45	57,600.00	2,826.99	4.91 %	
Administrative Expense										
Nontechnical Salaries	3 01 4110	5	194.59	24.32	3,149.57	32.81	6,000.00	2,850.43	47.51 %	
Legal Expense	3 01 4130	5	0.00	0.00	0.00	0.00	394.00	394.00	100.00 %	
Audit Fees	3 01 4171	5	0.00	0.00	1,924.95	20.05	3,000.00	1,075.05	35.84 %	
Employee Benefits Cont - Admin	3 01 4182	5	81.96	10.25	1,091.38	11.37	0.00	(1,091.38)	-100.00 %	
Sundry	3 01 4190	5	0.00	0.00	60.00	0.63	4,000.00	3,940.00	98.50 %	
Advertising and Marketing	3 01 4190.08	5	0.00	0.00	0.00	0.00	250.00	250.00	100.00 %	
Publications	3 01 4190.11	5	42.60	5.33	170.40	1.77	200.00	29.60	14.80 %	
Other Sundry Expense	3 01 4190.18	5	193.70	24.21	3,927.73	40.91	8,500.00	4,572.27	53.79 %	
BOARD MEETING EXPENSES	3 01 4190.9	5	225.00	28.13	5,577.53	58.10	0.00	(5,577.53)	-100.00 %	
Total Administrative Expense			737.85	92.23	15,901.56	165.64	22,344.00	6,442.44	28.83 %	
Tenant Services										
Ten Services - Recreation, Pubs, Other	3 01 4220	5	178.82	22.35	411.51	4.29	0.00	(411.51)	-100.00 %	
Total Tenant Services			178.82	22.35	411.51	4.29	0.00	(411.51)	-100.00 %	
Utilities Expense										
Water	3 01 4310	5	45.37	5.67	482.35	5.02	426.00	(56.35)	-13.23 %	
Other Utility Expense - Sewer	3 01 4390	5	83.26	10.41	860.88	8.97	780.00	(80.88)	-10.37 %	
Total Utilities Expense			128.63	16.08	1,343.23	13.99	1,206.00	(137.23)	-11.38 %	
Ordinary Maintenance and Operation										
Labor	3 01 4410	5	0.00	0.00	272.82	2.84	4,500.00	4,227.18	93.94 %	
Materials	3 01 4420	5	0.00	0.00	1,652.50	17.21	2,000.00	347.50	17.38 %	
Contract Cots-Extermination	3 01 4430.01	5	198.00	24.75	1,188.00	12.38	800.00	(388.00)	-48.50 %	
Contract Costs-Other Repairs	3 01 4430.03	5	0.00	0.00	500.00	5.21	7,100.00	6,600.00	92.96 %	
Contract Costs-Other	3 01 4430.13	5	0.00	0.00	2,275.00	23.70	4,000.00	1,725.00	43.12 %	
Contact Costs-Heating & Cooling Contract	3 01 4430.17	5	0.00	0.00	2,377.14	24.76	4,000.00	1,622.86	40.57 %	
Connect/Disconnect Fees	3 01 4430.4	5	0.00	0.00	15.00	0.16	30.00	15.00	50.00 %	

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: 132 - U/M Year: 132

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	PUM	12 Month(s) Ended March 31, 2026	PUM	Budget	Variance	Variance %
Garbage and Trash Collection	3 01 4431	5	95.94	11.99	1,151.34	11.99	1,300.00	148.66	11.44 %
Emp Benefit Cont - Maintenance	3 01 4433	5	3.25	0.41	46.02	0.48	0.00	(46.02)	-100.00 %
Total Ordinary Maintenance and Operation			297.19	37.15	9,477.82	98.73	23,730.00	14,252.18	60.06 %
General Expense									
Insurance -Property (Fire & EC)	3 01 4510.01	5	0.00	0.00	7,632.88	79.51	3,200.00	(4,432.88)	-138.53 %
Insurance - General Liability	3 01 4510.02	5	0.00	0.00	68.56	0.71	120.00	51.44	42.87 %
Insurance - Windstorm	3 01 4510.15	5	906.17	113.27	12,815.58	133.50	7,000.00	(5,815.58)	-83.08 %
Collection Losses	3 01 4570	5	(350.00)	(43.75)	1,485.00	15.47	0.00	(1,485.00)	-100.00 %
Total General Expense			556.17	69.52	22,002.02	229.19	10,320.00	(11,682.02)	-113.20 %
Other Expenditures									
Property Better & Add-Contract Costs	3 01 7540.4	5	0.00	0.00	40,849.62	425.52	55,000.00	14,150.38	25.73 %
Operating Exp For Property - Contra	3 01 7590	5	0.00	0.00	(40,849.62)	(425.52)	(55,000.00)	(14,150.38)	-25.73 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(1,898.66)	(237.33)	(49,136.14)	(511.83)	(57,600.00)	8,463.86	14.69 %
Operating Income (Loss)			3,508.02	438.50	11,290.85	117.61	0.00	11,290.85	100.00 %
Depreciation Expense									
Depreciation Expense	3 01 4800	5	9,277.58	1,159.70	9,277.58	96.64	0.00	(9,277.58)	-100.00 %
Total Depreciation Expense			9,277.58	1,159.70	9,277.58	96.64	0.00	(9,277.58)	-100.00 %
Total Other Income (Expense)			(9,277.58)	(1,159.70)	(9,277.58)	(96.64)	0.00	(9,277.58)	100.00 %
Net Income (Loss)			(5,769.56)	(721.20)	2,013.27	20.97	0.00	2,013.27	100.00 %

Housing Authority of the City of Harlingen Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2026				ACCOUNT	1 Month(s) Ended	12 Month(s) Ended	Budget	Variance	Variance %
						March 31, 2026	March 31, 2026			
Revenue										
Operating Income										
Administrative Fees Earned	7	01	3112	5	55,991.00	733,620.00	712,282.00	21,338.00	3.00 %	
Interest Income HA Portion	7	01	3300	5	(1,667.84)	500.00	4,800.00	(4,300.00)	-89.58 %	
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	0.00	7,375.00	(7,375.00)	-100.00 %	
Gain or Loss on Sale of Equipment	7	01	3300.88	5	0.00	0.00	500.00	(500.00)	-100.00 %	
Portable Admin Fees Earned	7	01	3300.P	5	108.67	6,217.04	25,656.00	(19,438.96)	-75.77 %	
Other Income	7	01	3690	5	0.00	590.52	105.00	485.52	462.40 %	
HAP Earned Income	7	01	4902	5	789,512.80	6,237,838.51	6,011,086.00	226,752.51	3.77 %	
Total Operating Income					843,944.63	6,978,766.07	6,761,804.00	216,962.07	3.21 %	
Total Revenue					843,944.63	6,978,766.07	6,761,804.00	216,962.07	3.21 %	
Expenses										
Administrative Expense										
Nontechnical Salaries	7	01	4110	5	27,230.24	199,015.01	166,000.00	(33,015.01)	-19.89 %	
Administrative Salaries-Comp Absence	7	01	4110.75	5	8,025.03	8,025.03	0.00	(8,025.03)	-100.00 %	
Legal Expense	7	01	4130	5	0.00	904.80	5,000.00	4,095.20	81.90 %	
STAFF TRAINING	7	01	4140	5	0.00	2,995.00	10,000.00	7,005.00	70.05 %	
Travel	7	01	4150	5	3,332.52	9,930.72	10,000.00	69.28	0.69 %	
Travel-Mileage Reimbursement	7	01	4150.2	5	0.00	120.61	3,000.00	2,879.39	95.98 %	
Audit Fees	7	01	4171	5	0.00	1,499.33	5,000.00	3,500.67	70.01 %	
Office Rent & Utilities	7	01	4180	5	1,068.00	12,816.00	13,236.00	420.00	3.17 %	
Employee Benefits Cont - Admin	7	01	4182	5	8,696.25	78,793.69	58,000.00	(20,793.69)	-35.85 %	
Sundry	7	01	4190	5	0.00	0.00	5,000.00	5,000.00	100.00 %	
Postage/FedEx/UPS	7	01	4190.03	5	1,409.86	7,559.45	10,000.00	2,440.55	24.41 %	
Advertising and Marketing	7	01	4190.08	5	0.00	0.00	15,000.00	15,000.00	100.00 %	
Publications	7	01	4190.11	5	1,185.70	5,227.44	10,000.00	4,772.56	47.73 %	
Membership Dues and Fees	7	01	4190.12	5	150.00	1,084.57	5,000.00	3,915.43	78.31 %	
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,716.25	18,617.13	30,000.00	11,382.87	37.94 %	
Forms & Office Supplies	7	01	4190.17	5	(3,993.60)	23,642.63	25,217.00	1,574.37	6.24 %	
Other Sundry Expense	7	01	4190.18	5	(8,500.00)	4,424.34	7,545.00	3,120.66	41.36 %	
Administrative Contact Costs	7	01	4190.19	5	6,739.98	85,484.02	100,000.00	14,515.98	14.52 %	
Asset Management Fee - AMP	7	01	4190.22	5	9,000.00	106,248.00	106,992.00	744.00	0.70 %	
AMP Bookkeeping Fees	7	01	4190.23	5	5,625.00	66,405.00	66,870.00	465.00	0.70 %	
Board Meeting Expense	7	01	4190.9	5	0.00	764.38	0.00	(764.38)	-100.00 %	
Asset Management Fee - AMP	7	03	4190.22	5	984.00	11,748.00	12,528.00	780.00	6.23 %	
AMP Bookkeeping Fees	7	03	4190.23	5	615.00	7,342.50	7,830.00	487.50	6.23 %	
Total Administrative Expense					63,284.23	652,647.65	672,218.00	19,570.35	2.91 %	
Operating Expenses										
Maintenance & Operating Sec 8	7	01	4400	5	9,685.84	22,124.75	25,000.00	2,875.25	11.50 %	
Materials	7	01	4420	5	153.95	1,087.87	0.00	(1,087.87)	-100.00 %	
Vehicle Maintenance	7	01	4430.1	5	93.69	789.88	0.00	(789.88)	-100.00 %	
Total Operating Expenses					9,933.48	24,002.50	25,000.00	997.50	3.99 %	
General Expense										
Insurance	7	01	4510	5	0.00	133.00	0.00	(133.00)	-100.00 %	
Insurance - Automobile	7	01	4510.03	5	0.00	942.44	3,500.00	2,557.56	73.07 %	
Insurance - Workman's Comp	7	01	4510.04	5	0.00	2,136.40	15,000.00	12,863.60	85.76 %	
Insurance - Fidelity Bond	7	01	4510.09	5	0.00	722.74	0.00	(722.74)	-100.00 %	
Insurance - Windstorm	7	01	4510.15	5	0.00	0.00	2,000.00	2,000.00	100.00 %	
Admin Fee - Paid for Portability	7	01	4590.P	5	337.65	3,534.91	2,500.00	(1,034.91)	-41.40 %	
Portability - Port In Deposits	7	01	4590.PID	5	(3,806.58)	(59,793.13)	0.00	59,793.13	100.00 %	
Portability - Port In Expenses	7	01	4590.PIE	5	3,806.58	59,793.13	0.00	(59,793.13)	-100.00 %	
Portable Admin Fees Paid	7	03	4590.P	5	2,337.98	26,967.15	30,000.00	3,032.85	10.11 %	
Portability - Port In Deposits	7	03	4590.PID	5	(1,295.20)	(14,125.80)	0.00	14,125.80	100.00 %	
Portability - Port In Expenses	7	03	4590.PIE	5	1,295.20	14,125.80	0.00	(14,125.80)	-100.00 %	
Total General Expense					2,675.63	34,436.64	53,000.00	18,563.36	35.03 %	
Other Expenditures										
Replacement Of Non-Expend Equipm€	7	01	7520	5	0.00	0.00	45,000.00	45,000.00	100.00 %	
Operating Exp For Property - Contra	7	01	7590	5	0.00	0.00	(50,000.00)	(50,000.00)	-100.00 %	

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 March 31, 2026	12 Month(s) Ended March 31, 2026	Budget	Variance	Variance %
Total Other Expenditures			0.00	0.00	(5,000.00)	(5,000.00)	-100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7 01	4715.1 5	473,127.00	5,571,166.44	5,415,926.00	(155,240.44)	-2.87 %
HAP Payments - Utilities	7 01	4715.4 5	7,194.00	107,132.00	158,000.00	50,868.00	32.19 %
Fraud Recovery HUD	7 01	4715.8 5	0.00	0.00	4,000.00	4,000.00	100.00 %
HAP Portability	7 01	4715.P 5	0.00	(30,692.00)	21,000.00	51,692.00	246.15 %
HAP Payments - Port Out	7 01	4715.PO 5	3,663.00	38,742.00	14,000.00	(24,742.00)	-176.73 %
HAP Payments - Rents	7 02	4715.1 5	3,836.00	45,952.00	45,000.00	(952.00)	-2.12 %
HAP Payments - Utilities	7 02	4715.4 5	0.00	0.00	(100.00)	(100.00)	-100.00 %
HAP Payments - Rent - VASH	7 03	4715.1 5	18,648.50	231,319.07	200,000.00	(31,319.07)	-15.66 %
HAP Payments - Utilities - VASH	7 03	4715.4 5	165.00	1,112.00	2,000.00	888.00	44.40 %
HAP Payments - Portability	7 03	4715.P 5	0.00	0.00	500.00	500.00	100.00 %
HAP Payments - Port Out	7 03	4715.PO 5	22,137.00	251,905.00	135,220.00	(116,685.00)	-86.29 %
HAP Payments - Rent - Home Owners	7 04	4715.1 5	527.00	4,649.00	0.00	(4,649.00)	-100.00 %
HAP Payments - Home Ownership Prc	7 04	4715.HO 5	0.00	0.00	40.00	40.00	100.00 %
HAP Payments - Rent - Foster Youth	7 05	4715.1 5	1,002.00	16,347.00	15,000.00	(1,347.00)	-8.98 %
HAP Payments - Utilities - Foster Yout	7 05	4715.4 5	0.00	206.00	500.00	294.00	58.80 %
Total Housing Assistance Payments			530,299.50	6,237,838.51	6,011,086.00	(226,752.51)	-3.77 %
Total Expenses			(606,192.84)	(6,948,925.30)	(6,756,304.00)	(192,621.30)	-2.85 %
Total Operating Income (Loss)			237,751.79	29,840.77	5,500.00	24,340.77	437.21 %
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	7 01	4800 5	11,833.05	11,833.05	0.00	(11,833.05)	-100.00 %
Total Depreciation Expense			11,833.05	11,833.05	0.00	(11,833.05)	-100.00 %
Total Other Income (Expense)			(11,833.05)	(11,833.05)	0.00	(11,833.05)	100.00 %
Total Net Income (Loss)			225,918.74	18,007.72	5,500.00	12,507.72	442.56 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, MAY 20, 2026

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
36	32910	\$683.00
Bonita Park Total		\$683.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
12	31324	\$2,381.00
Sunset Terrace Total		\$2,381.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
28	33531	\$239.00
29	34373	\$130.00
Le Moyne Gardens Total		\$369.00
Grand Total		\$3,433.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 05/01/26

FOR THE MONTH OF APRIL 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 36	32910	\$200.00	\$0.00	\$653.00	\$50.00	\$180.00	\$0.00	\$683.00	Abandoned Rents due, Late fees and Sales and Service fees

Rent Due: March 2026 \$392.00 + April 2026 \$261.00 (pro-rated move out) + Late Fee: March 2026 \$25.00 + April 2026 \$25.00 + Cleaning of Restroom \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$ 50.00 + Removal of Trash \$30.00 = \$883.00 - Security Deposit \$200.00 = \$683.00

ST 12	31324	\$200.00	\$0.00	\$298.00	\$50.00	\$2,233.00	\$0.00	\$2,381.00	Termination of Lease Rents due, Late fees and Sales and Service fees
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Rent Due: February 2026 \$149.00 + March 2026 \$149.00 + Late Fee: February 2026 \$25.00 + March 2026 \$25.00 + Sales and Service Fees: Spectrum \$70.00 + Trash Removal \$105.00 + Stove Replacement \$527.00 + Refrigerator Replacement \$657.00 + Cleaning of Restrooms: \$100.00 + Wall Repairs \$375.00 + Thermostat Replacement \$33.00 + Door Replacement \$60.00 + Key and Lock Replacement \$110.00 + Carbon Monoxide Replacement \$39.00 + Smoke Alarm Replacement \$115.00 + Light Fixture Replacement \$12.00 + Window Glass Replacement \$30.00 = \$2,581.00 - Security Deposit \$200.00 = \$2,381.00

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	TOTALS	\$400.00	\$0.00	\$951.00	\$100.00	\$2,413.00	\$0.00	\$3,064.00	
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HOUSING AUTHORITY OF THE CITY OF HARLINGEN
 CHARGE-OFF VACATED APARTMENTS

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

DATE: 05/01/26

FOR THE MONTH OF APRIL 2026

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
28	33531	\$200.00	\$0.00	\$234.00	\$25.00	\$180.00	\$0.00	\$239.00	Vacated Nonpayment rent, late fee, and sales and service fees

Rent due: March 2026 \$234.00 + Late Fee: March 2026 \$25.00 + Sales and Service Fees: Non-compliance Pest Control Fee \$25.00 + General Cleaning \$45.00 + Key and Lock Replacement \$110.00 = \$439.00 - Security Deposit \$200.00 = \$239.00

29	34373	\$200.00	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	\$130.00	Abandoned Sales and service fees
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Sales and Service Fees: General Cleaning \$35.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 + Cleaning of Restroom \$50.00 + Spectrum \$35.00 + Key and Lock Replacement \$110.00 = \$330.00 - Security Deposit \$200.00 = \$130.00

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	TOTALS	\$400.00	\$0.00	\$234.00	\$25.00	\$510.00	\$0.00	\$369.00	
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Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Resolution #1533

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response **Yes** **No**

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** **No** **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

Harlingen Housing Authority
Housing Choice Voucher/Section 8 Program
Section 8 Management Assessment Program (SEMAP)

Summary

SEMAP is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. It uses HUD's national database of tenant information and information from annual audits. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled.

1. Selection from Waiting List	15 points
2. Reasonable Rent	20 points
3. Determination of adjusted income	20 points
4. Utility Allowance Schedule	05 points
5. HQS Quality Control Inspections	05 points
6. HQS Enforcement	10 points
7. Expanding Housing Opportunities	05 points
8. Payment Standards	05 points
9. Annual Re-examinations	10 points
10. Correct Tenant Rent Calculations	05 points
11. Pre-Contract HQS Inspection (Move-Ins)	05 points
12. Annual HQS Inspections	10 points
13. Lease up	20 points
14. Family Self-Sufficiency Enrollment	n/a
Deconcentration Bonus Indicator	n/a
Total	135 points

Notes: HHA has been a high performer since 2015 earning all points (135 points) a percentage is calculated based on points earned.

- High performer 90% to 100%
- Standard performer 60% to 89%
- Troubled performer 60% and below

HARLINGEN HOUSING AUTHORITY
Le Moyne Gardens Exterior Stone Work

The Exterior Renovation/Improvement work at Le Moyne Gardens was advertised in the Valley Morning Star on Saturday, March 28, 2026, and Saturday, April 4, 2026. The bid opening was on Thursday, April 23, 2026, at 2:00 p.m. at the COCC.

Twelve companies requested bid packets, and seven bids were submitted.

Name of Bid: Exterior Renovation/Improvement work at Le Moyne Gardens **Date:** April 23, 2026

Location(s): Le Moyne Gardens

Time: 2:00 PM

Received Date & Time:	Company Name:	Bid Amount:
April 23, 2026 @ 12:30 p.m.	CRC Development	\$165,320.00
April 23, 2026 @ 1:27 p.m.	8A Builders	\$123,500.00
April 23, 2026 @ 1:34 p.m.	AJ3 Construction	\$167,129.88
April 23, 2026 @ 1:42 p.m.	TMC Works LLC	\$151,900.00
April 23, 2026 @ 1:45 p.m.	SKO Elite	\$216,615.00
April 23, 2026 @ 1:48 p.m.	Joshua Cash Construction	\$150,927.44
April 23, 2026 @ 1:50 p.m.	Blue Steel Construction	\$113,000.00
	No Submission	
	H20 Construction	
	Rene Guerra & Son Hauling	
	Premier Finish Paint	
	G&G Construction	
	Araiza Construction	

Gomez, Mendez, Saenz, Inc., and staff recommend the lowest bidder, Blue Steel Construction, to be awarded the contract in the amount of \$113,000.00. References have been verified.

**HARLINGEN HOUSING AUTHORITY
Los Vecinos Apartments, Security Cameras**

The Los Vecinos Security Cameras was advertised in the Valley Morning Star on Saturday, March 28, 2026, and Saturday, April 4, 2026. The bid opening was on Thursday, April 23, 2026, at 2:30 p.m. at the COCC.

Seven companies requested bid packets via email, and four packets were picked up. One bid was submitted.

Name of Bid: Los Vecinos Security Cameras

Date: April 23, 2026

Location(s): Los Vecinos

Time: 2:30 PM

Received Date & Time:	Company Name:	Bid Amount:
April 23, 2026 @ 1:32 p.m.	Texas State Alarm	\$88,838.00
	No Submission	
	ADT Security	
	Superior Alarms	
	JMEE	
	Everon	
	Via Technology	
	MGT Impact Solutions	
	Associated General Contractors of the Rio Grande Valley	
	Virtual Builders Exchange LLC	
	Construction Connect	
	Dodge Construction Network	

The Harlingen Housing Authority recommends awarding the bid to Texas State Alarm based on the bid specifications and past experience.

City of Harlingen Housing Authority

EOY March 2026

Bank Balances

Comparative Income Statements/Charts

Accounting Report for April 2026 Activities

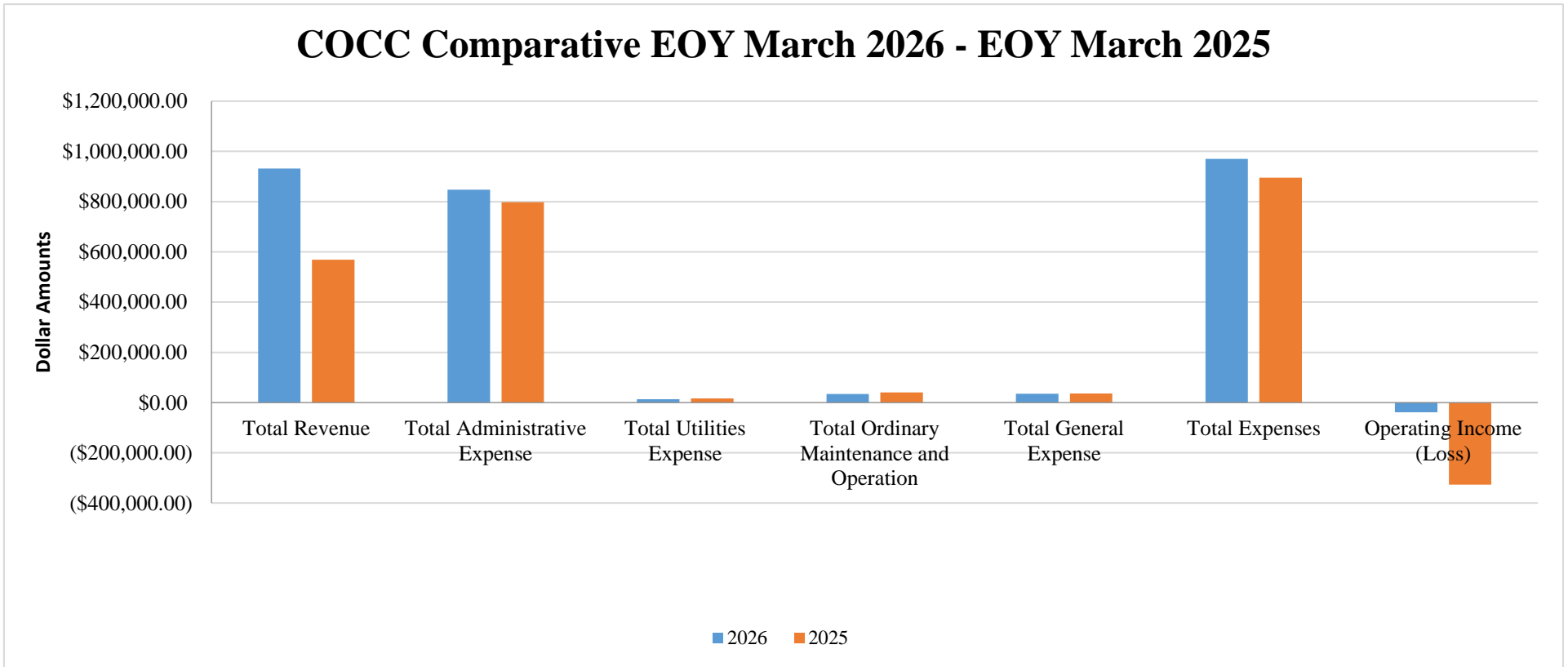


Bank Balances- Reserves as of 3/31/2026

	March 2026 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$61,374.98 COCC Investment Account		
\$318,274.11 COCC General Fund	\$120,390.52	3.15
Low Rent Reserves:		
\$1,258,727.58 Los Vecinos	\$166,867.06	7.54
\$868,615.28 Bonita Park	\$158,051.17	5.50
\$1,799,724.55 Le Moyne Gardens	\$159,240.76	11.30
Family Living Center Reserves:		
\$85,994.03 FLC bank cash account	\$1,898.66	45.29
HCV/Section 8 Reserves:		
\$7,984.75 Admin	\$75,893.34	0.11
(\$3,493.48) HAP	\$533,299.50	(0.01)

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

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$932,029.33	\$568,534.60
Total Administrative Expense	\$847,945.80	\$797,441.80
Total Utilities Expense	\$13,838.21	\$16,533.16
Total Ordinary Maintenance and Operation	\$33,814.12	\$40,874.52
Total General Expense	\$34,872.58	\$36,605.59
Total Expenses	\$970,764.57	\$894,955.35
Operating Income (Loss)	(\$38,735.24)	(\$326,420.75)



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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP24	1	06	3690.31	5	55,581.00	0.00	55,581.00	0.00 %
Other Income - CFP25	1	06	3690.32	5	126,273.00	0.00	126,273.00	0.00 %
Total Operating Income					181,854.00	0.00	181,854.00	0.00 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	26,385.72	26,385.72	0.00	0.00 %
Total Rental Income					26,385.72	26,385.72	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	11,658.84	12,478.12	(819.28)	-6.57 %
OTHER INCOME	1	06	3690	5	6,264.48	8,282.70	(2,018.22)	-24.37 %
Other Income - Management Fee	1	06	3690.2	5	398,845.41	579,606.23	(180,760.82)	-31.19 %
Other Income - Asset Managemen	1	06	3690.3	5	177,756.00	163,050.00	14,706.00	9.02 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	117,247.50	106,417.50	10,830.00	10.18 %
IT Fees	1	06	3690.5	5	11,952.00	11,952.00	0.00	0.00 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	65.38	190,962.36	(190,896.98)	-99.97 %
Operating Transfer	1	06	3691	5	0.00	(530,600.03)	530,600.03	-100.00 %
Total Other Income					723,789.61	542,148.88	181,640.73	33.50 %
Total Revenue					932,029.33	568,534.60	363,494.73	63.94 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	462,367.24	428,695.62	(33,671.62)	-7.85 %
Administrative Salaries-Comp Ab	1	06	4110.75	5	17,982.03	1,122.19	(16,859.84)	-1502.41 %
LEGAL EXPENSE	1	06	4130	5	10,375.30	8,011.80	(2,363.50)	-29.50 %
STAFF TRAINING	1	06	4140	5	9,503.00	9,198.87	(304.13)	-3.31 %
TRAVEL	1	06	4150	5	33,117.54	22,956.95	(10,160.59)	-44.26 %
Travel-Mileage Reimbursement	1	06	4150.2	5	2,160.27	2,137.23	(23.04)	-1.08 %
Audit Fees	1	06	4171	5	5,653.92	3,197.22	(2,456.70)	-76.84 %
Employee Benefits Cont - Admin	1	06	4182	5	163,766.67	180,565.10	16,798.43	9.30 %
SUNDRY	1	06	4190	5	327.03	3,036.43	2,709.40	89.23 %
Postage/FedEx/UPS	1	06	4190.03	5	5,152.95	3,989.97	(1,162.98)	-29.15 %
Advertising and Marketing	1	06	4190.08	5	0.00	627.50	627.50	100.00 %
PUBLICATIONS	1	06	4190.11	5	6,320.44	2,761.80	(3,558.64)	-128.85 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	680.00	380.00	(300.00)	-78.95 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	39,584.46	38,596.95	(987.51)	-2.56 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	22,244.66	13,556.37	(8,688.29)	-64.09 %
Other Sundry Expense	1	06	4190.18	5	7,590.26	12,795.43	5,205.17	40.68 %
Administrative Contact Costs	1	06	4190.19	5	41,608.66	57,249.36	15,640.70	27.32 %
BOARD MEETING EXPENSE	1	06	4190.9	5	19,511.37	8,563.01	(10,948.36)	-127.86 %
Total Administrative Expense					847,945.80	797,441.80	(50,504.00)	-6.33 %
Utilities Expense								
WATER	1	06	4310	5	262.95	516.62	253.67	49.10 %
ELECTRICITY	1	06	4320	5	13,200.61	15,097.71	1,897.10	12.57 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	374.65	918.83	544.18	59.23 %
Total Utilities Expense					13,838.21	16,533.16	2,694.95	16.30 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	10,561.91	8,096.31	(2,465.60)	-30.45 %
MATERIALS	1	06	4420	5	6,231.75	7,577.30	1,345.55	17.76 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	2,400.00	2,400.00	0.00	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	8,500.00	9,740.00	1,240.00	12.73 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	1,116.92	782.60	(334.32)	-42.72 %
Contract Costs-Other	1	06	4430.13	5	485.50	3,769.50	3,284.00	87.12 %
Contact Costs-Heating & Coolin	1	06	4430.17	5	1,300.00	5,808.62	4,508.62	77.62 %

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

Custom 3:

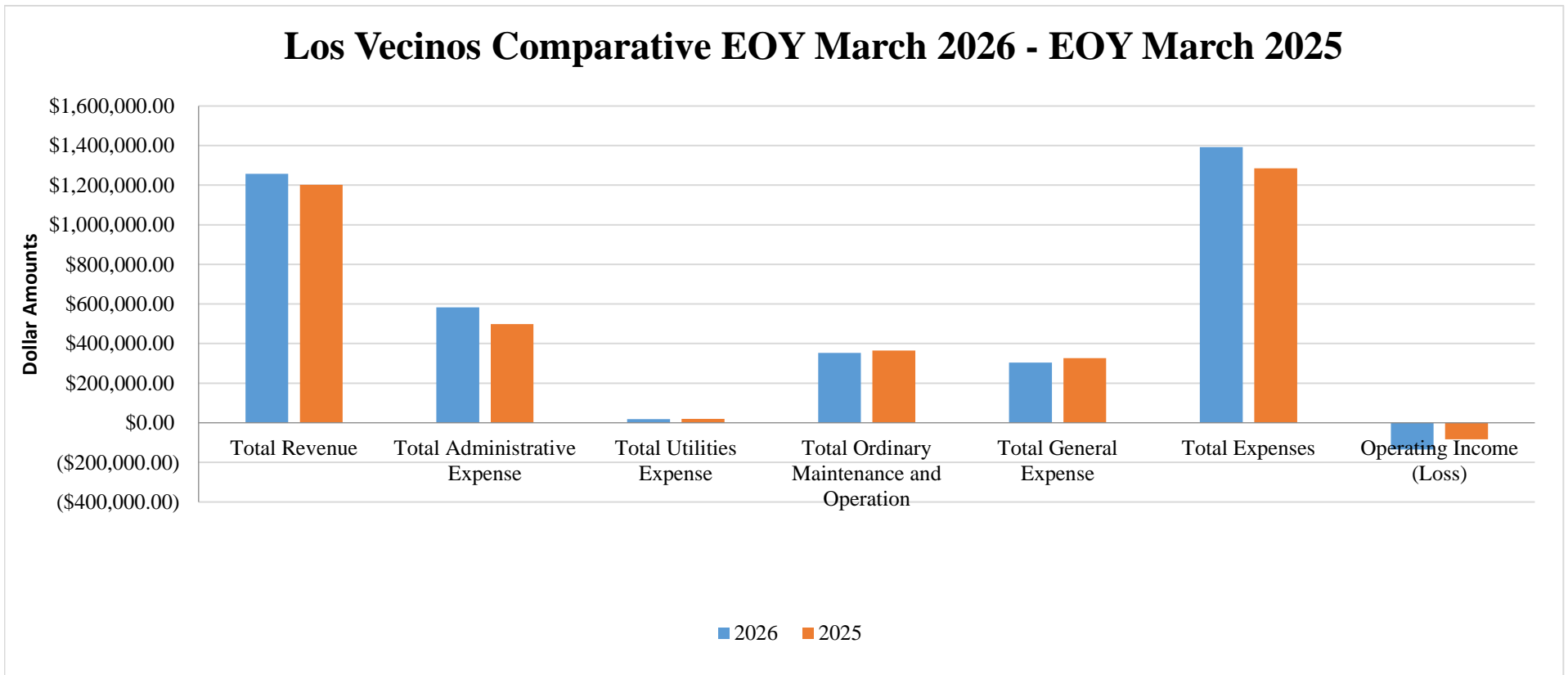
Housing Authority of the City of Harlingen Comparative Income Statement HHA Low Rent ADMINISTRATION BUILDING

				Start: 04/01/2025	Start: 04/01/2024			
				End: 03/31/2026	End: 03/31/2025	Variance	Variance %	
Contact Costs-Electrical Contr	1	06	4430.21	5	250.00	1,550.00	1,300.00	83.87 %
Garbage and Trash Removal	1	06	4431	5	561.48	467.90	(93.58)	-20.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	2,406.56	682.29	(1,724.27)	-252.72 %
Total Ordinary Maintenance and Operation					33,814.12	40,874.52	7,060.40	17.27 %
Protective Services								
Protective Services - Contract	1	06	4480	5	8,928.74	3,500.28	(5,428.46)	-155.09 %
Total Protective Services					8,928.74	3,500.28	(5,428.46)	-155.09 %
General Expense								
INSURANCE	1	06	4510	5	304.00	0.00	(304.00)	0.00 %
Insurance -Property (Fire & EC	1	06	4510.01	5	6,106.28	4,083.63	(2,022.65)	-49.53 %
Insurance - General Liability	1	06	4510.02	5	571.38	550.00	(21.38)	-3.89 %
Insurance - Automobile	1	06	4510.03	5	2,154.16	1,957.68	(196.48)	-10.04 %
Insurance - Workman's Comp	1	06	4510.04	5	2,890.40	3,144.50	254.10	8.08 %
Insurance - Fidelity Bond	1	06	4510.09	5	977.86	1,041.56	63.70	6.12 %
Insurance - Windstorm	1	06	4510.15	5	20,558.53	25,360.41	4,801.88	18.93 %
MATLAND PROPERTY TAXES	1	06	4520.1	5	314.81	314.81	0.00	0.00 %
Emp Benefit Cont-Unemployment	1	06	4540.8	5	387.16	0.00	(387.16)	0.00 %
Interest Expense	1	06	4850	5	608.00	153.00	(455.00)	-297.39 %
Total General Expense					34,872.58	36,605.59	1,733.01	4.73 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	06	7520.9	5	31,365.12	0.00	(31,365.12)	0.00 %
Property Better & Add-Contract	1	06	7540.4	5	113,500.00	0.00	(113,500.00)	0.00 %
Operating Exp For Property - C	1	06	7590	5	(113,500.00)	0.00	113,500.00	0.00 %
Total Other Expenditures					31,365.12	0.00	(31,365.12)	0.00 %
Total Expenses					(970,764.57)	(894,955.35)	(75,809.22)	8.47 %
Operating Income (Loss)					(38,735.24)	(326,420.75)	287,685.51	-53.36 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	06	4800	5	18,020.86	19,554.18	1,533.32	7.84 %
Amortization Expense	1	06	4800.1	5	6,543.00	0.00	(6,543.00)	0.00 %
Total Depreciation Expense					24,563.86	19,554.18	(5,009.68)	-25.62 %
Total Other Income (Expense)					(24,563.86)	(19,554.18)	(5,009.68)	25.62 %
Net Income (Loss)					(63,299.10)	(345,974.93)	282,675.83	-83.60 %

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$1,257,245.37	\$1,201,477.46
Total Administrative Expense	\$582,860.62	\$498,901.92
Total Utilities Expense	\$18,688.81	\$19,739.13
Total Ordinary Maintenance and Operation	\$352,556.00	\$364,416.75
Total General Expense	\$304,279.73	\$326,878.16
Total Expenses	\$1,392,580.85	\$1,284,634.81
Operating Income (Loss)	(\$135,335.48)	(\$83,157.35)



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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	326,559.00	334,095.00	(7,536.00)	-2.26 %
Total Rental Income					326,559.00	334,095.00	(7,536.00)	-2.26 %
Other Income								
Interest Income - Bank Stateme	1	01	3610.01	5	166.31	7,201.60	(7,035.29)	-97.69 %
Other Income-Tenants	1	01	3690	5	40,396.00	43,929.36	(3,533.36)	-8.04 %
Other Income - Misc Other Reve	1	01	3690.1	5	940.91	4,331.59	(3,390.68)	-78.28 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	(7,823.64)	(16,502.67)	8,679.03	-52.59 %
Other Income - OP Trans In Fro	1	01	3690.99	5	100,556.70	100,044.90	511.80	0.51 %
Total Other Income					134,236.28	139,004.78	(4,768.50)	-3.43 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	627,231.00	728,377.68	(101,146.68)	-13.89 %
Operating Subsidy - 2026	1	01	8020.26	0	169,219.09	0.00	169,219.09	0.00 %
Total Other Receipts					796,450.09	728,377.68	68,072.41	9.35 %
Total Revenue					1,257,245.37	1,201,477.46	55,767.91	4.64 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	149,315.19	98,448.07	(50,867.12)	-51.67 %
Administrative Salaries-Comp Ab	1	01	4110.75	5	614.81	4,572.06	3,957.25	86.55 %
Legal Expense	1	01	4130	5	2,484.31	1,706.25	(778.06)	-45.60 %
Staff Training	1	01	4140	5	3,285.00	811.83	(2,473.17)	-304.64 %
Travel	1	01	4150	5	9,639.94	1,664.08	(7,975.86)	-479.30 %
Travel-Mileage Reimbursement	1	01	4150.2	5	267.62	126.78	(140.84)	-111.09 %
Audit Fees	1	01	4171	5	10,703.26	6,052.56	(4,650.70)	-76.84 %
Employee Benefits Cont - Admin	1	01	4182	5	60,383.47	38,537.51	(21,845.96)	-56.69 %
Sundry	1	01	4190	5	0.00	112.83	112.83	100.00 %
Postage/FedEx/UPS	1	01	4190.03	5	1,506.09	1,350.09	(156.00)	-11.55 %
Publications	1	01	4190.11	5	4,516.30	3,028.33	(1,487.97)	-49.14 %
Membership Dues and Fees	1	01	4190.12	5	1,794.59	2,139.17	344.58	16.11 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	90,477.01	85,866.63	(4,610.38)	-5.37 %
Rental of Warehouse Space	1	01	4190.14	5	10,368.00	10,368.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	20,598.17	21,022.90	424.73	2.02 %
Other Sundry Expense	1	01	4190.18	5	2,504.65	2,222.96	(281.69)	-12.67 %
Administrative Contact Costs	1	01	4190.19	5	59,682.48	69,599.37	9,916.89	14.25 %
Management Fee Expense - AMP	1	01	4190.21	5	119,171.04	116,465.00	(2,706.04)	-2.32 %
Asset Management Fee - AMP	1	01	4190.22	5	18,000.00	18,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	13,140.00	13,207.50	67.50	0.51 %
IT Fees-COCC	1	01	4190.24	5	3,600.00	3,600.00	0.00	0.00 %
BOARD MEETING EXPENSES	1	01	4190.9	5	808.69	0.00	(808.69)	0.00 %
Total Administrative Expense					582,860.62	498,901.92	(83,958.70)	-16.83 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	8,932.00	9,229.30	297.30	3.22 %
Ten Services - Recreation, Pub	1	01	4220	5	2,261.90	5,160.45	2,898.55	56.17 %
Employee Benefits Cont -Ten Sv	1	01	4222	5	2,346.90	0.00	(2,346.90)	0.00 %
Total Tenant Services					13,540.80	14,389.75	848.95	5.90 %
Utilities Expense								
Water	1	01	4310	5	1,045.75	1,118.82	73.07	6.53 %
Electricity	1	01	4320	5	13,382.81	14,660.77	1,277.96	8.72 %
Gas	1	01	4330	5	2,955.18	2,829.38	(125.80)	-4.45 %
Other Utility Expense - Sewer	1	01	4390	5	1,305.07	1,130.16	(174.91)	-15.48 %
Total Utilities Expense					18,688.81	19,739.13	1,050.32	5.32 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

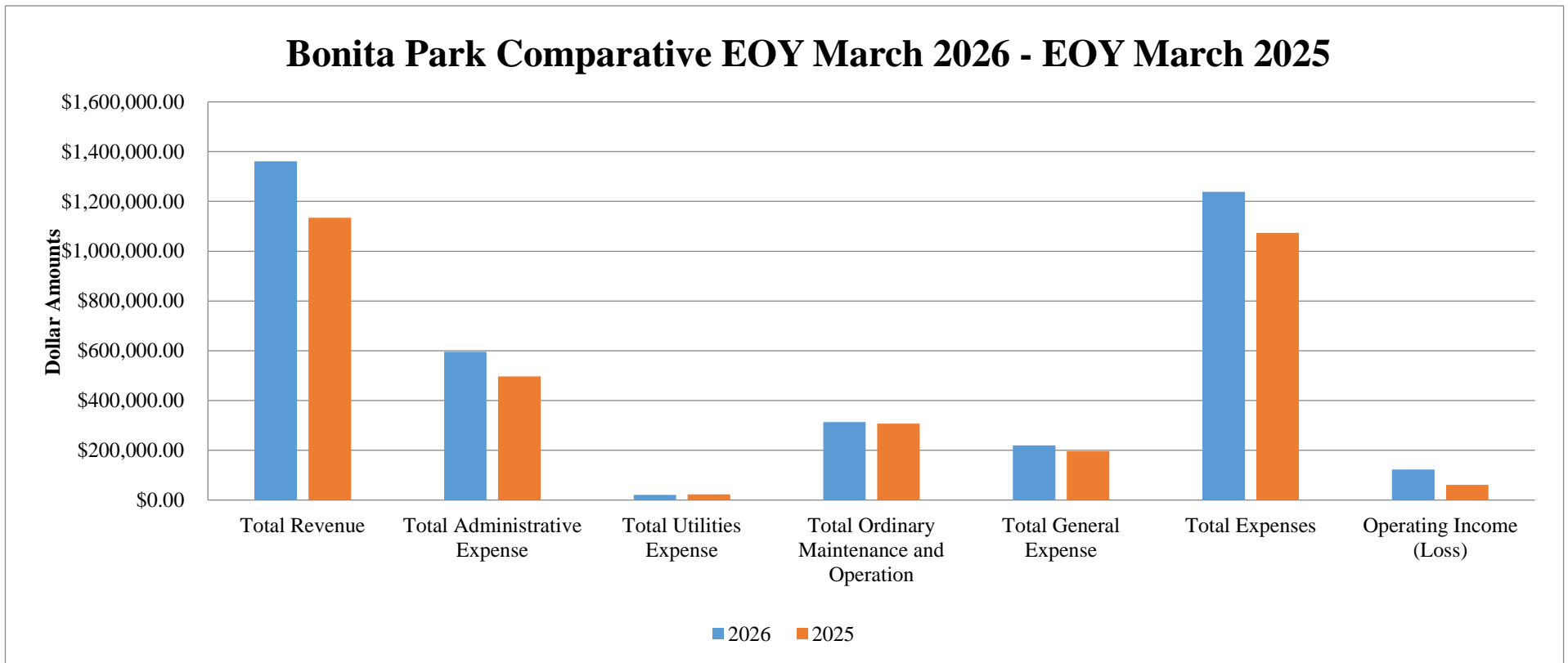
Custom 3: PHA

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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	62,093.40	40,288.06	(21,805.34)	-54.12 %
Labor-Comp Absences	1	01	4410.75	5	243.19	(1,172.06)	(1,415.25)	120.75 %
Materials	1	01	4420	5	53,873.24	45,408.21	(8,465.03)	-18.64 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	8,600.00	9,025.00	425.00	4.71 %
Contract Costs-Other Repairs	1	01	4430.03	5	42,885.00	15,896.25	(26,988.75)	-169.78 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	198.99	199.24	0.25	0.13 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	1,689.14	2,274.34	585.20	25.73 %
Contract Costs-Maintenance	1	01	4430.09	5	29,886.85	2,314.86	(27,571.99)	-1191.09 %
Contract Costs-Other	1	01	4430.13	5	16,803.50	100,564.63	83,761.13	83.29 %
Contact Costs-Heating & Coolin	1	01	4430.17	5	8,015.00	3,275.00	(4,740.00)	-144.73 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	44,100.00	37,465.00	(6,635.00)	-17.71 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	17,535.00	42,385.00	24,850.00	58.63 %
Contract Costs-Electrical Contr	1	01	4430.21	5	4,330.00	9,185.00	4,855.00	52.86 %
Contact Costs-Plumbing Contrace	1	01	4430.22	5	39,295.00	33,155.00	(6,140.00)	-18.52 %
Connect/Disconnect Fees	1	01	4430.4	5	255.00	285.00	30.00	10.53 %
Garbage and Trash Collection	1	01	4431	5	3,850.27	2,642.89	(1,207.38)	-45.68 %
Emp Benefit Cont - Maintenance	1	01	4433	5	18,902.42	21,225.33	2,322.91	10.94 %
Total Ordinary Maintenance and Operation					352,556.00	364,416.75	11,860.75	3.25 %
Protective Services								
Protective Services - Contract	1	01	4480	5	106,216.35	60,309.10	(45,907.25)	-76.12 %
Total Protective Services					106,216.35	60,309.10	(45,907.25)	-76.12 %
General Expense								
Insurance	1	01	4510	5	437.00	0.00	(437.00)	0.00 %
Insurance -Property (Fire & EC	1	01	4510.01	5	42,744.10	28,429.67	(14,314.43)	-50.35 %
Insurance - General Liability	1	01	4510.02	5	502.80	484.00	(18.80)	-3.88 %
Insurance - Automobile	1	01	4510.03	5	3,096.60	2,814.16	(282.44)	-10.04 %
Insurance - Workman's Comp	1	01	4510.04	5	2,136.40	2,324.20	187.80	8.08 %
Insurance - Fidelity Bond	1	01	4510.09	5	722.74	769.84	47.10	6.12 %
Insurance - Windstorm	1	01	4510.15	5	214,036.79	251,721.81	37,685.02	14.97 %
Payments in Lieu of Taxes	1	01	4520	5	29,363.72	31,062.89	1,699.17	5.47 %
PROPERTY TAXES	1	01	4520.1	5	50.58	50.58	0.00	0.00 %
Collection Losses	1	01	4570	5	11,189.00	9,221.01	(1,967.99)	-21.34 %
Total General Expense					304,279.73	326,878.16	22,598.43	6.91 %
Other Expenditures								
Non-depreciable equipment	1	01	7520.9	5	14,438.54	0.00	(14,438.54)	0.00 %
Property Better & Add-Contract	1	01	7540.4	5	191,175.00	349,854.72	158,679.72	45.36 %
Operating Exp For Property - C	1	01	7590	5	(191,175.00)	(349,854.72)	(158,679.72)	45.36 %
Total Other Expenditures					14,438.54	0.00	(14,438.54)	0.00 %
Total Expenses					(1,392,580.85)	(1,284,634.81)	(107,946.04)	8.40 %
Operating Income (Loss)					(135,335.48)	(83,157.35)	(52,178.13)	-128.07 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	01	4800	5	189,155.19	167,423.23	(21,731.96)	-12.98 %
Total Depreciation Expense					189,155.19	167,423.23	(21,731.96)	-12.98 %
Total Other Income (Expense)					(189,155.19)	(167,423.23)	(21,731.96)	12.98 %
Net Income (Loss)					(324,490.67)	(250,580.58)	(73,910.09)	20.82 %

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

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$1,361,308.18	\$1,134,438.17
Total Administrative Expense	\$595,577.91	\$497,167.18
Total Utilities Expense	\$20,471.52	\$22,943.38
Total Ordinary Maintenance and Operation	\$313,688.49	\$307,772.26
Total General Expense	\$219,382.28	\$196,291.92
Total Expenses	\$1,238,217.64	\$1,073,440.32
Operating Income (Loss)	\$123,090.54	\$60,997.85



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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	392,017.60	395,164.00	(3,146.40)	-0.80 %
Nondwelling Rental	1	02	3190	5	4,200.00	4,200.00	0.00	0.00 %
Total Rental Income					396,217.60	399,364.00	(3,146.40)	-0.79 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	120.99	6,283.02	(6,162.03)	-98.07 %
Other Income - Tenants	1	02	3690	5	42,700.60	43,964.00	(1,263.40)	-2.87 %
Other Income - Misc Other Reve	1	02	3690.1	5	5,047.51	1,410.71	3,636.80	257.80 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	3,212.78	0.00	3,212.78	0.00 %
Other Income - OP Tran In From	1	02	3690.99	5	100,556.70	100,044.90	511.80	0.51 %
Total Other Income					151,638.58	151,702.63	(64.05)	-0.04 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	607,304.00	583,371.54	23,932.46	4.10 %
Operating Subsidy - 2026	1	02	8020.26	0	206,148.00	0.00	206,148.00	0.00 %
Total Other Receipts					813,452.00	583,371.54	230,080.46	39.44 %
Total Revenue					1,361,308.18	1,134,438.17	226,870.01	20.00 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	152,059.81	103,641.51	(48,418.30)	-46.72 %
Administrative Salaries-Comp Ab	1	02	4110.75	5	4,464.73	(175.05)	(4,639.78)	2650.55 %
Legal Expense	1	02	4130	5	3,244.81	2,264.00	(980.81)	-43.32 %
Staff Training	1	02	4140	5	1,015.00	637.83	(377.17)	-59.13 %
Travel	1	02	4150	5	1,647.74	2,416.85	769.11	31.82 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	523.74	523.74	100.00 %
Audit Fees	1	02	4171	5	11,786.65	6,665.20	(5,121.45)	-76.84 %
Employee Benefits Cont - Admin	1	02	4182	5	56,939.42	36,865.07	(20,074.35)	-54.45 %
Sundry	1	02	4190	5	96.48	112.83	16.35	14.49 %
Postage/FedEx/UPS	1	02	4190.03	5	1,506.09	1,350.09	(156.00)	-11.55 %
Publications	1	02	4190.11	5	4,487.90	2,999.93	(1,487.97)	-49.60 %
Membership Dues and Fees	1	02	4190.12	5	1,839.59	2,138.50	298.91	13.98 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	90,883.33	82,863.95	(8,019.38)	-9.68 %
Forms & Office Supplies	1	02	4190.17	5	20,819.28	21,836.18	1,016.90	4.66 %
Other Sundry Expense	1	02	4190.18	5	2,451.26	868.73	(1,582.53)	-182.17 %
Administrative Contact Costs	1	02	4190.19	5	90,547.81	83,903.79	(6,644.02)	-7.92 %
Management Fee Expense - AMP	1	02	4190.21	5	116,722.32	113,678.44	(3,043.88)	-2.68 %
Asset Management Fee - AMP	1	02	4190.22	5	17,760.00	17,760.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	12,870.00	12,892.50	22.50	0.17 %
IT Fees - COCC	1	02	4190.24	5	3,552.00	3,552.00	0.00	0.00 %
Board Meeting Expense	1	02	4190.9	5	883.69	371.09	(512.60)	-138.13 %
Total Administrative Expense					595,577.91	497,167.18	(98,410.73)	-19.79 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	7,990.50	7,906.28	(84.22)	-1.07 %
Ten Services - Recreation, Pub	1	02	4220	5	1,535.41	4,838.87	3,303.46	68.27 %
Employee Benefits Cont -Ten Sv	1	02	4222	5	3,793.80	0.00	(3,793.80)	0.00 %
Total Tenant Services					13,319.71	12,745.15	(574.56)	-4.51 %
Utilities Expense								
Water	1	02	4310	5	1,642.23	2,291.68	649.45	28.34 %
Electricity	1	02	4320	5	13,711.31	16,109.83	2,398.52	14.89 %
Gas	1	02	4330	5	4,387.20	4,011.10	(376.10)	-9.38 %
Other Utility Expense - Sewer	1	02	4390	5	730.78	530.77	(200.01)	-37.68 %
Total Utilities Expense					20,471.52	22,943.38	2,471.86	10.77 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

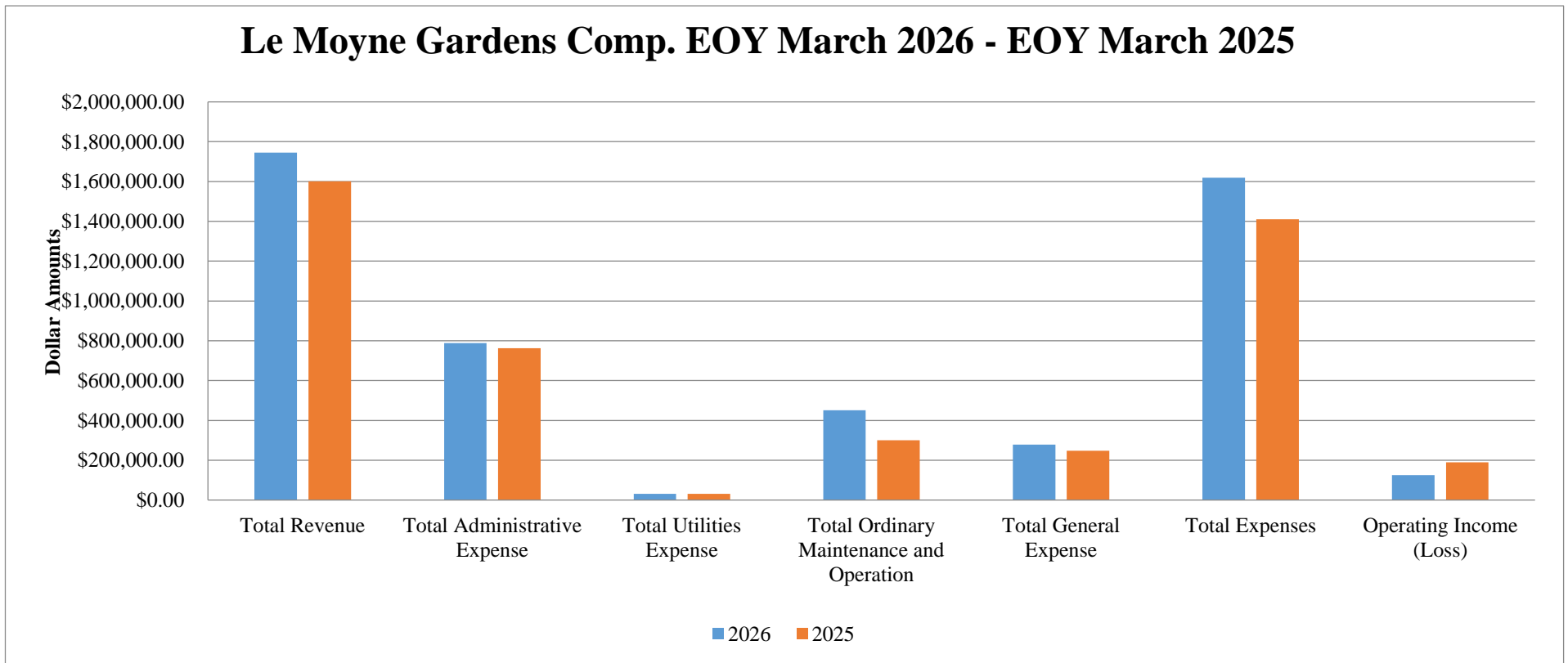
Custom 3: PHA

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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	70,593.71	75,502.20	4,908.49	6.50 %
Labor-Comp Absences	1	02	4410.75	5	3,657.11	(832.61)	(4,489.72)	539.23 %
Materials	1	02	4420	5	47,901.60	21,387.60	(26,514.00)	-123.97 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	9,375.00	11,289.00	1,914.00	16.95 %
Contract Costs-Other Repairs	1	02	4430.03	5	32,035.00	30,628.00	(1,407.00)	-4.59 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	198.97	199.24	0.27	0.14 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	3,882.56	741.29	(3,141.27)	-423.76 %
Contract Costs-Maintenance	1	02	4430.09	5	19,725.43	12,467.43	(7,258.00)	-58.22 %
Contract Costs-Other	1	02	4430.13	5	13,733.42	33,058.00	19,324.58	58.46 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	3,189.50	10,922.00	7,732.50	70.80 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	51,220.00	42,025.00	(9,195.00)	-21.88 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	13,645.00	33,740.00	20,095.00	59.56 %
Contract Costs-Electrical Contr	1	02	4430.21	5	8,050.00	(85.00)	(8,135.00)	9570.59 %
Contact Costs-Plumbing Contrace	1	02	4430.22	5	5,030.00	2,825.00	(2,205.00)	-78.05 %
Connect/Disconnect Fees	1	02	4430.4	5	150.00	325.00	175.00	53.85 %
Garbage and Trash Collection	1	02	4431	5	4,620.24	2,923.45	(1,696.79)	-58.04 %
Emp Benefit Cont - Maintenance	1	02	4433	5	26,680.95	30,656.66	3,975.71	12.97 %
Total Ordinary Maintenance and Operation					313,688.49	307,772.26	(5,916.23)	-1.92 %
Protective Services								
Protective Services - Contract	1	02	4480	5	66,099.24	36,520.43	(29,578.81)	-80.99 %
Total Protective Services					66,099.24	36,520.43	(29,578.81)	-80.99 %
General Expense								
Insurance	1	02	4510	5	437.00	0.00	(437.00)	0.00 %
Insurance -Property (Fire & EC	1	02	4510.01	5	42,744.10	28,429.67	(14,314.43)	-50.35 %
Insurance - General Liability	1	02	4510.02	5	457.10	440.00	(17.10)	-3.89 %
Insurance - Automobile	1	02	4510.03	5	3,096.60	2,814.16	(282.44)	-10.04 %
Insurance - Workman's Comp	1	02	4510.04	5	2,010.72	2,187.48	176.76	8.08 %
Insurance - Fidelity Bond	1	02	4510.09	5	680.24	724.56	44.32	6.12 %
Insurance - Windstorm	1	02	4510.15	5	122,136.51	109,945.04	(12,191.47)	-11.09 %
Payments in Lieu of Taxes	1	02	4520	5	36,104.41	34,625.63	(1,478.78)	-4.27 %
PROPERTY TAXES	1	02	4520.1	5	50.58	50.58	0.00	0.00 %
Employee Benefit Contributions	1	02	4540	5	0.02	0.00	(0.02)	0.00 %
Collection Losses	1	02	4570	5	11,665.00	17,074.80	5,409.80	31.68 %
Total General Expense					219,382.28	196,291.92	(23,090.36)	-11.76 %
Other Expenditures								
Non-Depriciable Equipment	1	02	7520.9	5	9,678.49	0.00	(9,678.49)	0.00 %
Property Better & Add-Non-Expe	1	02	7540.3	5	20,632.09	0.00	(20,632.09)	0.00 %
Property Better & Add-Contract	1	02	7540.4	5	369,116.12	277,950.00	(91,166.12)	-32.80 %
Operating Exp For Property - C	1	02	7590	5	(389,748.21)	(277,950.00)	111,798.21	-40.22 %
Total Other Expenditures					9,678.49	0.00	(9,678.49)	0.00 %
Total Expenses					(1,238,217.64)	(1,073,440.32)	(164,777.32)	15.35 %
Operating Income (Loss)					123,090.54	60,997.85	62,092.69	-81.49 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	02	4800	5	193,345.48	209,738.58	16,393.10	7.82 %
Total Depreciation Expense					193,345.48	209,738.58	16,393.10	7.82 %
Total Other Income (Expense)					(193,345.48)	(209,738.58)	16,393.10	-7.82 %
Net Income (Loss)					(70,254.94)	(148,740.73)	78,485.79	-41.75 %

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

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$1,744,631.17	\$1,600,411.12
Total Administrative Expense	\$788,415.04	\$763,027.69
Total Utilities Expense	\$31,845.80	\$31,361.99
Total Ordinary Maintenance and Operation	\$450,576.50	\$300,611.34
Total General Expense	\$278,020.77	\$248,255.33
Total Expenses	\$1,619,629.09	\$1,410,077.12
Operating Income (Loss)	\$125,002.08	\$190,334.00



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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	447,413.00	426,433.01	20,979.99	4.92 %
Total Rental Income					447,413.00	426,433.01	20,979.99	4.92 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	212.70	500.00	(287.30)	-57.46 %
Interest Earned - Bank Stmt	1	03	3610.01	5	0.00	6,591.11	(6,591.11)	-100.00 %
Other Income-Tenants	1	03	3690	5	68,008.50	56,798.00	11,210.50	19.74 %
Other Income - Misc Other Reve	1	03	3690.1	5	2,245.04	6,315.48	(4,070.44)	-64.45 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	849.06	0.00	849.06	0.00 %
Other Income - OP Trans In Fro	1	03	3690.99	5	134,075.60	133,393.20	682.40	0.51 %
Total Other Income					205,390.90	203,597.79	1,793.11	0.88 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	852,046.00	970,380.32	(118,334.32)	-12.19 %
Operating Subsidy - 2026	1	03	8020.26	0	239,781.27	0.00	239,781.27	0.00 %
Total Other Receipts					1,091,827.27	970,380.32	121,446.95	12.52 %
Total Revenue					1,744,631.17	1,600,411.12	144,220.05	9.01 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	174,341.19	197,633.01	23,291.82	11.79 %
Administrative Salaries-Comp Ab	1	03	4110.75	5	(2,285.04)	11,734.25	14,019.29	119.47 %
Legal Expense	1	03	4130	5	3,888.03	5,637.50	1,749.47	31.03 %
Staff Training	1	03	4140	5	1,465.00	2,897.34	1,432.34	49.44 %
Travel	1	03	4150	5	6,376.41	6,533.73	157.32	2.41 %
Travel-Mileage Reimbursement	1	03	4150.2	5	591.01	450.57	(140.44)	-31.17 %
Audit Fees	1	03	4171	5	16,110.51	9,110.29	(7,000.22)	-76.84 %
Employee Benefits Cont - Admin	1	03	4182	5	83,085.20	68,189.00	(14,896.20)	-21.85 %
Sundry	1	03	4190	5	109.16	112.83	3.67	3.25 %
Postage/FedEx/UPS	1	03	4190.03	5	1,506.09	1,350.09	(156.00)	-11.55 %
Publications	1	03	4190.11	5	6,998.83	3,738.33	(3,260.50)	-87.22 %
Membership Dues and Fees	1	03	4190.12	5	1,884.59	2,254.00	369.41	16.39 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	115,820.17	124,395.57	8,575.40	6.89 %
Rental of Warehouse Space	1	03	4190.14	5	10,368.00	10,368.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	32,488.89	30,798.53	(1,690.36)	-5.49 %
Other Sundry Expense	1	03	4190.18	5	3,061.78	2,500.84	(560.94)	-22.43 %
Administrative Contact Costs	1	03	4190.19	5	122,554.48	85,168.72	(37,385.76)	-43.90 %
Management Fee Expense - AMP	1	03	4190.21	5	162,952.05	153,902.59	(9,049.46)	-5.88 %
Asset Management Fee - AMP	1	03	4190.22	5	24,000.00	24,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	17,490.00	17,452.50	(37.50)	-0.21 %
IT Fees - COCC	1	03	4190.24	5	4,800.00	4,800.00	0.00	0.00 %
Board Meeting Expense	1	03	4190.9	5	808.69	0.00	(808.69)	0.00 %
Total Administrative Expense					788,415.04	763,027.69	(25,387.35)	-3.33 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	9,467.50	9,219.09	(248.41)	-2.69 %
Ten Services - Recreation, Pub	1	03	4220	5	2,074.39	4,340.48	2,266.09	52.21 %
Employee Benefits Cont -Ten Sv	1	03	4222	5	1,971.95	0.00	(1,971.95)	0.00 %
Total Tenant Services					13,513.84	13,559.57	45.73	0.34 %
Utilities Expense								
Water	1	03	4310	5	4,473.56	3,871.83	(601.73)	-15.54 %
Electricity	1	03	4320	5	23,221.80	23,891.69	669.89	2.80 %
Gas	1	03	4330	5	2,972.01	3,167.00	194.99	6.16 %
Other Utility Expense - Sewer	1	03	4390	5	1,178.43	431.47	(746.96)	-173.12 %
Total Utilities Expense					31,845.80	31,361.99	(483.81)	-1.54 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

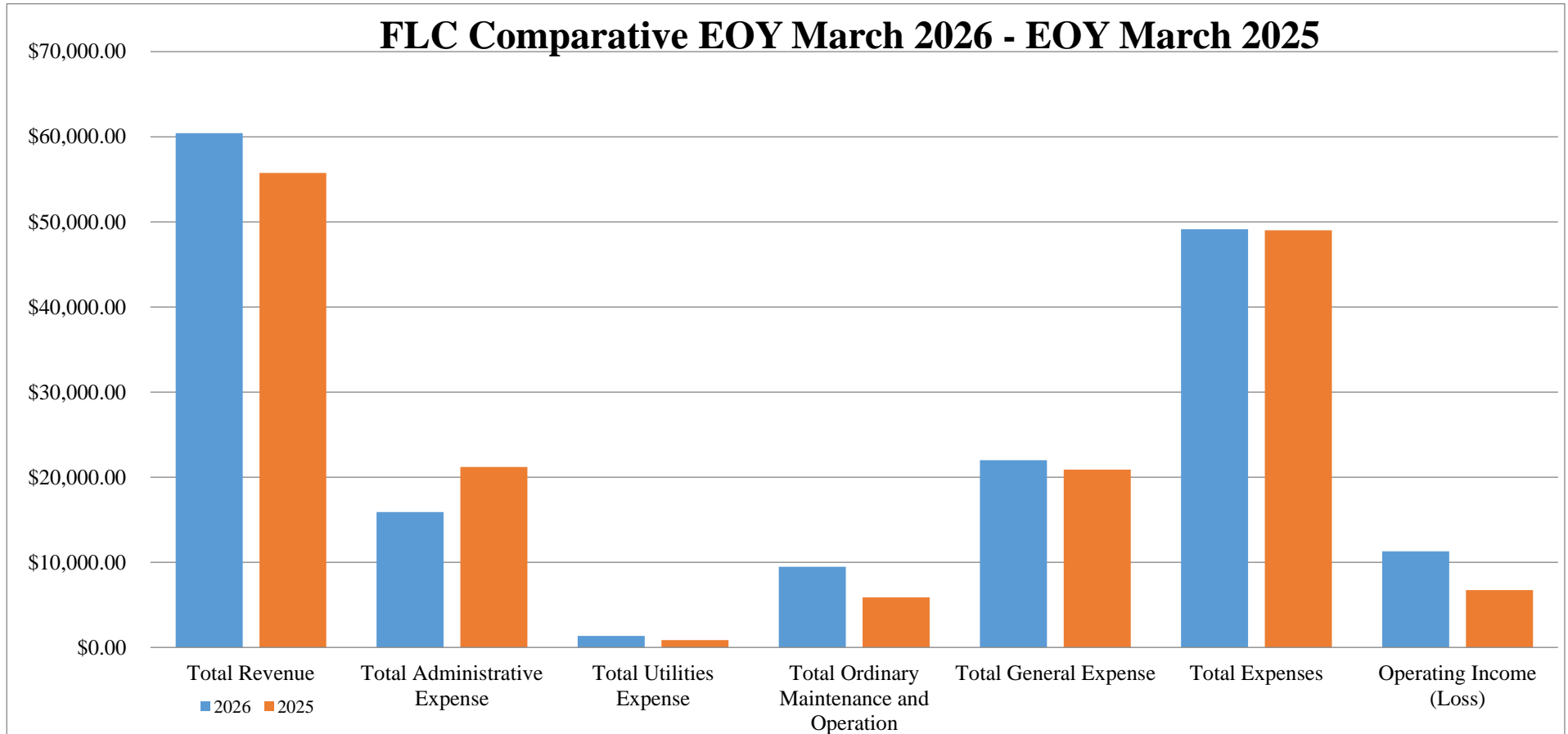
Custom 3: PHA

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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	96,174.90	63,951.21	(32,223.69)	-50.39 %
Labor-Comp Absences	1	03	4410.75	5	(2,267.10)	725.49	2,992.59	412.49 %
Materials	1	03	4420	5	86,514.44	13,701.15	(72,813.29)	-531.44 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	15,125.00	15,000.00	(125.00)	-0.83 %
Contract Costs-Other Repairs	1	03	4430.03	5	35,844.18	3,820.00	(32,024.18)	-838.33 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	265.31	265.66	0.35	0.13 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	3,826.91	1,257.09	(2,569.82)	-204.43 %
Contract Costs-Maintenance	1	03	4430.09	5	7,973.91	31,951.37	23,977.46	75.04 %
Contract Costs-Other	1	03	4430.13	5	14,624.71	47,721.50	33,096.79	63.35 %
Contact Costs-Heating & Coolin	1	03	4430.17	5	1,287.39	10,681.55	9,394.16	87.95 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	53,750.00	53,483.00	(267.00)	-0.50 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	81,790.00	43,845.00	(37,945.00)	-86.54 %
Contract Costs-Electrical Contr	1	03	4430.21	5	17,040.00	(26,685.00)	(43,725.00)	163.86 %
Contact Costs-Plumbing Contrace	1	03	4430.22	5	5,995.00	15,250.00	9,255.00	60.69 %
Connect/Disconnect Fees	1	03	4430.4	5	415.00	330.00	(85.00)	-25.76 %
Garbage and Trash Collection	1	03	4431	5	3,489.43	2,092.32	(1,397.11)	-66.77 %
Emp Benefit Cont - Maintenance	1	03	4433	5	28,727.42	23,221.00	(5,506.42)	-23.71 %
Total Ordinary Maintenance and Operation					450,576.50	300,611.34	(149,965.16)	-49.89 %
Protective Services								
Protective Services - Contract	1	03	4480	5	51,915.06	53,261.20	1,346.14	2.53 %
Total Protective Services					51,915.06	53,261.20	1,346.14	2.53 %
General Expense								
Insurance	1	03	4510	5	589.00	0.00	(589.00)	0.00 %
Insurance -Property (Fire & EC	1	03	4510.01	5	51,903.56	34,527.12	(17,376.44)	-50.33 %
Insurance - General Liability	1	03	4510.02	5	685.66	660.00	(25.66)	-3.89 %
Insurance - Automobile	1	03	4510.03	5	4,173.68	3,793.01	(380.67)	-10.04 %
Insurance - Workman's Comp	1	03	4510.04	5	3,393.08	3,691.37	298.29	8.08 %
Insurance - Fidelity Bond	1	03	4510.09	5	1,147.93	1,222.71	74.78	6.12 %
Insurance - Windstorm	1	03	4510.15	5	160,531.73	155,093.93	(5,437.80)	-3.51 %
Payments in Lieu of Taxes	1	03	4520	5	41,283.72	37,588.62	(3,695.10)	-9.83 %
PROPERTY TAXES	1	03	4520.1	5	67.43	67.43	0.00	0.00 %
Collection Losses	1	03	4570	5	14,244.98	11,611.14	(2,633.84)	-22.68 %
Total General Expense					278,020.77	248,255.33	(29,765.44)	-11.99 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	03	7520	5	81,025.00	0.00	(81,025.00)	0.00 %
Non-Depreciable Equipment	1	03	7520.9	5	5,342.08	0.00	(5,342.08)	0.00 %
Property Better & Add-Contract	1	03	7540.4	5	286,357.70	220,347.25	(66,010.45)	-29.96 %
Operating Exp For Property - C	1	03	7590	5	(367,382.70)	(220,347.25)	147,035.45	-66.73 %
Total Other Expenditures					5,342.08	0.00	(5,342.08)	0.00 %
Total Expenses					(1,619,629.09)	(1,410,077.12)	(209,551.97)	14.86 %
Operating Income (Loss)					125,002.08	190,334.00	(65,331.92)	-111.58 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	1	03	4800	5	232,160.92	244,358.02	12,197.10	4.99 %
Total Depreciation Expense					232,160.92	244,358.02	12,197.10	4.99 %
Total Other Income (Expense)					(232,160.92)	(244,358.02)	12,197.10	-4.99 %
Net Income (Loss)					(107,158.84)	(54,024.02)	(53,134.82)	120.93 %

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

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$60,426.99	\$55,747.51
Total Administrative Expense	\$15,901.56	\$21,195.49
Total Utilities Expense	\$1,343.23	\$875.61
Total Ordinary Maintenance and Operation	\$9,477.82	\$5,889.64
Total General Expense	\$22,002.02	\$20,877.46
Total Expenses	\$49,136.14	\$49,023.88
Operating Income (Loss)	\$11,290.85	\$6,723.63



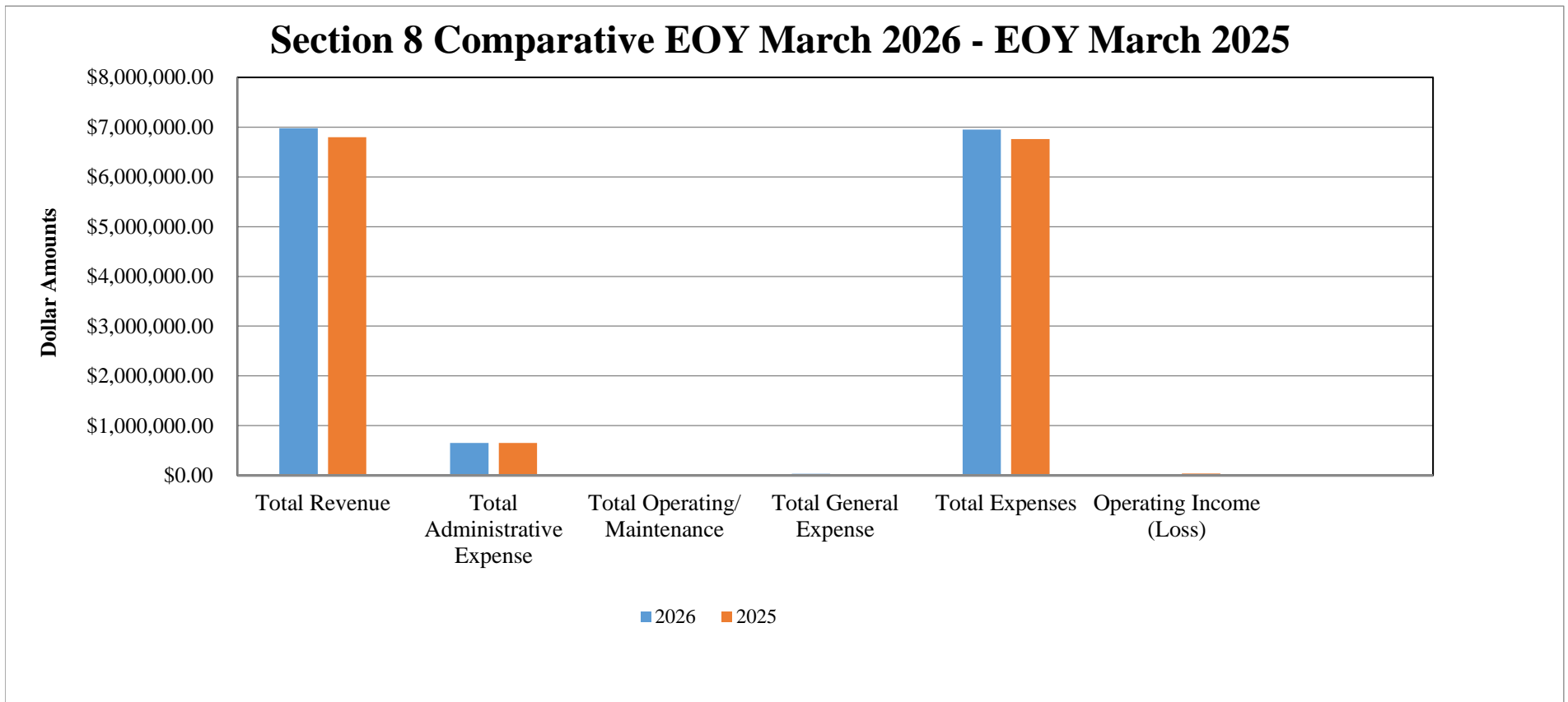
Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	55,461.00	51,279.00	4,182.00	8.16 %
Total Rental Income					55,461.00	51,279.00	4,182.00	8.16 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	2,321.73	2,811.91	(490.18)	-17.43 %
Other Income-Tenants	3	01	3690	5	2,580.00	1,590.00	990.00	62.26 %
Other Income - Misc Other Reve	3	01	3690.1	5	64.26	66.60	(2.34)	-3.51 %
Total Other Income					4,965.99	4,468.51	497.48	11.13 %
Total Revenue					60,426.99	55,747.51	4,679.48	8.39 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	3,149.57	2,791.52	(358.05)	-12.83 %
Legal Expense	3	01	4130	5	0.00	5,537.75	5,537.75	100.00 %
Audit Fees	3	01	4171	5	1,924.95	1,088.53	(836.42)	-76.84 %
Employee Benefits Cont - Admin	3	01	4182	5	1,091.38	237.14	(854.24)	-360.23 %
Sundry	3	01	4190	5	60.00	0.00	(60.00)	0.00 %
Advertising and Marketing	3	01	4190.08	5	0.00	627.50	627.50	100.00 %
Publications	3	01	4190.11	5	170.40	170.40	0.00	0.00 %
Forms & Office Supplies	3	01	4190.17	5	0.00	705.00	705.00	100.00 %
Other Sundry Expense	3	01	4190.18	5	3,927.73	10,037.65	6,109.92	60.87 %
BOARD MEETING EXPENSES	3	01	4190.9	5	5,577.53	0.00	(5,577.53)	0.00 %
Total Administrative Expense					15,901.56	21,195.49	5,293.93	24.98 %
Tenant Services								
Ten Services - Recreation, Pub	3	01	4220	5	411.51	185.68	(225.83)	-121.62 %
Total Tenant Services					411.51	185.68	(225.83)	-121.62 %
Utilities Expense								
Water	3	01	4310	5	482.35	328.81	(153.54)	-46.70 %
Other Utility Expense - Sewer	3	01	4390	5	860.88	546.80	(314.08)	-57.44 %
Total Utilities Expense					1,343.23	875.61	(467.62)	-53.41 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	272.82	52.30	(220.52)	-421.64 %
Materials	3	01	4420	5	1,652.50	0.00	(1,652.50)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	1,188.00	1,188.00	0.00	0.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	500.00	3,245.00	2,745.00	84.59 %
Contract Costs-Other	3	01	4430.13	5	2,275.00	345.00	(1,930.00)	-559.42 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	2,377.14	0.00	(2,377.14)	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	1,151.34	1,055.34	(96.00)	-9.10 %
Emp Benefit Cont - Maintenance	3	01	4433	5	46.02	4.00	(42.02)	-1050.50 %
Total Ordinary Maintenance and Operation					9,477.82	5,889.64	(3,588.18)	-60.92 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	7,632.88	5,069.54	(2,563.34)	-50.56 %
Insurance - General Liability	3	01	4510.02	5	68.56	66.00	(2.56)	-3.88 %
Insurance - Windstorm	3	01	4510.15	5	12,815.58	14,906.42	2,090.84	14.03 %
Collection Losses	3	01	4570	5	1,485.00	835.50	(649.50)	-77.74 %
Total General Expense					22,002.02	20,877.46	(1,124.56)	-5.39 %
Other Expenditures								
Property Better & Add-Contract	3	01	7540.4	5	40,849.62	27,500.00	(13,349.62)	-48.54 %
Operating Exp For Property - C	3	01	7590	5	(40,849.62)	(27,500.00)	13,349.62	-48.54 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %

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

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

	Start: 4/01/2025 End: 3/31/2026	Start: 4/01/2024 End: 3/31/2025
Total Revenue	\$6,978,766.07	\$6,800,434.07
Total Administrative Expense	\$652,647.65	\$650,355.05
Total Operating/ Maintenance	\$24,002.50	\$15,462.93
Total General Expense	\$34,436.64	\$26,342.78
Total Expenses	\$6,948,925.30	\$6,762,471.41
Operating Income (Loss)	\$29,840.77	\$37,962.66



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 04/01/2025	Start: 04/01/2024			
				End: 03/31/2026	End: 03/31/2025	Variance	Variance %	
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	733,620.00	717,285.00	16,335.00	2.28 %
Interest Income HA Portion	7	01	3300	5	500.00	500.00	0.00	0.00 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	0.00	4,511.50	(4,511.50)	-100.00 %
Portable Admin Fees Earned	7	01	3300.P	5	6,217.04	7,321.57	(1,104.53)	-15.09 %
Other Income	7	01	3690	5	590.52	505.35	85.17	16.85 %
HAP Earned Income	7	01	4902	5	6,237,838.51	6,070,310.65	167,527.86	2.76 %
Total Operating Income					6,978,766.07	6,800,434.07	178,332.00	2.62 %
Total Revenue					6,978,766.07	6,800,434.07	178,332.00	2.62 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	199,015.01	198,105.96	(909.05)	-0.46 %
Administrative Salaries-Comp Ab	7	01	4110.75	5	8,025.03	4,177.02	(3,848.01)	-92.12 %
Legal Expense	7	01	4130	5	904.80	0.00	(904.80)	0.00 %
STAFF TRAINING	7	01	4140	5	2,995.00	2,741.86	(253.14)	-9.23 %
Travel	7	01	4150	5	9,930.72	6,982.65	(2,948.07)	-42.22 %
Travel-Mileage Reimbursement	7	01	4150.2	5	120.61	187.13	66.52	35.55 %
Audit Fees	7	01	4171	5	1,499.33	847.83	(651.50)	-76.84 %
Office Rent & Utilities	7	01	4180	5	12,816.00	12,816.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	78,793.69	82,843.92	4,050.23	4.89 %
Sundry	7	01	4190	5	0.00	112.83	112.83	100.00 %
Postage/FedEx/UPS	7	01	4190.03	5	7,559.45	6,706.41	(853.04)	-12.72 %
Publications	7	01	4190.11	5	5,227.44	4,742.80	(484.64)	-10.22 %
Membership Dues and Fees	7	01	4190.12	5	1,084.57	2,117.49	1,032.92	48.78 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	18,617.13	18,813.65	196.52	1.04 %
Forms & Office Supplies	7	01	4190.17	5	23,642.63	12,993.81	(10,648.82)	-81.95 %
Other Sundry Expense	7	01	4190.18	5	4,424.34	2,419.84	(2,004.50)	-82.84 %
Administrative Contact Costs	7	01	4190.19	5	85,484.02	97,302.85	11,818.83	12.15 %
Asset Management Fee - AMP	7	01	4190.22	5	106,248.00	110,052.00	3,804.00	3.46 %
AMP Bookkeeping Fees	7	01	4190.23	5	66,405.00	68,782.50	2,377.50	3.46 %
Board Meeting Expense	7	01	4190.9	5	764.38	0.00	(764.38)	0.00 %
Asset Management Fee - AMP	7	03	4190.22	5	11,748.00	10,836.00	(912.00)	-8.42 %
AMP Bookkeeping Fees	7	03	4190.23	5	7,342.50	6,772.50	(570.00)	-8.42 %
Total Administrative Expense					652,647.65	650,355.05	(2,292.60)	-0.35 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	22,124.75	13,113.08	(9,011.67)	-68.72 %
Materials	7	01	4420	5	1,087.87	1,731.38	643.51	37.17 %
Vehicle Maintenance	7	01	4430.1	5	789.88	618.47	(171.41)	-27.72 %
Total Operating Expenses					24,002.50	15,462.93	(8,539.57)	-55.23 %
General Expense								
Insurance	7	01	4510	5	133.00	0.00	(133.00)	0.00 %
Insurance -Property (Fire & EC	7	01	4510.01	5	0.00	12.22	12.22	100.00 %
Insurance - Automobile	7	01	4510.03	5	942.44	856.48	(85.96)	-10.04 %
Insurance - Workman's Comp	7	01	4510.04	5	2,136.40	2,324.20	187.80	8.08 %
Insurance - Fidelity Bond	7	01	4510.09	5	722.74	769.84	47.10	6.12 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	3,534.91	655.38	(2,879.53)	-439.37 %
Portability - Port In Deposits	7	01	4590.PID	5	(59,793.13)	(42,149.90)	17,643.23	-41.86 %
Portability - Port In Expenses	7	01	4590.PIE	5	59,793.13	42,149.90	(17,643.23)	-41.86 %
Portable Admin Fees Paid	7	03	4590.P	5	26,967.15	21,724.66	(5,242.49)	-24.13 %
Portability - Port In Deposits	7	03	4590.PID	5	(14,125.80)	(23,891.65)	(9,765.85)	40.88 %
Portability - Port In Expenses	7	03	4590.PIE	5	14,125.80	23,891.65	9,765.85	40.88 %
Total General Expense					34,436.64	26,342.78	(8,093.86)	-30.73 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	5,571,166.44	5,470,680.39	(100,486.05)	-1.84 %
HAP Payments - Utilities	7	01	4715.4	5	107,132.00	152,021.00	44,889.00	29.53 %

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

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

Custom 2: VOUCHER

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

				Start: 04/01/2025	Start: 04/01/2024				
				End: 03/31/2026	End: 03/31/2025		Variance	Variance %	
Fraud Recovery HUD	7	01	4715.8	5	0.00	(4,511.50)	(4,511.50)	100.00 %	
HAP Portability	7	01	4715.P	5	(30,692.00)	(29,264.00)	1,428.00	-4.88 %	
HAP Payments - Port Out	7	01	4715.PO	5	38,742.00	13,676.00	(25,066.00)	-183.28 %	
HAP Payments - Rents	7	02	4715.1	5	45,952.00	41,388.00	(4,564.00)	-11.03 %	
HAP Payments - Rent - VASH	7	03	4715.1	5	231,319.07	222,734.58	(8,584.49)	-3.85 %	
HAP Payments - Utilities - VAS	7	03	4715.4	5	1,112.00	2,169.00	1,057.00	48.73 %	
HAP Payments - Port Out	7	03	4715.PO	5	251,905.00	172,455.00	(79,450.00)	-46.07 %	
HAP Payments - Rent - Home Own	7	04	4715.1	5	4,649.00	5,493.00	844.00	15.37 %	
HAP Payments - Rent - Foster Y	7	05	4715.1	5	16,347.00	22,913.18	6,566.18	28.66 %	
HAP Payments - Utilities - Fos	7	05	4715.4	5	206.00	556.00	350.00	62.95 %	
Total Housing Assistance Payments					6,237,838.51	6,070,310.65	(167,527.86)	-2.76 %	
Total Expenses					(6,948,925.30)	(6,762,471.41)	(186,453.89)	2.76 %	
Operating Income (Loss)					29,840.77	37,962.66	(8,121.89)	-22.32 %	
Other Income (Expense)									
Depreciation Expense									
Depreciation Expense	7	01	4800	5	11,833.05	11,833.04	(0.01)	0.00 %	
Total Depreciation Expense					11,833.05	11,833.04	(0.01)	0.00 %	
Total Other Income (Expense)					(11,833.05)	(11,833.04)	(0.01)	0.00 %	
Net Income (Loss)					18,007.72	26,129.62	(8,121.90)	-31.08 %	

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

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

Custom 2: VOUCH

Custom 3:

Ongoing Activities:

- Meetings for the month:
Weekly & monthly staff meetings / Security meetings / Corrections meetings /Admin meeting
Maintenance meetings
Los Vecinos construction meetings
Motivational staff meetings
Board meeting practices, April Board meeting; Board meeting overview
HCISD Counselor meeting
Two-Year Tool meeting
Secure Sign correction meeting with Bonita Park and Los Vecinos
Website meeting
PIC Dashboard meeting
LSNB Public Funds Seminar
Bid openings for LV Cameras and LMG exterior Stonework
- 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 Coordinator 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 COLA increases for accuracy and checked the check registers for payroll
- Signed checks for payroll, accounts payable, and reimbursements
- Reviewed weekly staff reports and Board reports– submitted changes
- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk
- Worked on the Quarterly 941 Tax return and mailed it out
- Worked on the Texas Workforce quarterly wage reports
- Worked on EOY and March financials for Fee Accountant
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report May 20, 2026

April 2026 Activities

- Attended HCISD counselor meeting
- Attended Maintenance meetings
- Attended Weekly staff meetings and Security meetings
- Attended HCVP/Section 8 two-year tool meeting
- Attended Administrative meeting & submitted agenda
- Attended Board packet review meeting, discussion meeting, and board meeting practices
- Submitted notes for all meetings attended
- Reviewed accounting team reports & combined; Reviewed Financial reports for Board meeting
- Reviewed emails and responded to emails/sent updates/site observations
- 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 & Positive Pay files Lone Star National Bank
- Filed invoices after processing checks for all accounts
- Closed Purchase orders once completed and approved by management
- Closed End of Month, combined reports & emailed reports 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:
 - CNG is ordering equipment for audio & visual for AMPs, I confirmed with John, & it has been ordered.
 - COCC: HDMI, speakers, amp, camera, & microphone - complete
 - LV: HDMI
 - BP: HDMI, speakers
 - ST: None
 - LMG: HDMI, speakers, amp, camera, & microphone – complete
 - CNG is working on the fiber at Bonita Park & COCC, will call Spectrum if needed
 - CNG is working on the time for the NVR, and will call to check on warranty

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
May 20, 2026
Highlights of Activities for April 2026

- Prepared Weekly Reports, Monthly Board Reports, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Maintenance meetings every 2nd and 4th Thursday
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices
 - Reports corrections reviews
 - Two-year tool meeting
 - Admin meeting
 - Everon fire alarm inspections
 - Cintas meeting for training services
 - Meeting with Ms. Benavides for her to sign all EIV forms
- 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
- Prepared payments to be mailed out
- Reviewed deposits that were made to all bank accounts
- Met with the CFO on personnel matters
- Updated employee annual and sick leave balances for April
- Printed out all timesheets and supporting documents, reviewed and organized them, and processed payrolls
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Prepared for the April employee luncheon
- 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
- Worked on and sent out employee evaluations
- Updated employees' rates due to the cost-of-living increase, effective April 1st
- 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
- Took manual deposits to Lone Star National Bank
- Printed out the shifts spreadsheets and matched them to employees' timesheets
- Sent out the EIV forms for employees to sign
- Renewed the April vehicle registrations for the COCC vehicles
- Any other duties as assigned

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: May 20, 2026

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – April 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.

March 2026 Score is 100%

Monthly HUD Reports:

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

Quality Control:

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

Files audited:

- #33314 LV
- #31460 BP
- #33886 ST
- #30714 LMG
- #32783 S8

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 three employee evaluations
- Daily online payment lockbox updates
- Worked on HUD drawdowns
- Worked on utility allowance reimbursements and security deposits
- Updated the CFP budgets
- 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 PIC dashboard review meeting and submitted error removal request
- Attended the LR Admin Meeting with Ms. Benavides
- Attended the Quarterly Crime Prevention meeting at Bonita Park
- Assisted staff with Secure Sign documents

HARLINGEN

Housing Authority

May 20, 2026

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of April 2026

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	0	0	0
Bonita Park	0	0	36	0	1
Le Moyne Gardens	151	28, 29, 41, 181	24, 177	0	7
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	505 A	0	0	1
Total	1	5	3	0	9

Work orders completed for the Month of April 2026

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2026 to 04/30/2026	80	81	160	33	354

Work orders completed for the Month of April 2025

(Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
04/01/2025 to 04/30/2025	131	88	209	32	460

Resident Events Coordinator Board Report

May 20, 2026

By: Norma Serino

April 2026 Activities

Tenant Association Meetings: Meetings held twice a month.

- Los Vecinos: Los Vecinos Community Center at 2:00 p.m.
Topic: CenterWell Senior Primary Care / Matts Cash & Carry
 - April 14, 2026: 7 attended
 - April 21, 2026: 15 attended
- Bonita Park: Bonita Park Community Center at 2:00 p.m.
Topic: Mother's Day Celebration / Abundant Life Home Health
 - April 8, 2026: 6 attended
 - April 22, 2026: 3 attended
- Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.
Topic: Mother's Day Celebration
 - April 8, 2026: 0 attended – canceled due to weather
 - April 22, 2026: 4 attended
- Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.
Topic: Alivio Home Health
 - April 9, 2026: 8 attended
 - April 23, 2026: 0 attended - canceled

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday at 10:00 a.m.
 - Preparing for Spring planting– 5 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 1st and 3rd Tuesday of the month. Reminder flyers are sent to the residents monthly.

Quarterly Crime Prevention Meeting:

- The Quarterly Crime Prevention meeting was held on April 28, 2026, at 3:00 p.m. at the Bonita Park Community building
Topic: Harlingen Area Crime Stoppers - presenter Detective Robert Curry
HHA staff, courtesy officers, and Blue Line Security attended - 14 in attendance

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:

- Mrs. Lucyana Lopez, Market Days vendor, read: “An Easter Prayer” by Amy Parker

Resident Events Coordinator Board Report

May 20, 2026

By: Norma Serino

April 2026 Activities

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

- April 7, 2026: Topic: New Pathways Through School: Understanding Virtual Schools in Today's K-12 Landscape
- April 14, 2026: Topic: Beyond the Screen: Rethinking AI's Role in Early Literacy and Critical Thinking
- April 21, 2026: Topic: Pathways to Certification: Moving Educators From Entry to Full Licensure
- April 28, 2026: Where Will the Children Go: FY27 Federal Funding for Libraries, Museums, and Afterschool Programs

NAHRO Merit Awards: Due date was on March 18, 2026, were submitted March 11, 2026

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

Art Projects/Newsletter:

- The 2025-26 NAHRO – “What Home Means to Me” poster contest, due date was March 18, 2026 and were submitted March 11, 2026.
- The 2026 HHA Letters to Veterans due date is October 7, 2026
- The 2026 HHA – What Christmas Means to Me Christmas card contest due date is October 27, 2026
- The next newsletter is due May 15, 2026

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:

- **April 16, 2026:** HCISD hosted 2026-2027 registration at Bonita Park Learning Center from 9:00 a.m. - 11:00 a.m. – 0 attended
- **April 17, 2026:** HCISD hosted 2026-2027 registration at Sunset Terrace Learning Center from 9:00 a.m. - 11:00 a.m. – 0 attended
- **April 18, 2026:** Templo Jesus Cristo Rey hosted a prayer service at Los Vecinos at 10:00 a.m. - 25 attended
- **April 23, 2026:** HCISD hosted 2026-2027 registration at Le Moyne Gardens from 9:00 a.m. - 11:00 a.m. - 0 attended
- **April 25, 2026:** Abba House Church hosted a Children's Day event at Los Vecinos at 5:00 p.m. - 70 attended

Resident Events Coordinator Board Report

May 20, 2026

By: Norma Serino

April 2026 Activities

Family Learning Centers:

- We meet with the HCISD counselors monthly for updates on activities and supply requests.
- The counselors continue to assist students with scholarship applications.
- Learning Centers closed April 28, 2026. Closed for Summer.

Family Learning Centers Attendance & Scholarships:

Family Learning Center	Number of Mentors	Number of Students Attending	Number of Apt's Utilizing Center
Los Vecinos Master Teacher: Ms. Cano	3	7	3
Bonita Park Master Teacher: Mrs. Cavazos	1	6	2
Sunset Terrace Master Teacher: Mrs. Aguirre	2	9	5
Le Moyne Gardens Master Teacher: Mr. Leal	3	9	6

2026 Scholarship due dates				
Scholarship	Due Date	Students contacted	Submission	Awarded
PHADA	1/23/2026	6	2	0
TX NAHRO	2/13/2026	12	10	2
SW NAHRO	3/13/2026	12	5	0
HAT	4/16/2026	12	10	1
HAHC	4/17/2026	8	8	8
TENANT ASSOCIATIONS (Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens)	4/17/2026	7	7	7

Tenant Association Note: (1) Los Vecinos; (1) Bonita Park; (3) Sunset Terrace; (2) Le Moyne Gardens
Total: 7

Resident Events Coordinator Board Report

May 20, 2026

By: Norma Serino

April 2026 Activities

2025 Scholarship updates:

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

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

Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

BRE Story time on Facebook

BRE Storytime: Presented by Le Moyne Gardens Apartments

Mrs. Lucyana Lopez, Market Days vendor
read, "An Easter Prayer" by Amy Parker



Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Tenant Association Meetings



Los Vecinos



Sunset Terrace



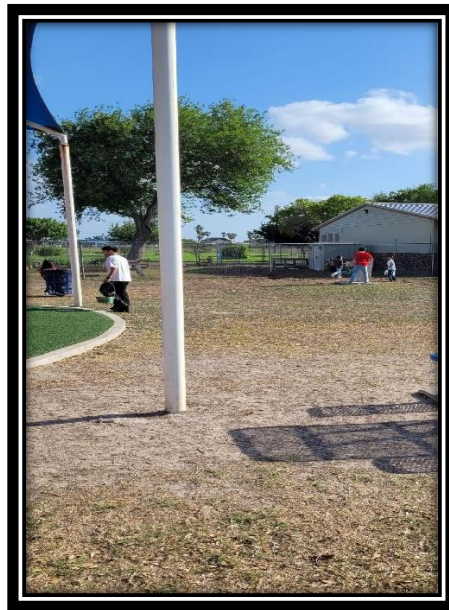
Bonita Park

Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Learning Center
Easter Celebrations
April 2, 2026



Bonita Park



Le Moyne Gardens

Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Learning Center
Easter Celebrations
April 2, 2026



Sunset Terrace



Los Vecinos

Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Abundant Life Home Health
at Bonita Park
April 8, 2026



Alivio Home Health
at Le Moyne Gardens
April 9, 2026



Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Templo Jesucristo Rey
at Los Vecinos
April 18, 2026



Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Abba House Church
Celebrating Dia de Los Ninos
at Los Vecinos
04/25/2026



Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Crime Prevention Meeting
at Bonita Park
04/28/2026

Presenter Detective Robert Curry
with HHA Courtesy Officers and Blue Line Security



Resident Events Coordinator Board Report
May 20, 2026
By: Norma Serino
April 2026 Activities

Community Gardens



Le Moyne Gardens



Los Vecinos

Date: May 20, 2026

To: Harlingen Housing Authority Board of Commissioners

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

Subject: April 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 20% complete.

Fairway Construction is remodeling apartment #149. This job is 0% complete.

De La Cruz Remodel is replacing the floor and kitchen cabinets at apartment #263. This job is 0% complete.

Bonita Park AMP #020:

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

De La Cruz Remodeling is replacing the floor and remodeling the restroom at apartment #31. This job is 20% complete.

Garza DLC Painting is preparing apartment #36. This job is 0% 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.

De La Cruz Drywall is remodeling apartment #12. This job is 40% complete.

De La Cruz Remodel is remodeling apartment #11. This job is 45% complete.

Le Moyne Gardens AMP #030:

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

De La Cruz Drywall removed the wall in the manager's office. This job is 100% complete.

De La Cruz Drywall repaired the windows at apartments #102 and #162. This job is 100% complete.

De La Cruz Remodel prepared apartment #41. This job is 100% complete.

De La Cruz Remodel is preparing apartments #53 and #113. This job is 0% complete.

Garza DLC Painting prepared apartments #24, #151, #177, #181. This job is 100% complete.

Garza DLC Painting repaired the wall in apartment #189. This job is 100% complete.

Fairway Construction is remodeling apartment #155. This job is 0% 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

April 30, 2026

Low Rent Monthly Occupany Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	147	114	17	4	3	195	480
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	6

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	0	0	0	0	0	0
2 bed	1	2	0	0	1	3	7
3 bed	2	1	0	0	0	0	3
4 bed	0	0	2	0	0	0	2
Regular Vacancies →	3	3	2	0	1	3	12
Total Vacancies →	3	3	2	0	1	3	12

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 4/30/2026

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 98.00% 97.50% 90.00% 100.00% 75.00% 98.50% **97.59%**

* **VACANCY RATE:** 2.00% 2.50% 10.00% 0.00% 25.00% 1.50% **2.41%**

* does not include CFP units

Total Points per AMP	16	12	1	16	0	16	
					GRAND TOTAL POINTS		12

Per unit Fee count 147 117 18 4 3 197 486

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 May 20, 2026

Activities for the month of April

WAITING LIST AS OF 4/30/2026

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	60
2 Bedroom	10
3 Bedroom	6
4 Bedroom	5
Total:	81

Unit offers mailed: 10

Security Deposits received: 2

Applications ready for review: 32

Applications pending: 61

Report Submitted By: Nancy Garza - Admissions Coordinator 4.30.2026

LOW RENT PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied or Withdrawn	Applications Cancelled (after two unit offers)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
January through April 2026	314	318	140	300	5	85	26	29	34%
January through April 2025	355	329	89	214	22	135	22	23	17%
Increase	0	0	51	86	0	0	4	6	17%
Decrease	41	11	0	0	17	50	0	0	0%

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%
Feb-26	79	80	18	141	0	20	1	5	25%
Mar-26	72	77	35	52	2	25	6	9	36%
Apr-26	97	94	32	86	0	10	11	4	40%
YTD Total:	314	318	140	300	5	85	26	29	34%

LOW RENT PROGRAM

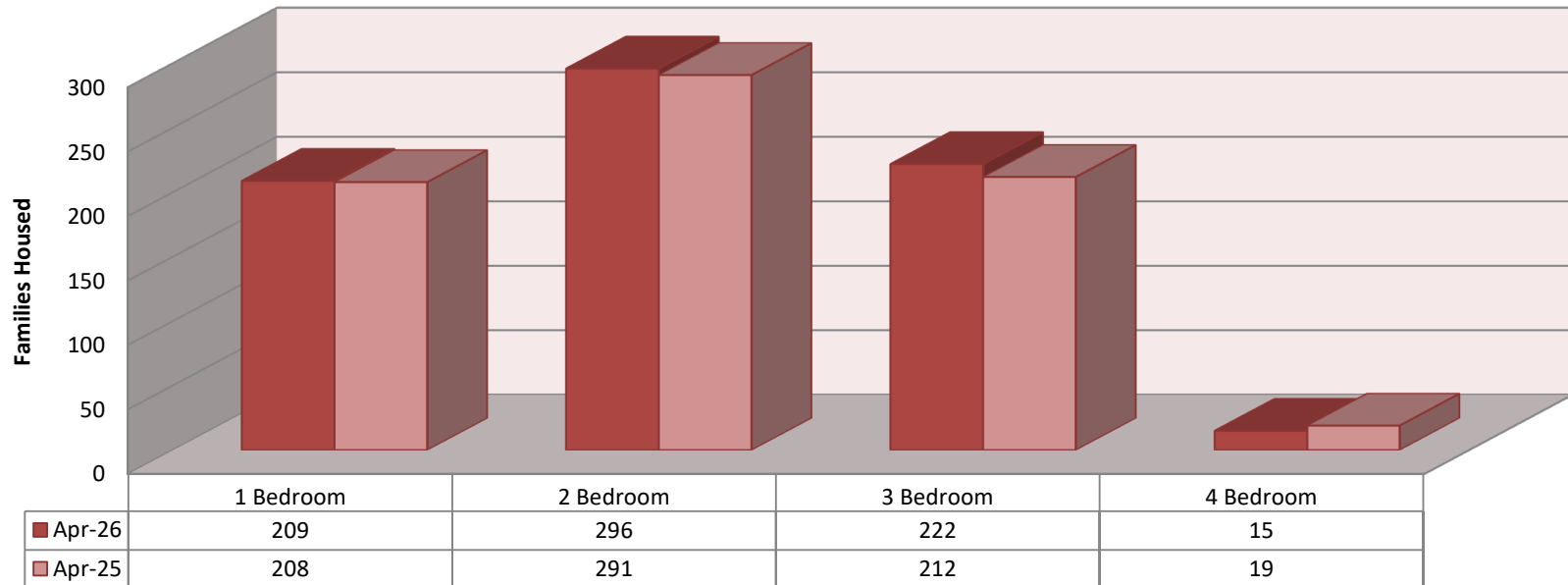
Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	0	47	8	3	6%
Feb-25	86	77	18	12	6	40	5	4	10%
Mar-25	85	86	14	84	16	25	5	10	40%
Apr-25	110	97	31	51	0	23	4	6	26%
YTD Total:	355	329	89	214	22	135	22	23	17%

**Board Meeting Report
May 20, 2026**

**Total Alloted Vouchers: 743
Vouchers Leased: 742
Pending Vouchers: 1
Vouchers Searching: 0**

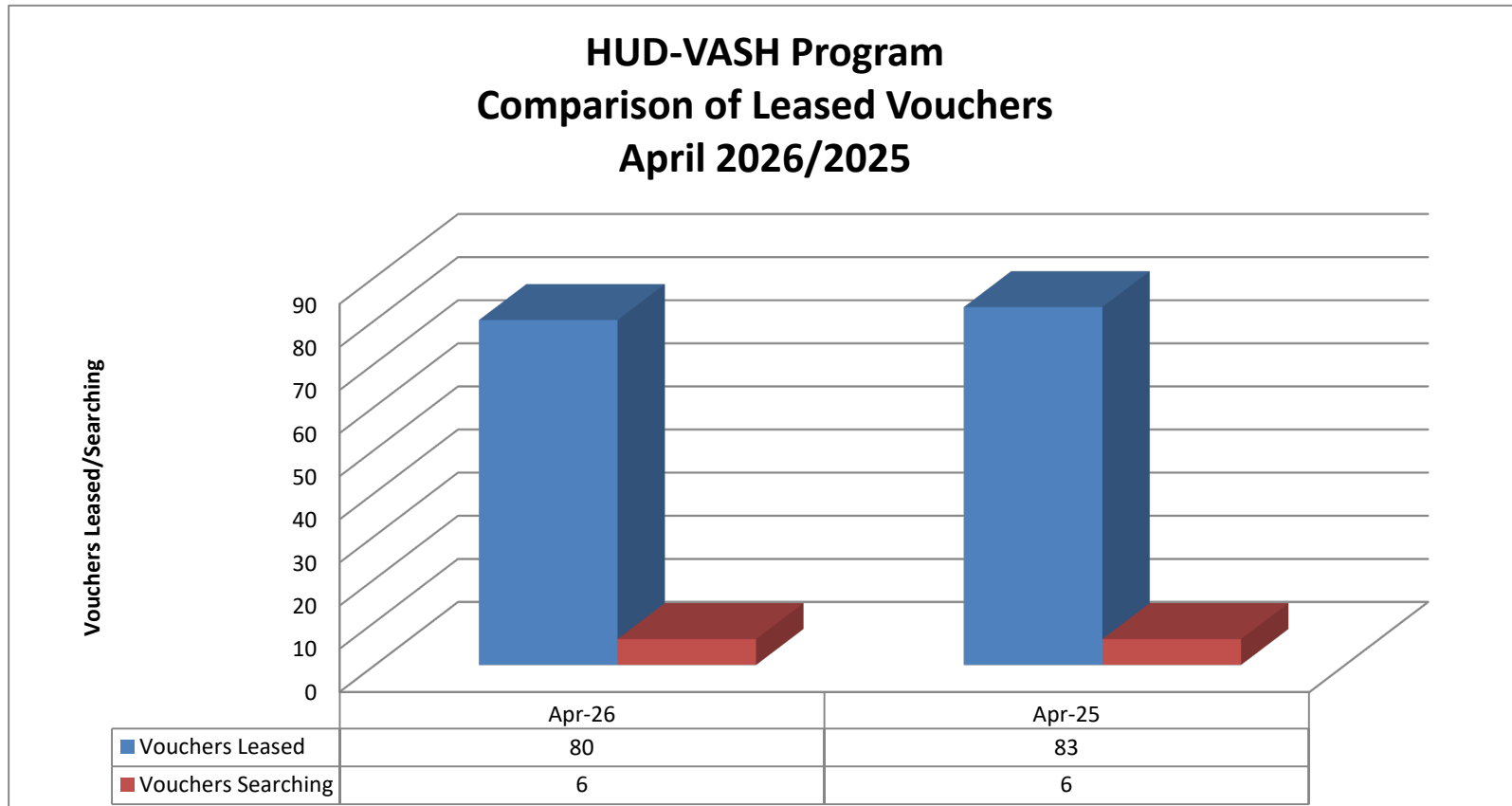
**HCV/Section 8 Program
Comparison of Leased Vouchers
April 2026/2025**



Total Families on Waiting List	489
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**Board Meeting Report
May 20, 2026**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 80
Port-outs: 45
Housed in Harlingen: 35**



Harlingen Housing Authority
 Housing Choice Voucher/Section 8 Program
 Board Meeting Report
 May 20, 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
 March 2026 Score is
 97.62%

Quality Control

QC audit files for the Low Rent & HCV/S8 Program on April 24, 2026, at Le Moyne Gardens

- #33314
- #31460
- #33886
- #30714
- #32783/S8

Activities for the month of April 2026:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on April 9th (20 were received)
- Issued HAP Checks for May 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, BP, ST, 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 Board Meeting overview
- Attended Maintenance Meetings
- Other duties as assigned

HCV/SECTION 8 PROGRAM

Comparative Summary Report

Year	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Move-Ins (Leased)	Move-Outs
January through April 2026	146	113	171	11	251	251	11	4	15	23
January through April 2025	150	109	92	20	273	273	32	10	10	36
Increase	0	4	79	0	0	0	0	0	5	0
Decrease	4	0	0	9	22	22	21	6	0	13

Report Submitted 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
Feb-26	38	34	44	4	68	68	4	0	4	7
Mar-26	32	23	35	0	63	63	0	0	2	6
Apr-26	44	33	42	0	74	74	0	0	0	5
YTD	146	113	171	11	251	251	11	4	15	23

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-25	35	22	25	0	51	51	0	7	1	4
Feb-25	37	33	22	0	70	70	6	1	2	16
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	8
YTD	150	109	92	20	273	273	32	10	10	36

Harlingen Housing Authority Resident Survey Results
Surveys conducted March 9, 2026, through March 27, 2026, at the sites

Properties	Surveys received	1.	2.	3.	4.	5.	6.	7.
Amp 10 Los Vecinos	9	7 (NO) 2 (YES)	9 (NO) 0 (YES)	N/A	N/A	N/A	N/A	N/A
Amp 20 Bonita Park	0							No response
Amp 20 Sunset Terrace	0							No response
Amp 30 Le Moyne Gardens	7	2 (NO) 5 (YES)	4 (NO) 3 (YES)	1(NO) 2 (YES)	2 (Health/Fitness Awareness and Social Events)	1 (AM) 1 (PM)	1 (WED.) 1 (THURS.)	1. More prizes
Totals	16	9 (NO) 7 (YES)	13 (NO) 3 (YES)	1(NO) 2 (YES)	2 (Health/Fitness Awareness and Social Events)	1 (AM) 1 (PM)	1 (WED.) 1 (THURS.)	1. More prizes

Questions asked:

1. Do you know what a Tenant Association is? Yes or No
2. Would you like to become a Tenant Association member? Yes or No
3. Would you like to participate in Tenant Association meeting? Yes or No
4. What type of Presentations would you like to attend?
5. What time of the day is best for you to attend? A.M. or P.M.
6. What day is best for you to attend? Tues, Wed, or Thurs.
7. How can we improve the Tenant Association participation?

DATE: May 01, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for May 20, Board Mtg (11+ months)

Mission Statement:

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

Vision Statement:

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

Office Hours:

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

Summary of Ongoing Activities for the month of April:

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

Administrative Meetings: Most of the staff meetings continue to be virtual. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 98%. Maintenance meetings are held on the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Teams and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. Monthly meetings with department administrators continue 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 April, lunch was provided by Chyann's Specialty Café and in May lunch will be provided by J&B Café. We will continue to rotate J & B Café, New York Deli, Chyann's Specialty Café, and Lori's Kitchen.

City of Harlingen Human Resource Department MOU: Attorney Ozuna has no updates 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. Attorney Ozuna is working on establishing a Corporation for the Washington Property as approved by the Board at the April 15, 2026, board meeting.

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

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded 8 students with \$500.00 scholarships. Students will be recognized at the July 15, 2026, board meeting. The PHADA Scholarships were due January 23, 2026, and 2 students submitted but none were awarded. The Texas NAHRO Scholarships were due February 13, 2026, 10 students submitted and 2 students were awarded \$1,000.00 each. The Southwest NAHRO Scholarships were due March 13, 2026, and 5 students submitted applications. The HAT/HAVE Scholarships were due April 16, 2026, and one student was awarded a \$1,000.00 scholarship. Mrs. Edna Tamayo awarded a \$1,000.00 Scholarship to Emanuel Huerta, one of our program participants. He will be recognized at the HCISD Scholarship Award Night on May 6, 2026, and this scholarship is in Honor & Memory of Mr. Ed Tamayo.

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: The State of City Address by Mayor Sepulveda is scheduled for Thursday, May 7, 2026, at 6:30 p.m. at the Harlingen Convention Center. Mrs. Elliott stated she will attend. Chair Perez was Honored and Recognized at the City Commissioners' meeting April 1, 2026, at 5:30 p.m. at City Hall. Some Administrative Staff and I attended. Board members were invited to attend the City meeting to recognize and honor Chair Perez. We also recognized Chair Perez at our Board meeting on April 15, 2026.

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

October Fall Resource Fair: The Annual Fall Resource Fair 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 12, 2026, at the Le Moyne Gardens Community Building, 3221 North 25th Street, Harlingen, Texas at 10:30 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 the April 15, 2026, HHA & HAHC board meetings. We also reviewed the Agenda for the HHA board meeting scheduled for May 20, 2026, at the Sunset Terrace Family Learning Center, 1401 North Sunset Drive, Harlingen, Texas. The next HHA Board Meeting is scheduled for Wednesday, June 17, 2026, starting at 12:00 p.m. at 219 E. Jackson Avenue, 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:

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
- 01: Review Employee Evaluations with M Prieto at 4:00 p.m. (3)
- 02: Market Days Downtown! BRE Books to Community by LV, BP, LMG, HCV&S8
- 02: COCC Upstairs Storage Cleanup Day 8:00 a.m. – 12:00 p.m.
- 02: HAHC review of Scholarship Applications (8) Awarded \$500.00 each
- 04: BRE Reading on HHA Facebook Monday after Market Days by LV, BP, LMG
- 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
- 04: LR/PH File checklist review at 2:00 p.m.
- 04: Review Employee Evaluations with D Perez at 3:30 p.m. (2)
- 05: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 05: ~~Construction Mtg at LMG at 1:30 p.m. & BP at 2:30 p.m.~~
- 06: Review Monday Reports for corrections at 8:30 a.m.
- 06: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 06: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 06: HCISD Scholarship Night at 6:00 p.m. (Mary & Diana P) will pick up Mrs. Tamayo
- 07: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 07: Lonestar Shredding COCC (Rescheduled from 05/05/26)
- 07: State of the City Address by Mayor Sepulveda at 6:30 p.m. Harlingen Convention Center
- 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 #155)
- 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 #49)
- 13: MRI/Lindsey Training on HCV/S8 & VMS at 2:00 p.m. (Teams)
- 14: HCV/S8 Applications (20)
- 14: Los Vecinos Construction Mtg at 9:00 a.m.
- 14: Practice Board Mtg at 9:30 a.m. at **ST** (Unit #12)
- 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: 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
- 15: Newsletter Articles due for possible distribution June 2026
- 18: Security Mtg Monday at 9:00 a.m.
- 18: Practice Board Mtg at LV at 9:30 a.m. (Unit #263)
- 18: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 18: Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 05/27/26**
- 18: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 18: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 19: Lonestar Shredding COCC (Bins due on Monday)
- 19: Practice Board Mtg at ST at 9:00 a.m. (unit #)
- 19: ~~Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.~~
- 20: Review Monday Reports for corrections at 8:30 a.m.
- 20: Practice Board Mtg at Sunset Terrace at 10:00 a.m.
- 20: **Regular Board Meeting 12:00 p.m.** at Sunset Terrace Invocation by M Prieto
Lunch provided by 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 Move-In files by staff & File Room)
- 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: Friday Staff Mtg at 3:00 p.m. Mister Rogers Day HCV/S8
- 25: Holiday (Memorial Day)
- 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: HVC/S8 Two Year Tool Mtg at 11:00 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 at 1:30 p.m. & at BP at 2:30 p.m.
- 03: Review Monday Reports for corrections at 8:30 a.m.
- 03: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 03: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: HCISD Counselors Mtg at 4:00 p.m. 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 Dept
- 06: **Market Days Downtown!** BRE Books to Community by LV, BP, LMG, **HCV&S8**
- 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)
- 10-12: HAT/HAVE 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)
- 11: HAT/HAVE Board Mtg at SPI at 11:30 a.m.
- 11: Maintenance Mtg at 3:00 p.m. Teams (National Safety, preventive slips, trips & falls)
- 12: HCISD Counselors Fun Friday at LMG 10:00 a.m. – 1:00 p.m.
- 12: Friday Staff Mtg at 3:00 p.m. Peace Day Accounting Dept
- 15: Security Mtg Monday at 9:00 a.m.
- 15: Practice Board Mtg at ST at 9:30 a.m. (unit)
- 15: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 15: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 15: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 16: Practice Board Mtgs at COCC at 9:00 a.m.
- 16: Construction Mtg at LMG at 1:30 p.m. & BP at 2:30 p.m.
- 17: Review Monday Reports for corrections at 8:30 a.m.

- 17: Practice Board Mtgs at COCC at 10:00 a.m.
- 17: Regular Board Mtg at 12:00 p.m. at COCC** Invocation by C De La Fuente
Lunch provided by 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: HCISD Counselors Fun Friday at BP 10:00 a.m. – 1:00 p.m.
- 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 Move-In files by staff & File Room)
- 26: HCISD Counselors Fun Friday at ST 10:00 a.m.–1:00 p.m.
- 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 at 1:30 p.m. & BP at 2:30 p.m.
- July 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 01: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 01: Review Monday Reports for corrections at 8:30 a.m.
- 01: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 01: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 02: Unit description due at 12:00 p.m. by Managers
- 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: HCISD Counselors Fun Friday at LV 10:00 a.m. – 1:00 p.m.
- 10: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 07/21/26**
- 10: Friday Staff Mtg at 3:00 p.m. Independence Day/Kitten Day LV
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 13: Security Mtg Monday at 9:00 a.m. at ST
- 13: Board Mtg Practice at 9:30 a.m. at ST (unit)
- 13: **Agendas due for HCV/S8, Admissions & LR by 12 noon for Mtgs on 07/22/26**
- 13: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 13: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 14: Practice Board Mtg at 9:00 a.m. at COCC
- 14: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 15: Review Monday Reports for corrections at 8:30 a.m.
- 15: Practice Board Mtg at 10:00 a.m. at COCC
- 15: **HHA Mtg 12:00 p.m. & HAHC at 12:30 p.m. at COCC** Invocation by M Guajardo
Lunch provided by 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 Move-In files by staff & File Room)
 - 24: Vehicle inspections at COCC at 9:00 -11:00 a.m.
 - 24: Board Reports are Due at 12:00 p.m. (noon)
 - 24: September 23, Board Agendas & Minutes for July15, Board Mtgs due 12:00 p.m.
 - 24: Tentative Board Agendas due September, October & November 2026
 - 24: Friday Staff Mtg at 3:00 p.m. Parents Day LV
 - 27: Security Mtg Monday at 9:00 a.m.
 - 27: Mtg with Ariana to review the Calendar at 9:40 a.m.
 - 27: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
 - 27: HAP Checks August 2026
 - 28: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
 - 28: Crime Prevention Mtg at 3:00 p.m. at ST
 - 29: Review Monday Reports for corrections at 8:30 a.m.
 - 31: 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 1st Monday of month LV, **BP**, LMG
 - 03: Security Mtg Monday at 9:00 a.m.
 - 03: Mtg with Ariana to review the Calendar at 9:40 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 at 1:30 p.m. & at BP at 2:30 p.m.
 - 12: Pest Control at Bonita Park
 - 12-13: Inventory Mid-Year Los Vecinos
 - 13: HCV/S8 Applications (20)
 - 13: Maintenance Mtg at 3:00 p.m. Teams (Hazard Communication)
 - 14: Friday Staff Mtg at 3:00 p.m. Financial Awareness Day BP
 - 17: Security Mtg Monday at 9:00 a.m.
 - 17: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**

- 17: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 17: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 18: Admin Mtg with Administrative Assistant at 8:30 a.m.
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.
- 20: HAT/HAVE Board Mtg Port Isabel HA at 11:30 a.m.
- 21: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at Le Moyne Gardens
(Supervisors will Quality Control audited Move-In files by staff & File Room)
- 21: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 21: September 23, Board Agendas & Minutes for July 15, Board Mtgs due 12:00 p.m.
- 21: Tentative Board Agendas due September, October & November 2026
- 21: Friday Staff Mtg at 3:00 p.m. Fajita Day BP
- 24: Security Mtg Monday at 9:00 a.m.
- 24: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 24: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 25: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 25-27: Texas Housing Association Conference Fort Worth, Texas
- 26: Review Monday Reports for corrections at 8:30 a.m.
- 26: HAP Checks September 2026
- 26-27: Inventory Mid-Year Le Moyne Gardens
- 27: Maintenance Mtg at 3:00 p.m. at ST (Inventory & Open Enrollment)
- 28: Inventory Mid-Year COCC
- 28: Board Reports are due 12:00 p.m.
- 28: 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 at 1:30 p.m. & at BP at 2:30 p.m.
- 09: Pest Control at Bonita Park
- 10: HCV/S8 Applications (20)
- 10: Maintenance Mtg at 3:00 p.m. Teams (Board Mtg Attire)
- 11: Practice Board Mtg at LMG at 9:00 a.m.
- 11: Friday Staff Mtg at 3:00 p.m. Classical Music LMG
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 14: Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 15: Practice Board Mtg at LMG at 9:00 a.m.
- 16: Review Monday Reports for corrections at 8:30 a.m.
- 16: Practice Board Mtg at BP at 10:00 a.m.
- 16-17: Pest Control at Le Moyne Gardens & Non-Profit
- 17: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: Practice Board Mtg at LV at 9 or 10 a.m.
- 18: Employee Evaluation (C. Lucio)
- 18: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 18: Friday Staff Mtg at 3:00 p.m. Hispanic Heritage LMG
- 21: Security Mtg Monday at 9:00 a.m. ST
- 21: Practice Mtg at ST at 9:30 a.m.
- 21: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 21: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 21: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 22: Lonestar Shredding COCC (Bins due on Monday)
- 22: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 22: Practice Board Mtg at 3:00 p.m. Convention Center
- 23: Practice Board Mtg at 9:00 a.m. at Convention Center
- 23: HHA & HAHC Annual Mtgs at 11:30 a.m. & 12:30 p.m.** Invocation by D Perez
- 24: Review Monday Reports for corrections at 8:30 a.m.
- 24: Maintenance Mtg at 3:00 p.m. at LMG (Annual Resource Fair)
- 25: HAP Checks October 2026
- 25: Board Mtg Overview at 9:00 a.m.
- 25: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at **Los Vecinos**
(Supervisors will Quality Control audited Move-In files by staff & File Room)
- 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 at 1:30 p.m. & at BP at 2:30 p.m.
- 07: Review Monday reports for corrections at 8:30 a.m.
- 07: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 07: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 08: HCV/S8 Applications (20)
- 08: Maintenance Mtg at 3:00 p.m. Teams (Cybersecurity & EIV)
- 08: HCISD Counselors Mtg at 4:00 p.m. Teams
- 09: Review Board Packet for corrections at 9:00 a.m.
- 09: Unit description due at 12:00 p.m. by Managers
- 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
- 16-19: NAHRO National Conference Denver, Colorado (Merit Awards)
- 19: Security Mtg Monday at 9:00 a.m.
- 19: Practice Board Mtg at 9:30 a.m. at ST (unit)
- 19: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 19: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 01/28/26
- 19: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 19: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 20: Practice Board Mtg at 9:00 a.m. at COCC
- 20: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.

- 21: Review Monday reports for corrections at 8:30 a.m.
- 21: Practice Board Mtg at 10:00 a.m. at COCC
- 21: **HHA Board Mtg 12:00 p.m. at COCC** Invocation by C. Lucio
Lunch provided by 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: HAT/HAVE Board Mtg at Kingsville HA at 11:30 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 Move-In files by staff & File Room)
- 23: Calendars are due by Departments by 12:00 p.m.
- 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: 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 & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)**
- 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 at 1:30 p.m. & at BP at 2:30 p.m.
- 04: Review Monday Reports for corrections at 8:30 a.m.
- 04: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 04: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

- 04: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 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: 2027 Calendars & Schedule review with Admin Assistant at 1:30 p.m.
- 09: 2027 Calendars & Schedule review with Accounting Dept at 3:00 p.m.
- 10: Pest Control at Los Vecinos
- 10: Practice Board Mtg at LMG at 9:00 a.m. (unit)
- 10: 2027 Calendars & Schedule review with Low Rent at 1:30 p.m.
- 10: 2027 Calendars & Schedule review with HCV/S8 & Admissions at 3:00 p.m.
- 11: Review Monday reports for corrections at 8:30 a.m.
- 11: Practice Board Mtg at BP at 10:00 a.m. (unit)
- 11: Pest Control at Bonita Park
- 11-12: Inventory Year End Le Moyne Gardens
- 12: HCV/S8 Applications (20)
- 12: Los Vecinos Construction Mtg at 9:00 a.m.
- 12: Practice Board Mtg at LV at 9:00 a.m. (unit)
- 12: Public Hearing for Annual & 5 Year Plan at 10:30 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 1:30 p.m. & at BP 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 Move-In files by staff & File Room)
- 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: Holidays (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.
- 03-04: HAT/HAVE Mtg San Antonio HUD Field Office 303 Blum St. 78205
- 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: Newsletter Articles due for possible distribution January 2027
- 11: HAT/HAVE Annual Holiday Event McAllen, Texas
- 11: Employee Christmas Celebration 12-5pm LV
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 14: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 15: Lonestar Shredding COCC (Bins due on Monday)
- 15: Construction Mtg at LMG at 1:30 p.m. & BP at 2:30 p.m.
- 16: Review Monday Reports for corrections at 8:30 a.m.

- 16: **Regular Board Mtg at 12:00 p.m. at COCC** Invocation by C De La Fuente
- 16: 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 HCVP & 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: Holidays (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
- 29: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 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!** May Cancel due to Holiday
- 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: HUD Portal for EPIC Wait List with Nancy at 9:00 a.m.
- 08: Friday Staff Mtg at 3:00 p.m.
- 11: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 11: Security Mtg Monday at 9:00 a.m.
- 11: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 11: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 12: Pest Control Los Vecinos
- 12: Practice Board Mtg at 9:00 a.m. at LMG (unit)

- 12: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 13: Pest Control Bonita Park
- 13: Review Monday reports for corrections at 8:30 a.m.
- 13: Practice Board Mtg at 10:00 a.m. at BP (unit)
- 14: HCV/S8 Applications (20)
- 14: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 14: Thursday Maintenance Mtg at 3:00 p.m. Teams
- 14: HCISD 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. ST
- 18: Practice Board Mtg at ST 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 COCC at 9:00 a.m.
- 20: Review Monday Reports for corrections at 8:30 a.m.
- 20: Practice Board Mtg at COCC 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 Move-In files by staff & File Room)
- 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 February, March & April 2027
- 22: Friday Staff Mtg at 3:00 p.m.
- 25: Security Mtg at 9:00 a.m.
- 25: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 25: Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 26: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 26: Crime Prevention Mtg at 3:00 p.m. at LMG
- 27: Review Monday Reports for corrections at 8:30 a.m.
- 28: Maintenance Mtg at 3:00 p.m. at BP
- 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!!
- 01: Security Mtg Monday at 9:00 a.m.
- 01: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 01: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 01: 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: 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 at 1:30 p.m. & at BP at 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: 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.
- 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 at 1:30 p.m. & BP at 2:30 p.m.
- 24: Review Monday Reports for corrections at 8:30 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 Move-In files by staff & File Room)
- 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.
- 01: Security Mtg Monday at 9:00 a.m.
- 01: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 01: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 02: Construction Mtg at LMG at 1:30 p.m. & 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 at 1:30 p.m.& BP at 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: 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.
- 14: Time Change (Spring Forward)
- 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. & 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 LMG 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: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at
(Supervisors will Quality Control audited Move-In files by staff & File Room)
- 19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 19: Board Reports due by 12:00 p.m.
- 19: April 21, Board Agendas & Minutes for March 17, Board Mtg due 12:00 p.m.
- 19: Tentative Board Agendas due April, May & June 2027
- 19: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)
- 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 at 1:30 p.m. & BP at 2:30 p.m.
- 25: Los Vecinos Construction Mtg at 9:00 a.m.
- 25: Maintenance Mtg at 3:00 p.m. at LV
- 26: Holiday (Good Friday)
- 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.
- 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.
- 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 & 1:30 p.m. & at BP at 2:30 p.m.
- 07: Review Monday reports for corrections at 8:30 a.m.
- 07: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 07: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 08: HCV/S8 Applications (20)
- 08: Maintenance Mtg at 3:00 p.m. Teams
- 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 1:30 p.m. & at BP at 2:30 p.m.
 - 21: Review Monday reports for corrections at 8:30 a.m.
 - 21: Practice Board Mtg at 10:00 a.m. at COCC
 - 21: **HHA & HAHC Board Mtgs 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: Maintenance Mtg at 11:00 a.m. at (Lunch)
 - 23: Audit & Review files by PH & HCV/S8 at 8:30 a.m. at
(Supervisors will Quality Control audited Move-In files by staff & File Room)
 - 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: 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
 - 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 BP
 - 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: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)
 - 30: Friday Staff Mtg at 3:00 p.m.
- May 2027: Schedule may change at any time**

- 01: **Market Days Downtown!** BRE Reading of Books to Community by LV, BP, LMG
- 03: BRE Reading on HHA Facebook Monday after Market Days by LV, BP, LMG
- 03: **Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 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 Reports due at 12:00 p.m.
- 04: Construction Mtg at LMG 1:30 p.m. & at BP at 2:30 p.m.
- 05: Review Monday reports for corrections at 8:30 a.m.
- 05: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 05: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 05: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 06: HCISD Counselors Mtg at 4:00 p.m. Teams
- 07: Review Board Packet for corrections at 9:00 a.m.
- 07: Unit description due at 12:00 p.m. by Managers
- 07: Friday Staff Mtg at 3:00 p.m.
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 10: Security Mtg Monday 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 Los Vecinos
- 11: Practice Board Mtg at 9:00 a.m. at LMG (unit)
- 12: Pest Control Bonita Park
- 12: Review Monday reports for corrections at 8:30 a.m.
- 12: Practice Board Mtg at 10:00 a.m. at BP (unit)
- 13: HCV/S8 Applications (20)
- 13: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 13: Los Vecinos Construction Mtg at 9:00 a.m.
- 13: Thursday Maintenance Mtg at 3:00 p.m. Teams
- 13: HC|ISD Counselors Mtg at 4:00 p.m. via Teams
- 14: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 14: Newsletter Articles Due
- 14: Friday Staff Mtg at 3:00 p.m.
- 17: Security Mtg Monday at 9:00 a.m.
- 17: Practice Board Mtg at COCC at 9:30 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: Practice Board Mtg at ST at 9:00 a.m. (unit #)
- 18: Construction Mtg at LMG 1:30 p.m. & BP at 2:30 p.m.
- 19: Review Monday Reports for corrections at 8:30 a.m.
- 19: Practice Board Mtg at Sunset Terrace at 10:00 a.m.
- 19: **HHA Board Meetings at 12:00 p.m.** at Sunset Terrace Invocation by
Lunch provided by
- 19: Board Mtg Overview at 2:00 p.m.
- 19: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 19-20: Pest Control Le Moyne Gardens
- 21: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at

- (Supervisors will Quality Control audited Move-In files by staff & File Room)
- 21: Vehicle inspections at COCC at 9:00 a.m. J Montoya
 - 21: Board Report are due at 12:00 p.m.
 - 21: June 16, Board Agenda & Minutes for May, Board Mtg due 12:00 p.m.
 - 21: Tentative Board Agendas due June, July & August 2027
 - 21: Friday Staff Mtg at 3:00 p.m.
 - 24: Security Mtg at 9:00 a.m.
 - 24: Mtg with Ariana to review the Calendar at 9:40 a.m.
 - 24: 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.
 - 26: Review Monday Reports for corrections at 8:30 a.m.
 - 27: Los Vecinos Construction Mtg at 9:00 a.m.
 - 27: Maintenance Mtg at 3:00 p.m. at BP
 - 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.
 - 31: Holiday (Memorial Day)
- June 2027: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2028!!
 - 01: Final Board Reports due by 12:00 p.m.
 - 01: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
 - 02: Review Monday Reports for corrections at 8:30 a.m.
 - 02: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
 - 02: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
 - 03: HCISD Counselors Mtg at 4:00 p.m. via Teams
 - 04: Review Board Packet for corrections at 9:00 a.m.
 - 04: Unit description due at 12:00 p.m. by Managers
 - 04: Friday Staff Mtg at 3:00 p.m.
 - 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 LV, BP, LMG
 - 07: Pest Control at Los Vecinos
 - 07: Security Mtg Monday at 9:00 a.m.
 - 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
 - 08: Practice Board Mtg at LMG at 9:00 a.m.
 - 08: Construction Mtg at LMG & BP at 1:30 p.m. & 2:30 p.m.
 - 09: Pest Control at Bonita Park
 - 09: Review Monday Reports for corrections at 8:30 a.m.
 - 09-11: HAT Conference at SPI?
 - 10: Practice Board Mtg at 9:00 a.m. at LV (unit)
 - 10: HCV/S8 Applications (20)
 - 10: Los Vecinos Construction Mtg at 9:00 a.m.
 - 10: Maintenance Mtg at 3:00 p.m. Teams
 - 11: Friday Staff Mtg at 3:00 p.m.
 - 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
 - 14: Security Mtg Monday at 9:00 a.m.
 - 14: Practice Mtg at ST at 9:30 a.m.
 - 14: Mtg with Ariana to review the Calendar at 2:40 a.m.
 - 14: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360

- 15: Practice Board Mtg at COCC at 9:00 a.m.
- 15: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 16: Review Monday Reports for corrections at 8:30 a.m.
- 16: Practice Board Mtg at COCC at 10:00 a.m.
- 16: HHA Board Mtg at 12:00 p.m. at COCC** Invocation by
Lunch by
- 16: Overview of Board Mtg at 2:00 p.m.
- 16-17: Pest Control at Le Moyne Gardens & Non-Profit
- 17: Los Vecinos Construction Mtg 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.
- 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
- 22: Lonestar Shredding COCC (Bins due on Monday)
- 23: Review Monday Reports for corrections at 8:30 a.m.
- 24: Los Vecinos Construction Mtg at 9:00 a.m.
- 24: Maintenance Mtg at 3:00 p.m. at
- 25: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at
(Supervisors will Quality Control & audited move-in files by staff)
- 25: Board Reports are due at 12:00 p.m.
- 25: July 21, Board Agendas & Minutes for June 16, Board Mtgs due 12:00 p.m.
- 25: Tentative Board Agendas for July, September & October 2027
- 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.
- 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.
- 29: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- July 2027: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2028!!**
- 01: Final Board Reports due at 12:00 p.m.
- 02: Friday Staff Mtg at 3:00 p.m.
- 03: Downtown Market Days!** BRE Reading of Books to Community by LV, BP, LMG
- 05: Holiday (Independence Day/4th of July)
- 06: BRE Read a Book HHA Facebook Monday after Market Days by LV, BP, LMG
- 06: (Tuesday) Security Mtg Monday at 9:00 a.m.
- 06: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 06: (Tuesday) 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 9:30 a.m. & 2:00 p.m.
- 08: HCV/S8 Applications (20)
- 08: Los Vecinos Construction Mtg at 9:00 a.m.
- 08: Maintenance Mtg at 3:00 p.m. Teams

- 08: HCISD Counselors Mtg at 4:00 p.m. Teams
- 09: Review Board Packet for corrections at 9:00 a.m.
- 09: Unit description due at 12:00 p.m. by Managers
- 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)
- 13: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 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: Practice Board Mtg at 9:00 a.m. at LV (unit)
- 16: Vehicle Inspection at COCC 9:00 a.m. (J. Montoya)
- 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: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 19: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 20: Practice Board Mtg at 9:00 a.m. at COCC
- 21: Review Monday reports for corrections at 8:30 a.m.
- 21: Practice Board Mtg at 10:00 a.m. at COCC
- 21: **HHA & HAHC Board Mtg 12:00 p.m. at COCC** Invocation by
Lunch provided by
- 21: Board Mtg Overview at 2:00 p.m.
- 21: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 21-22: Pest Control at Le Moyne Gardens
- 22: Los Vecinos Construction Mtg at 9:00 a.m.
- 22: Maintenance Mtg at 11:00 a.m. at (Lunch)
- 23: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at
(Supervisors will Quality Control audited Move-In files by staff & File Room)
- 23: Board Reports due at 12:00 p.m.
- 23: September Annual Board Agendas & Minutes for July 21, Board Mtgs due 12:00 p.m.
- 23: Tentative Board Agendas due September, October & November 2027
- 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
- 27: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 27: Crime Prevention Mtg at 3:00 p.m. ST
- 28: Review Monday reports for corrections at 8:30 a.m.
- 30: September Annual Board Agendas & Minutes for July 21, Board Mtgs due 12:00 p.m.
- 30: Tentative Board Agendas due September, October & November 2027
- 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.

August 2027: Schedule may change at any time

- 02: Flyers for Scholarship for High School Graduating Seniors 2028!!
- 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: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 05: LV 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: Friday Staff Mtg at 3:00 p.m.
- 07: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 09: BRE Read a Book on HHA Facebook Monday after Market Days by LV, BP, LMG
- 09: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 09: Security Mtg Monday at 9:00 a.m.
- 09: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 09: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 10: Pest Control at Los Vecinos
- 10: Construction Mtg at LMG 1:30 p.m. & at BP at 2:30 p.m.
- 11: Review Monday reports for corrections at 8:30 a.m.
- 11: Pest Control at Bonita Park
- 12: HCV/S8 Applications (20)
- 12: Los Vecinos Construction Mtg at 9:00 a.m.
- 12: Maintenance Mtg at 3:00 p.m. Teams
- 13: Friday Staff Mtg at 3:00 p.m.
- 16: Security Mtg at 9:00 a.m.
- 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
- 18: Review Monday Reports for corrections at 8:30 a.m.
- 18: **No August Board Mtg (Board may request a Special Board Mtg)**
- 18: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 18-19: Pest Control at Le Moyne Gardens
- 19: Los Vecinos Construction Mtg at 9:00 a.m.
- 20: Audit & Review files by PH & HCV/S8 at 8:30 a.m.at
(Supervisors will Quality Control audited Move-In files by staff & File Room)
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: Board Reports due at 12:00 p.m.
- 20: Sept Annual Board Agendas & Minutes for July 21, Board Mtgs due 12:00 p.m.
- 20: Tentative Board Agendas due September, October & November 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.
- 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
- 24: Construction Mtg at LMG 1:30 p.m. & at BP 2:30 p.m.

- 25: Review Monday Reports for corrections at 8:30 a.m.
- 27: Sept Annual Board Agendas & Minutes for July 21, Board Mtgs due 12:00 p.m.
- 27: Tentative Board Agendas due September, October & November 2027
- 27: Friday Staff Mtg at 3:00 p.m.
- 30: Security Mtg Monday at 9:00 a.m.
- 30: Mtg with Ariana to review the Calendar at 9:40 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.
- September 2027: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2028!!
- 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: LV Construction Mtg at 9:00 a.m.
- 03: Unit description due at 12:00 p.m. by Managers
- 04: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 06: Holiday (Labor Day)
- 07: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, LMG
- 07: Security Mtg Monday at 9:00 a.m.
- 07: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 07: (Tuesday) Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 07: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 08: Pest Control at Bonita Park
- 08: Review Monday Reports for corrections at 8:30 a.m.
- 09: HCV/S8 Applications (20)
- 09: Maintenance Meeting at 3:00 p.m. Teams
- 09: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 10: Practice Board Mtg LMG at 9:00 a.m.
- 10: Friday Staff Mtg at 3:00 p.m.
- 13: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Avenue
- 13: Security Mtg Monday at 9:00 a.m. at
- 13: Mtg with Ariana to review the Calendar at
- 13: Monday Staff Mtg at Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 14: Practice Board Mtg LMG at 9:00 a.m.
- 14: Construction Mtg at LMG 1:30 p.m. & BP at 2:30 p.m.
- 15: Review Monday Reports for corrections at 8:30 a.m.
- 15: Practice Board Mtg BP at 10:00 a.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens & Non-Profit
- 16: LV Construction Mtg at 9:00 a.m.
- 16: Practice Board Mtg at LV at 9:00 a.m.
- 17: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 17: Practice Board Mtg at COCC at 10:00 a.m.
- 17: PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m. ST
- 20: Practice Board Mtg at ST at 9:30 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: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 21: Practice Board Mtg at Convention Center at 3:00 p.m.
- 22: Practice Board Mtg at Convention Center at 9:30 a.m.
- 22: HHA & HAHC Annual Mtgs at 11:30 a.m. & 12:30 p.m. Invocation by
- 23: Maintenance Mtg at 3:00 p.m.
- 24: Vehicle inspections at COCC at 9:00 a.m.
- 24: Overview of Board Mtg at 9:00 a.m.
- 24: Board Reports are Due at 12:00 p.m.
- 24: October 20, Board Agenda & Minutes for Sept, Board Mtg due 12:00 p.m.
- 24: Tentative Board Agendas due October, November & December 2027
- 24: Friday Staff Mtg at 3:00 p.m.
- 27: Security Mtg Monday at 9:00 a.m.
- 27: Mtg with Ariana to review the Calendar at 9:40 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
- 29: Review Monday Reports for corrections at 8:30 a.m.
- 30: LV Construction Mtg at 9:00 a.m.

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

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 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 Canceled No Quorum	HHA	Le Moyne Gardens 3221 N. 25 th 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.
August 19, 2026, No Board Meeting Scheduled			
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.