



REGULAR BOARD MEETING
 Wednesday, June 17, 2026 @ 12:00 p.m.
 At the Administrative Building
 219 East Jackson Avenue, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, June 17, 2026 @ 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID: 273 291 604 606 75, Passcode: rh6B3Dr7; or join the video conference by phone at 469-480-6297, Password: 274 668 773.

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

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

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Cynthia De La Fuente
5. Pledge of Allegiance – Cynthia De La Fuente
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 May 20, 2026. (pg.3-8)
9. Presentation of “Employee of the Quarter” for the months of July, August, and September 2026. – Jose Montoya (pg.9)
 Presenter: Mary Prieto

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of April 2026, and to take action to approve the Unaudited Financial Statement as presented. (pg.10-23)
 Presenter: Cynthia Lucio
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of May 2026. (pg.24-27)
 Presenter: Cynthia De La Fuente
3. Consider and take action to approve Resolution 1534 adopting the Harlingen Housing Authority’s Flat Rate Material/Service Charges to become effective July 1, 2026. (pg.28-33)
 Presenter: Mary Prieto

4. Executive Session under Texas Government Code Section 551.074, personnel deliberation, regarding the evaluation of the job performance of the Chief Executive Officer.
5. Consider and take action on the job performance and compensation of the Chief Executive Officer and to extend contract until May 1, 2028.
Presenters: Board of Commissioners & Hilda Benavides

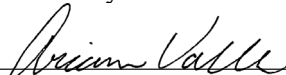
III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; (pg.34-53)
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; (pg.54)
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; (pg.55)
 - d) Senior Property Manager Report by Mary Prieto; (pg.56)
 - e) Maintenance Report by Mary Prieto; (pg.57)
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; (pg.58-70)
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; (pg.71-72)
 - h) Low Rent Occupancy Report by Nancy Garza; (pg.73-76)
(Comparative summary report for January-May 2026-2025)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; (pg.77-81)
(Comparative summary report for January-May 2026-2025)
2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 12+ months. (pg.82-107)
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, June 11, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 11th day of June 2026



Ariana Valle, Administrative Assistant



Harlingen Housing Authority
Minutes of the 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

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, May 20, 2026, at 12:00 p.m. at the Sunset Terrace Family Learning Center, 1401 North Sunset Drive, Harlingen, Texas 78550.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

Senior Property Manager Mary Prieto gave the Invocation.

PLEDGE OF ALLEGIANCE

Senior Property Manager Mary Prieto 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, 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, Nehemiah Rodriguez, Computer Network Group, Roan Gomez, Gomez Mendez Saenz Inc., Beka Harrison, Senior Manager MRI Real Estate Software attended virtually, and Moises Villazaez, Texas State Alarm.

PUBLIC COMMENTS

No members of the public were present at the Sunset Terrace Family Learning Center, 1401 North Sunset Drive, 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 APRIL 15, 2026.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of April 15, 2026. Commissioner Elliott made the motion to approve the Minutes of the Regular Board Meeting of April 15, 2026. Motion was seconded by Commissioner Borjas and passed unanimously.

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.

Chief Financial Officer Lucio informed the Board that the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2026, was included in their board packet. She reported as follows:

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	\$253,880.57	\$83,797.77	\$36,266.17	\$64,470.96	\$63,938.99	\$5,406.68	\$843,944.63
Total Expenditures	\$606,448.17	\$120,390.52	\$166,867.06	\$158,051.17	\$159,240.76	\$1,898.66	\$606,192.84
Revenues Over (Under) Expenditures	(\$352,567.60)	(\$36,592.75)	(\$130,600.89)	(\$93,580.21)	(\$95,301.77)	\$3,508.02	\$237,751.79
Cash reserves or funds transferred in	\$352,567.60	\$36,592.75	\$130,600.89	\$93,580.21	\$95,301.77	\$0.00	\$0.00
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	\$5,355,641.04	\$932,029.33	\$1,257,245.37	\$1,361,308.18	\$1,744,631.17	\$60,426.99	\$6,978,766.07
Total Expenditures	\$5,270,328.29	\$970,764.57	\$1,392,580.85	\$1,238,217.64	\$1,619,629.09	\$49,136.14	\$6,948,925.30
Revenues Over (Under) Expenditures	\$85,312.75	(\$38,735.24)	(\$135,335.48)	\$123,090.54	\$125,002.08	\$11,290.85	\$29,840.77
Cash reserves or funds transferred in	\$0.00	\$38,735.24	\$135,335.48	\$0.00	\$0.00	\$0.00	\$0.00
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							

Commissioner Muñiz asked, will the COCC revenues have an effect due to the new order of expenditures for the subsidy calculations? Senior Manager of MRI Real Estate Software, Harrison, stated no, only the Low Rent Program. Commissioner Muñiz asked, is there a major effect for the fiscal year 2026? Senior Manager of MRI Real Estate Software, Harrison, stated no. Commissioner Muñiz asked, whether the Low Rent Program reserves operate on a calendar year? Chief Financial Officer Lucio stated yes. Commissioner Muñiz asked, how much does each property have in the

reserves? Chief Financial Officer Lucio stated Le Moyne Gardens has approximately \$1,700,000.00, Los Vecinos has approximately \$900,000.00, and Bonita Park has approximately \$900,000.00. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2026. Commissioner Muñiz made the motion to approve the Unaudited Financial Statement for the Fiscal Year Ending March 31, 2026, as presented. Motion was seconded by Commissioner Elliott and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTH OF APRIL 2026.

Procurement Specialist/Property Manager De La Fuente informed the Board that the board packet contained a listing of unpaid balances due for vacated unit accounts for the month of April 2026 in the total amount of \$3,433.00 The total amount consists of:

For the month of April 2026

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ -	\$ 683.00	\$ 2,381.00	\$ -	\$ -	\$ 369.00

Grand Total \$ 3,433.00

No questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2026 in the total amount of \$3,433.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of April 2026 in the total amount of \$3,433.00. Motion was seconded by Commissioner Muñiz and passed unanimously.

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.

HCV/Section 8 & Admissions Administrator Perez informed the Board that the Section 8 Management Assessment Program (SEMAP) is used to remotely measure PHA performance and administration of the Housing Choice Voucher/Section 8 Program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. SEMAP's total score is 135 points. No questions were asked. Chair Perez entertained a motion to approve Resolution 1533, the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2026. Commissioner Muñiz made the motion to approve Resolution 1533, the Harlingen Housing Authority SEMAP Certification for the Fiscal Year Ending March 31, 2026. The motion was seconded by Commissioner Elliott and passed unanimously.

4. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE BID AND AWARD THE CONTRACT FOR EXTERIOR RENOVATION/IMPROVEMENT AT THE LE MOYNE GARDENS SUBDIVISION HOUSING UNITS.

Procurement Specialist/Property Manager De La Fuente informed the Board that the contract for Exterior Renovation/Improvement work at the Le Moyne Gardens subdivision housing units 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. Twelve companies picked up the bid packets and seven bids were submitted.

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.

Commissioner Muñiz asked, what is the scope of work? Roan Gomez, from Gomez Mendez Saenz Inc., stated it is for the exterior stonework. Commissioner Elliott asked, what is the completion time frame for scope of work? Roan Gomez, from Gomez Mendez Saenz Inc., stated approximately 2 months. After some discussion, no other questions were asked. Chair Perez entertained a motion to accept the bid presented and award the contract for the Exterior Renovation/Improvement work at Le Moyne Gardens to Blue Steel Construction in the amount of \$113,000.00. Commissioner Elliott made the motion to accept the bid presented and award the contract for the Exterior Renovation/Improvement work at Le Moyne Gardens to Blue Steel Construction in the amount of \$113,000.00. The motion was seconded by Commissioner Muñiz and passed unanimously.

5. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE BID AND AWARD THE CONTRACT FOR THE LOS VECINOS APARTMENTS SECURITY CAMERAS.

Procurement Specialist/Property Manager De La Fuente informed the Board that the Los Vecinos Security cameras were 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. Eleven companies requested the bid packets, and one bid was submitted.

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.

Commissioner Muñiz asked, if the cost was similar with other security camera installations? Procurement Specialist/Property Manager De La Fuente stated yes. Chair Perez asked, if the bid was only for the Los Vecinos property? Procurement Specialist/Property Manager De La Fuente stated yes. Chair Perez asked, why the bid was not done for all properties? Procurement Specialist/Property Manager De La Fuente stated that Bonita Park and Le Moyne Gardens currently have cameras at the properties; Los Vecinos is pending the security cameras due to street renovations. Commissioner Muñiz asked, who monitors the cameras? Chief Financial Officer Lucio stated the staff and Computer Network Group, IT. Commissioner Muñiz asked, whether the cameras can be viewed remotely. Chief Executive Officer Benavides stated yes. Chair Perez asked, if the security company monitors the cameras at night? Chief Executive Officer Benavides stated no. After some discussion, no other questions were asked. Chair Perez entertained a motion to accept the bid presented and award the contract for the Los Vecinos Security cameras to Texas State Alarm in the amount of \$88,838.00. Commissioner Elliott made the motion to accept the bid presented and award the contract for the Los Vecinos Security cameras to Texas State Alarm in the amount of \$88,838.00. The motion was seconded by Commissioner Muñiz and passed unanimously.

- III. **OLD BUSINESS-NON-ACTION ITEMS**
- 1. **CHIEF EXECUTIVE OFFICER REPORTS BY PROGRAM ADMINISTRATORS AND COORDINATORS:**
 - a) Financial Report by Cynthia Lucio
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega
 - c) HR/Accounting Coordinator Report by Melissa Guajardo
 - d) Senior Property Manager Report by Mary Prieto
 - e) Maintenance Report by Mary Prieto
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente
 - h) Low Rent Occupancy Report by Nancy Garza
(Comparative summary report for January-April 2026-2025)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-April 2026-2025)
 - j) 2026 Tenant Association Participation Survey Report by Mary Prieto

Chief Executive Officer Benavides told the Board that the reports were in their packet by Program Administrators and Coordinators. Chair Perez asked, what is the update on the construction at Los Vecinos? Chief Financial Officer Lucio stated completion is at 35 percent on Mitchell Avenue. Chair Perez asked, how do we prepare for hurricane season? Chief Executive Officer Benavides stated the team prepares sites in advance. After some discussion no other questions were asked, and no action was taken.

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

Chief Executive Officer Benavides informed the Board that her report was included in the Board packet. Chief Executive Officer Benavides stated that our next Regular Board meeting will be on June 17, 2026, at the Administrative Building at 12:00 p.m. She reminded the Board of Commissioners that offices will be closed for the Memorial Day holiday. Commissioner Muñiz asked, if we would host Market Days in July? Chief Executive Officer Benavides stated the Housing Authority will not participate in the month of July due to the holiday. After some discussion, no other 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 12:38 p.m.

Date: _____

Chair, Carlos Perez

Chief Executive Officer, Hilda Benavides

HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HUD Recognized "High Performer"
Established 1949

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

June 01, 2026

Counselor:
Law Office of
Alan T. Ozuna

Jose Montoya, Maintenance Aide A
Harlingen Housing Authority (Le Moyne Gardens Apartments)
219 E. Jackson Avenue
Harlingen, TX 78550

Chief Executive Officer:
Hilda Benavides

RE: Employee of the Quarter July, August & September 2026

Dear Mr. Montoya,

Congratulations on being selected the "Employee of the Quarter" for July, August & September 2026.

Your employment began in November 1991, as a Maintenance Aide B and you have been with the agency 35+ years. Currently, you are the Maintenance Aide A, at the Le Moyne Gardens Apartments and you take the lead in training new maintenance staff.

You were recognized as "Employee of the Year" back in 2002-2003, by previous Administration and Board of Commissioners.

Your experience, knowledge, and dedication to the Harlingen Community is outstanding. You take pride in the work you accomplish, and it shows in the appearance of all our properties. You also maintain the Administrative Building at 219 E. Jackson Avenue, and all the non-profit properties.

Your positive attitude and willingness to help others is a great asset to our organization. It is a pleasure working with you and we look forward to your continued growth with the agency.

You will be recognized for your accomplishments by the Board, and you will receive a plaque, a gift card, and a reserved parking space. You will get to compete with your colleagues for "Employee of the Year 2026-2027".

Sincerely,



Hilda Benavides,
CEO

Carlos Perez,
Chair

Irma Sánchez Peña,
Vice-Chair

Carlos Muñiz,
Commissioner

Maria I. Borjas,
Commissioner

Bettina Elliott,
Commissioner



Housing Authority of the City of Harlingen

Unaudited Financial Statement

April 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 April 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>\$495,762.58</u>	<u>\$77,397.74</u>	<u>\$115,466.69</u>	<u>\$141,679.14</u>	<u>\$155,871.52</u>	<u>\$5,347.49</u>	<u>\$354,841.50</u>
Total Expenditures	<u>\$328,940.89</u>	<u>\$35,197.91</u>	<u>\$88,319.49</u>	<u>\$82,754.88</u>	<u>\$118,015.07</u>	<u>\$4,653.54</u>	<u>\$561,854.25</u>
Revenues Over (Under) Expenditures	<u><u>\$166,821.69</u></u>	<u><u>\$42,199.83</u></u>	<u><u>\$27,147.20</u></u>	<u><u>\$58,924.26</u></u>	<u><u>\$37,856.45</u></u>	<u><u>\$693.95</u></u>	<u><u>(\$207,012.75)</u></u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$207,012.75</u>

Note: HCV - Program costs vary due to assisting more families and rental increases

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended April 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>\$495,762.58</u>	<u>\$77,397.74</u>	<u>\$115,466.69</u>	<u>\$141,679.14</u>	<u>\$155,871.52</u>	<u>\$5,347.49</u>	<u>\$354,841.50</u>
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Note: HCV - Program costs vary due to assisting more families and rental increases

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

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	1 Month(s) Ended April 30, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - CFP25	1	06 3690.32	5	14,098.00	14,098.00	0.00	14,098.00 100.00 %
Total Operating Income				14,098.00	14,098.00	0.00	14,098.00 -100.00 %
Rental Income							
NON-DWELLING RENT	1	06 3190	5	2,198.81	2,198.81	0.00	2,198.81 100.00 %
Total Rental Income				2,198.81	2,198.81	0.00	2,198.81 -100.00 %
Other Income							
Investment Income - Unrestricted	1	06 3610	5	678.67	678.67	0.00	678.67 100.00 %
OTHER INCOME	1	06 3690	5	56.88	56.88	0.00	56.88 100.00 %
Other Income - Management Fee - CC	1	06 3690.2	5	33,329.80	33,329.80	0.00	33,329.80 100.00 %
Other Income - Asset Management Fe	1	06 3690.3	5	14,952.00	14,952.00	0.00	14,952.00 100.00 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4	5	9,907.50	9,907.50	0.00	9,907.50 100.00 %
IT Fees	1	06 3690.5	5	996.00	996.00	0.00	996.00 100.00 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88	5	1,180.08	1,180.08	0.00	1,180.08 100.00 %
Total Other Income				61,100.93	61,100.93	0.00	61,100.93 -100.00 %
Total Revenue				77,397.74	77,397.74	0.00	77,397.74 100.00 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06 4110	5	8,055.42	8,055.42	0.00	(8,055.42) -100.00 %
STAFF TRAINING	1	06 4140	5	1,700.00	1,700.00	0.00	(1,700.00) -100.00 %
TRAVEL	1	06 4150	5	882.73	882.73	0.00	(882.73) -100.00 %
Travel-Mileage Reimbursement	1	06 4150.2	5	135.30	135.30	0.00	(135.30) -100.00 %
Employee Benefits Cont - Admin	1	06 4182	5	5,712.78	5,712.78	0.00	(5,712.78) -100.00 %
Postage/FedEx/UPS	1	06 4190.03	5	281.94	281.94	0.00	(281.94) -100.00 %
Telephone/Cell Phone/Internet	1	06 4190.13	5	3,285.76	3,285.76	0.00	(3,285.76) -100.00 %
FORMS & OFFICE SUPPLIES	1	06 4190.17	5	435.40	435.40	0.00	(435.40) -100.00 %
Other Sundry Expense	1	06 4190.18	5	404.15	404.15	0.00	(404.15) -100.00 %
Administrative Contact Costs	1	06 4190.19	5	4,615.86	4,615.86	0.00	(4,615.86) -100.00 %
BOARD MEETING EXPENSE	1	06 4190.9	5	2,593.80	2,593.80	0.00	(2,593.80) -100.00 %
Total Administrative Expense				28,103.14	28,103.14	0.00	(28,103.14) -100.00 %
Utilities Expense							
WATER	1	06 4310	5	30.73	30.73	0.00	(30.73) -100.00 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390	5	50.78	50.78	0.00	(50.78) -100.00 %
Total Utilities Expense				81.51	81.51	0.00	(81.51) -100.00 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06 4410	5	561.78	561.78	0.00	(561.78) -100.00 %
MATERIALS	1	06 4420	5	358.94	358.94	0.00	(358.94) -100.00 %
Contract Cots-Extermination/Pest Con	1	06 4430.01	5	200.00	200.00	0.00	(200.00) -100.00 %
Contract Costs-Other Repairs	1	06 4430.03	5	430.00	430.00	0.00	(430.00) -100.00 %
Contract Costs-Auto/Truck Maint/Repa	1	06 4430.08	5	42.17	42.17	0.00	(42.17) -100.00 %
Garbage and Trash Removal	1	06 4431	5	46.79	46.79	0.00	(46.79) -100.00 %
Emp Benefit Cont - Maintenance	1	06 4433	5	200.82	200.82	0.00	(200.82) -100.00 %
Total Ordinary Maintenance and Operation				1,840.50	1,840.50	0.00	(1,840.50) -100.00 %
Protective Services							
Protective Services - Contract Costs	1	06 4480	5	190.50	190.50	0.00	(190.50) -100.00 %
Total Protective Services				190.50	190.50	0.00	(190.50) -100.00 %
General Expense							
Insurance -Property (Fire & EC)	1	06 4510.01	5	1,844.22	1,844.22	0.00	(1,844.22) -100.00 %
Insurance - General Liability	1	06 4510.02	5	148.19	148.19	0.00	(148.19) -100.00 %
Insurance - Automobile	1	06 4510.03	5	570.08	570.08	0.00	(570.08) -100.00 %
Insurance - Workman's Comp	1	06 4510.04	5	719.15	719.15	0.00	(719.15) -100.00 %
Insurance - Fidelity Bond	1	06 4510.09	5	227.82	227.82	0.00	(227.82) -100.00 %
Insurance - Windstorm	1	06 4510.15	5	1,472.80	1,472.80	0.00	(1,472.80) -100.00 %
Total General Expense				4,982.26	4,982.26	0.00	(4,982.26) -100.00 %

Report Criteria PHA: 1 Project: '06'

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

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

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	PUM	1 Month(s) Ended April 30, 2026	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 01 3110	5	28,492.00	189.95	28,492.00	189.95	0.00	28,492.00	100.00 %
Total Rental Income			28,492.00	189.95	28,492.00	189.95	0.00	28,492.00	-100.00 %
Other Income									
Interest Income - Bank Statement	1 01 3610.01	5	2,254.49	15.03	2,254.49	15.03	0.00	2,254.49	100.00 %
Other Income-Tenants	1 01 3690	5	3,655.04	24.37	3,655.04	24.37	0.00	3,655.04	100.00 %
Other Income - Misc Other Revenue	1 01 3690.1	5	349.00	2.33	349.00	2.33	0.00	349.00	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88	5	4,007.25	26.72	4,007.25	26.71	0.00	4,007.25	100.00 %
Total Other Income			10,265.78	68.44	10,265.78	68.44	0.00	10,265.78	-100.00 %
Other Receipts									
Operating Subsidy - 2026	1 01 8020.26	0	76,708.91	511.39	76,708.91	511.39	0.00	76,708.91	100.00 %
Total Other Receipts			76,708.91	511.39	76,708.91	511.39	0.00	76,708.91	-100.00 %
Total Revenue			115,466.69	769.78	115,466.69	769.78	0.00	115,466.69	100.00 %
Administrative Expense									
Nontechnical Salaries	1 01 4110	5	5,646.73	37.64	5,646.73	37.64	0.00	(5,646.73)	-100.00 %
Staff Training	1 01 4140	5	425.00	2.83	425.00	2.83	0.00	(425.00)	-100.00 %
Travel	1 01 4150	5	(2,414.52)	(16.10)	(2,414.52)	(16.10)	0.00	2,414.52	100.00 %
Employee Benefits Cont - Admin	1 01 4182	5	3,435.07	22.90	3,435.07	22.90	0.00	(3,435.07)	-100.00 %
Postage/FedEx/UPS	1 01 4190.03	5	97.15	0.65	97.15	0.65	0.00	(97.15)	-100.00 %
Publications	1 01 4190.11	5	886.25	5.91	886.25	5.91	0.00	(886.25)	-100.00 %
Membership Dues and Fees	1 01 4190.12	5	1,423.74	9.49	1,423.74	9.49	0.00	(1,423.74)	-100.00 %
Telephone/Cell Phones/Internet	1 01 4190.13	5	1,230.16	8.20	1,230.16	8.20	0.00	(1,230.16)	-100.00 %
Rental of Warehouse Space	1 01 4190.14	5	864.00	5.76	864.00	5.76	0.00	(864.00)	-100.00 %
Other Sundry Expense	1 01 4190.18	5	199.00	1.33	199.00	1.33	0.00	(199.00)	-100.00 %
Administrative Contact Costs	1 01 4190.19	5	3,583.00	23.89	3,583.00	23.89	0.00	(3,583.00)	-100.00 %
Management Fee Expense - AMP	1 01 4190.21	5	10,134.98	67.57	10,134.98	67.57	0.00	(10,134.98)	-100.00 %
Asset Management Fee - AMP	1 01 4190.22	5	1,500.00	10.00	1,500.00	10.00	0.00	(1,500.00)	-100.00 %
AMP Bookkeeping Fees	1 01 4190.23	5	1,117.50	7.45	1,117.50	7.45	0.00	(1,117.50)	-100.00 %
IT Fees-COCC	1 01 4190.24	5	300.00	2.00	300.00	2.00	0.00	(300.00)	-100.00 %
Total Administrative Expense			28,428.06	189.52	28,428.06	189.52	0.00	(28,428.06)	-100.00 %
Tenant Services									
Tenant Services - Salaries	1 01 4210	5	504.00	3.36	504.00	3.36	0.00	(504.00)	-100.00 %
Total Tenant Services			504.00	3.36	504.00	3.36	0.00	(504.00)	-100.00 %
Utilities Expense									

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: 150 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT		1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %	
				April 30, 2026		April 30, 2026					
Water	1	01	4310	5	70.31	0.47	70.31	0.47	0.00	(70.31)	-100.00 %
Electricity	1	01	4320	5	16.73	0.11	16.73	0.11	0.00	(16.73)	-100.00 %
Other Utility Expense - Sewer	1	01	4390	5	102.36	0.68	102.36	0.68	0.00	(102.36)	-100.00 %
Total Utilities Expense					189.40	1.26	189.40	1.26	0.00	(189.40)	-100.00 %
Ordinary Maintenance and Operation											
Labor	1	01	4410	5	3,071.72	20.48	3,071.72	20.48	0.00	(3,071.72)	-100.00 %
Materials	1	01	4420	5	2,674.39	17.83	2,674.39	17.83	0.00	(2,674.39)	-100.00 %
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	650.00	4.33	650.00	4.33	0.00	(650.00)	-100.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	475.00	3.17	475.00	3.17	0.00	(475.00)	-100.00 %
Contract Costs-Maint Cell Phone	1	01	4430.04	5	16.58	0.11	16.58	0.11	0.00	(16.58)	-100.00 %
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	54.51	0.36	54.51	0.36	0.00	(54.51)	-100.00 %
Contract Costs-Maintenance	1	01	4430.09	5	1,967.21	13.11	1,967.21	13.11	0.00	(1,967.21)	-100.00 %
Garbage and Trash Collection	1	01	4431	5	87.74	0.58	87.74	0.58	0.00	(87.74)	-100.00 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,336.67	8.91	1,336.67	8.91	0.00	(1,336.67)	-100.00 %
Total Ordinary Maintenance and Operation					10,333.82	68.89	10,333.82	68.89	0.00	(10,333.82)	-100.00 %
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	11,085.88	73.91	11,085.88	73.91	0.00	(11,085.88)	-100.00 %
Total Protective Services					11,085.88	73.91	11,085.88	73.91	0.00	(11,085.88)	-100.00 %
General Expense											
Insurance -Property (Fire & EC)	1	01	4510.01	5	12,909.61	86.06	12,909.61	86.06	0.00	(12,909.61)	-100.00 %
Insurance - General Liability	1	01	4510.02	5	130.40	0.87	130.40	0.87	0.00	(130.40)	-100.00 %
Insurance - Automobile	1	01	4510.03	5	819.49	5.46	819.49	5.46	0.00	(819.49)	-100.00 %
Insurance - Workman's Comp	1	01	4510.04	5	531.55	3.54	531.55	3.54	0.00	(531.55)	-100.00 %
Insurance - Fidelity Bond	1	01	4510.09	5	168.38	1.12	168.38	1.12	0.00	(168.38)	-100.00 %
Insurance - Windstorm	1	01	4510.15	5	16,843.90	112.29	16,843.90	112.29	0.00	(16,843.90)	-100.00 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	2,589.00	17.26	0.00	(2,589.00)	-100.00 %
Collection Losses	1	01	4570	5	3,786.00	25.24	3,786.00	25.24	0.00	(3,786.00)	-100.00 %
Total General Expense					37,778.33	251.86	37,778.33	251.86	0.00	(37,778.33)	-100.00 %
Other Expenditures											
Property Better & Add-Contract Costs	1	01	7540.4	5	70,300.70	468.67	70,300.70	468.67	0.00	(70,300.70)	-100.00 %
Operating Exp For Property - Contra	1	01	7590	5	(70,300.70)	(468.67)	(70,300.70)	(468.67)	0.00	70,300.70	100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(88,319.49)	(588.80)	(88,319.49)	(588.80)	0.00	(88,319.49)	100.00 %
Net Income (Loss)					27,147.20	181.02	27,147.20	180.98	0.00	27,147.20	100.00 %

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: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended April 30, 2026	PUM	1 Month(s) Ended April 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 02 3110	5		28,579.00	193.10	28,579.00	193.10	0.00	28,579.00	100.00 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	350.00	2.36	0.00	350.00	100.00 %
Total Rental Income					28,929.00	195.47	28,929.00	195.47	0.00	28,929.00	-100.00 %
Other Income											
Interest Earned - Bank Stmt		1 02 3610.01	5		1,593.80	10.77	1,593.80	10.77	0.00	1,593.80	100.00 %
Other Income - Tenants		1 02 3690	5		6,127.00	41.40	6,127.00	41.40	0.00	6,127.00	100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		8,826.94	59.64	8,826.94	59.64	0.00	8,826.94	100.00 %
Total Other Income					16,547.74	111.81	16,547.74	111.81	0.00	16,547.74	-100.00 %
Other Receipts											
Operating Subsidy - 2026		1 02 8020.26	0		96,202.40	650.02	96,202.40	650.02	0.00	96,202.40	100.00 %
Total Other Receipts					96,202.40	650.02	96,202.40	650.02	0.00	96,202.40	-100.00 %
Total Revenue					141,679.14	957.29	141,679.14	957.29	0.00	141,679.14	100.00 %
Administrative Expense											
Nontechnical Salaries		1 02 4110	5		7,122.51	48.13	7,122.51	48.13	0.00	(7,122.51)	-100.00 %
Travel		1 02 4150	5		(804.84)	(5.44)	(804.84)	(5.44)	0.00	804.84	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		3,370.28	22.77	3,370.28	22.77	0.00	(3,370.28)	-100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		97.15	0.66	97.15	0.66	0.00	(97.15)	-100.00 %
Membership Dues and Fees		1 02 4190.12	5		1,423.74	9.62	1,423.74	9.62	0.00	(1,423.74)	-100.00 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		5,382.06	36.37	5,382.06	36.37	0.00	(5,382.06)	-100.00 %
Forms & Office Supplies		1 02 4190.17	5		7,177.56	48.50	7,177.56	48.50	0.00	(7,177.56)	-100.00 %
Other Sundry Expense		1 02 4190.18	5		199.00	1.34	199.00	1.34	0.00	(199.00)	-100.00 %
Administrative Contact Costs		1 02 4190.19	5		3,988.22	26.95	3,988.22	26.95	0.00	(3,988.22)	-100.00 %
Management Fee Expense - AMP		1 02 4190.21	5		9,794.88	66.18	9,794.88	66.18	0.00	(9,794.88)	-100.00 %
Asset Management Fee - AMP		1 02 4190.22	5		1,480.00	10.00	1,480.00	10.00	0.00	(1,480.00)	-100.00 %
AMP Bookkeeping Fees		1 02 4190.23	5		1,080.00	7.30	1,080.00	7.30	0.00	(1,080.00)	-100.00 %
IT Fees - COCC		1 02 4190.24	5		296.00	2.00	296.00	2.00	0.00	(296.00)	-100.00 %
Total Administrative Expense					40,606.56	274.37	40,606.56	274.37	0.00	(40,606.56)	-100.00 %
Tenant Services											
Tenant Services - Salaries		1 02 4210	5		504.00	3.41	504.00	3.41	0.00	(504.00)	-100.00 %
Total Tenant Services					504.00	3.41	504.00	3.41	0.00	(504.00)	-100.00 %
Utilities Expense											
Water		1 02 4310	5		71.72	0.48	71.72	0.48	0.00	(71.72)	-100.00 %
Other Utility Expense - Sewer		1 02 4390	5		21.48	0.15	21.48	0.15	0.00	(21.48)	-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
 BONITA PARK
 U/M Month: 148 - U/M YTD: 148 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2026		April 30, 2026				
Total Utilities Expense					93.20	0.63	93.20	0.63	0.00	(93.20)	-100.00 %
Ordinary Maintenance and Operation											
Labor	1	02	4410	5	2,685.75	18.15	2,685.75	18.15	0.00	(2,685.75)	-100.00 %
Materials	1	02	4420	5	173.37	1.17	173.37	1.17	0.00	(173.37)	-100.00 %
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	750.00	5.07	750.00	5.07	0.00	(750.00)	-100.00 %
Contract Costs-Maint Cell Phone	1	02	4430.04	5	16.58	0.11	16.58	0.11	0.00	(16.58)	-100.00 %
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	79.97	0.54	79.97	0.54	0.00	(79.97)	-100.00 %
Contract Costs-Maintenance	1	02	4430.09	5	3,769.69	25.47	3,769.69	25.47	0.00	(3,769.69)	-100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	0.20	30.00	0.20	0.00	(30.00)	-100.00 %
Garbage and Trash Collection	1	02	4431	5	66.81	0.45	66.81	0.45	0.00	(66.81)	-100.00 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,052.76	13.87	2,052.76	13.87	0.00	(2,052.76)	-100.00 %
Total Ordinary Maintenance and Operation					9,624.93	65.03	9,624.93	65.03	0.00	(9,624.93)	-100.00 %
Protective Services											
Protective Services - Contract Costs	1	02	4480	5	3,962.44	26.77	3,962.44	26.77	0.00	(3,962.44)	-100.00 %
Total Protective Services					3,962.44	26.77	3,962.44	26.77	0.00	(3,962.44)	-100.00 %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	12,909.61	87.23	12,909.61	87.23	0.00	(12,909.61)	-100.00 %
Insurance - General Liability	1	02	4510.02	5	118.55	0.80	118.55	0.80	0.00	(118.55)	-100.00 %
Insurance - Automobile	1	02	4510.03	5	819.49	5.54	819.49	5.54	0.00	(819.49)	-100.00 %
Insurance - Workman's Comp	1	02	4510.04	5	500.28	3.38	500.28	3.38	0.00	(500.28)	-100.00 %
Insurance - Fidelity Bond	1	02	4510.09	5	158.48	1.07	158.48	1.07	0.00	(158.48)	-100.00 %
Insurance - Windstorm	1	02	4510.15	5	10,553.34	71.31	10,553.34	71.31	0.00	(10,553.34)	-100.00 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	19.49	2,885.00	19.49	0.00	(2,885.00)	-100.00 %
Collection Losses	1	02	4570	5	19.00	0.13	19.00	0.13	0.00	(19.00)	-100.00 %
Total General Expense					27,963.75	188.94	27,963.75	188.94	0.00	(27,963.75)	-100.00 %
Total Expenses					(82,754.88)	(559.15)	(82,754.88)	(559.15)	0.00	(82,754.88)	100.00 %
Net Income (Loss)					58,924.26	398.12	58,924.26	398.14	0.00	58,924.26	100.00 %

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

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	PUM	1 Month(s) Ended April 30, 2026	PUM	Budget	Variance	Variance %
Rental Income									
Dwelling Rental	1 03 3110	5	34,690.00	173.45	34,690.00	173.45	0.00	34,690.00	100.00 %
Total Rental Income			34,690.00	173.45	34,690.00	173.45	0.00	34,690.00	-100.00 %
Other Income									
Interest Earned on Gen Fund Investments	1 03 3610	5	3,199.51	16.00	3,199.51	16.00	0.00	3,199.51	100.00 %
Other Income-Tenants	1 03 3690	5	5,756.00	28.78	5,756.00	28.78	0.00	5,756.00	100.00 %
Other Income - Misc Other Revenue	1 03 3690.1	5	86.38	0.43	86.38	0.43	0.00	86.38	100.00 %
Other Income - Gain/Loss on Sale of Equi	1 03 3690.88	5	3,443.50	17.22	3,443.50	17.22	0.00	3,443.50	100.00 %
Total Other Income			12,485.39	62.43	12,485.39	62.43	0.00	12,485.39	-100.00 %
Other Receipts									
Operating Subsidy - 2026	1 03 8020.26	0	108,696.13	543.48	108,696.13	543.48	0.00	108,696.13	100.00 %
Total Other Receipts			108,696.13	543.48	108,696.13	543.48	0.00	108,696.13	-100.00 %
Total Revenue			155,871.52	779.36	155,871.52	779.36	0.00	155,871.52	100.00 %
Administrative Expense									
Nontechnical Salaries	1 03 4110	5	7,065.83	35.33	7,065.83	35.33	0.00	(7,065.83)	-100.00 %
Staff Training	1 03 4140	5	425.00	2.13	425.00	2.13	0.00	(425.00)	-100.00 %
Travel	1 03 4150	5	(804.84)	(4.02)	(804.84)	(4.02)	0.00	804.84	100.00 %
Employee Benefits Cont - Admin	1 03 4182	5	4,442.99	22.21	4,442.99	22.21	0.00	(4,442.99)	-100.00 %
Postage/FedEx/UPS	1 03 4190.03	5	97.15	0.49	97.15	0.49	0.00	(97.15)	-100.00 %
Membership Dues and Fees	1 03 4190.12	5	1,638.88	8.19	1,638.88	8.19	0.00	(1,638.88)	-100.00 %
Telephone/Cell Phone/Internet	1 03 4190.13	5	9,143.56	45.72	9,143.56	45.72	0.00	(9,143.56)	-100.00 %
Rental of Warehouse Space	1 03 4190.14	5	864.00	4.32	864.00	4.32	0.00	(864.00)	-100.00 %
Forms & Office Supplies	1 03 4190.17	5	5,898.76	29.49	5,898.76	29.49	0.00	(5,898.76)	-100.00 %
Administrative Contact Costs	1 03 4190.19	5	4,891.75	24.46	4,891.75	24.46	0.00	(4,891.75)	-100.00 %
Management Fee Expense - AMP	1 03 4190.21	5	13,399.94	67.00	13,399.94	67.00	0.00	(13,399.94)	-100.00 %
Asset Management Fee - AMP	1 03 4190.22	5	2,000.00	10.00	2,000.00	10.00	0.00	(2,000.00)	-100.00 %
AMP Bookkeeping Fees	1 03 4190.23	5	1,477.50	7.39	1,477.50	7.39	0.00	(1,477.50)	-100.00 %
IT Fees - COCC	1 03 4190.24	5	400.00	2.00	400.00	2.00	0.00	(400.00)	-100.00 %
Total Administrative Expense			50,940.52	254.70	50,940.52	254.70	0.00	(50,940.52)	-100.00 %
Tenant Services									
Tenant Services - Salaries	1 03 4210	5	672.00	3.36	672.00	3.36	0.00	(672.00)	-100.00 %
Total Tenant Services			672.00	3.36	672.00	3.36	0.00	(672.00)	-100.00 %
Utilities Expense									
Water	1 03 4310	5	2.57	0.01	2.57	0.01	0.00	(2.57)	-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
 HHA Low Rent
 Le MOYNE GARDENS
 U/M Month: 200 - U/M YTD: 200 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended	PUM	1 Month(s) Ended	PUM	Budget	Variance	Variance %
					April 30, 2026		April 30, 2026				
Other Utility Expense - Sewer	1	03	4390	5	5.86	0.03	5.86	0.03	0.00	(5.86)	-100.00 %
Total Utilities Expense					8.43	0.04	8.43	0.04	0.00	(8.43)	-100.00 %
Ordinary Maintenance and Operation											
Labor	1	03	4410	5	3,027.70	15.14	3,027.70	15.14	0.00	(3,027.70)	-100.00 %
Materials	1	03	4420	5	736.55	3.68	736.55	3.68	0.00	(736.55)	-100.00 %
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	2,175.00	10.88	2,175.00	10.88	0.00	(2,175.00)	-100.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,125.00	5.63	1,125.00	5.63	0.00	(1,125.00)	-100.00 %
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.12	0.11	22.12	0.11	0.00	(22.12)	-100.00 %
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	0.10	0.00	0.10	0.00	0.00	(0.10)	-100.00 %
Contract Costs-Maintenance	1	03	4430.09	5	1,693.20	8.47	1,693.20	8.47	0.00	(1,693.20)	-100.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	9,975.00	49.88	9,975.00	49.88	0.00	(9,975.00)	-100.00 %
Contact Costs-Electrical Contracts	1	03	4430.21	5	3,990.00	19.95	3,990.00	19.95	0.00	(3,990.00)	-100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	15.00	0.08	15.00	0.07	0.00	(15.00)	-100.00 %
Garbage and Trash Collection	1	03	4431	5	237.49	1.19	237.49	1.19	0.00	(237.49)	-100.00 %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,476.28	7.38	1,476.28	7.38	0.00	(1,476.28)	-100.00 %
Total Ordinary Maintenance and Operation					24,473.44	122.37	24,473.44	122.37	0.00	(24,473.44)	-100.00 %
Protective Services											
Protective Services - Contract Costs	1	03	4480	5	5,253.20	26.27	5,253.20	26.27	0.00	(5,253.20)	-100.00 %
Total Protective Services					5,253.20	26.27	5,253.20	26.27	0.00	(5,253.20)	-100.00 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	15,675.96	78.38	15,675.96	78.38	0.00	(15,675.96)	-100.00 %
Insurance - General Liability	1	03	4510.02	5	177.83	0.89	177.83	0.89	0.00	(177.83)	-100.00 %
Insurance - Automobile	1	03	4510.03	5	1,104.53	5.52	1,104.53	5.52	0.00	(1,104.53)	-100.00 %
Insurance - Workman's Comp	1	03	4510.04	5	844.22	4.22	844.22	4.22	0.00	(844.22)	-100.00 %
Insurance - Fidelity Bond	1	03	4510.09	5	267.44	1.34	267.44	1.34	0.00	(267.44)	-100.00 %
Insurance - Windstorm	1	03	4510.15	5	13,633.50	68.17	13,633.50	68.17	0.00	(13,633.50)	-100.00 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	15.66	3,132.00	15.66	0.00	(3,132.00)	-100.00 %
Collection Losses	1	03	4570	5	1,832.00	9.16	1,832.00	9.16	0.00	(1,832.00)	-100.00 %
Total General Expense					36,667.48	183.34	36,667.48	183.34	0.00	(36,667.48)	-100.00 %
Other Expenditures											
Replacement Of Non-Expend Equipment	1	03	7520	5	(44,598.00)	(222.99)	(44,598.00)	(222.99)	0.00	44,598.00	100.00 %
Operating Exp For Property - Contra	1	03	7590	5	44,598.00	222.99	44,598.00	222.99	0.00	(44,598.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(118,015.07)	(590.08)	(118,015.07)	(590.08)	0.00	(118,015.07)	100.00 %
Net Income (Loss)					37,856.45	189.25	37,856.45	189.28	0.00	37,856.45	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: 11 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	PUM	1 Month(s) Ended April 30, 2026	PUM	Budget	Variance	Variance %	
Rental Income										
Dwelling Rental	3	01 3110	5	4,800.00	600.00	4,800.00	600.00	0.00	4,800.00	100.00 %
Total Rental Income				4,800.00	600.00	4,800.00	600.00	0.00	4,800.00	-100.00 %
Other Income										
Interest Earned on Gen Fund Investments	3	01 3610	5	158.49	19.81	158.49	19.81	0.00	158.49	100.00 %
Other Income-Tenants	3	01 3690	5	389.00	48.63	389.00	48.63	0.00	389.00	100.00 %
Total Other Income				547.49	68.44	547.49	68.44	0.00	547.49	-100.00 %
Total Revenue				5,347.49	668.44	5,347.49	668.44	0.00	5,347.49	100.00 %
Administrative Expense										
Nontechnical Salaries	3	01 4110	5	281.60	35.20	281.60	35.20	0.00	(281.60)	-100.00 %
Employee Benefits Cont - Admin	3	01 4182	5	100.22	12.53	100.22	12.53	0.00	(100.22)	-100.00 %
Other Sundry Expense	3	01 4190.18	5	191.26	23.91	191.26	23.91	0.00	(191.26)	-100.00 %
BOARD MEETING EXPENSES	3	01 4190.9	5	300.00	37.50	300.00	37.50	0.00	(300.00)	-100.00 %
Total Administrative Expense				873.08	109.14	873.08	109.14	0.00	(873.08)	-100.00 %
Tenant Services										
Ten Services - Recreation, Pubs, Other	3	01 4220	5	198.98	24.87	198.98	24.87	0.00	(198.98)	-100.00 %
Total Tenant Services				198.98	24.87	198.98	24.87	0.00	(198.98)	-100.00 %
Utilities Expense										
Water	3	01 4310	5	30.73	3.84	30.73	3.84	0.00	(30.73)	-100.00 %
Other Utility Expense - Sewer	3	01 4390	5	50.78	6.35	50.78	6.35	0.00	(50.78)	-100.00 %
Total Utilities Expense				81.51	10.19	81.51	10.19	0.00	(81.51)	-100.00 %
Ordinary Maintenance and Operation										
Labor	3	01 4410	5	55.35	6.92	55.35	6.92	0.00	(55.35)	-100.00 %
Contract Cots-Extermination	3	01 4430.01	5	99.00	12.38	99.00	12.38	0.00	(99.00)	-100.00 %
Garbage and Trash Collection	3	01 4431	5	95.94	11.99	95.94	11.99	0.00	(95.94)	-100.00 %
Emp Benefit Cont - Maintenance	3	01 4433	5	20.44	2.56	20.44	2.56	0.00	(20.44)	-100.00 %
Total Ordinary Maintenance and Operation				270.73	33.84	270.73	33.84	0.00	(270.73)	-100.00 %
General Expense										
Insurance -Property (Fire & EC)	3	01 4510.01	5	2,305.29	288.16	2,305.29	288.16	0.00	(2,305.29)	-100.00 %
Insurance - General Liability	3	01 4510.02	5	17.78	2.22	17.78	2.22	0.00	(17.78)	-100.00 %
Insurance - Windstorm	3	01 4510.15	5	906.17	113.27	906.17	113.27	0.00	(906.17)	-100.00 %
Total General Expense				3,229.24	403.65	3,229.24	403.65	0.00	(3,229.24)	-100.00 %

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: 11 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	PUM	1 Month(s) Ended April 30, 2026	PUM	Budget	Variance	Variance %
Total Expenses			(4,653.54)	(581.69)	(4,653.54)	(581.69)	0.00	(4,653.54)	100.00 %
Net Income (Loss)			693.95	86.74	693.95	86.74	0.00	693.95	100.00 %

Housing Authority of the City of Harlingen Budgeted Income Statement Voucher

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended April 30, 2026	1 Month(s) Ended April 30, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		57,153.00	57,153.00	0.00	57,153.00	100.00 %
Interest Income HA Portion	7 01 3300 5		167.13	167.13	0.00	167.13	100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		47.50	47.50	0.00	47.50	100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		108.67	108.67	0.00	108.67	100.00 %
HAP Earned Income	7 01 4902 5		297,365.20	297,365.20	0.00	297,365.20	100.00 %
Total Operating Income			354,841.50	354,841.50	0.00	354,841.50	-100.00 %
Total Revenue			354,841.50	354,841.50	0.00	354,841.50	100.00 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		3,715.85	3,715.85	0.00	(3,715.85)	-100.00 %
STAFF TRAINING	7 01 4140 5		850.00	850.00	0.00	(850.00)	-100.00 %
Travel	7 01 4150 5		(2,414.52)	(2,414.52)	0.00	2,414.52	100.00 %
Office Rent & Utilities	7 01 4180 5		1,068.00	1,068.00	0.00	(1,068.00)	-100.00 %
Employee Benefits Cont - Admin	7 01 4182 5		3,534.78	3,534.78	0.00	(3,534.78)	-100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		482.56	482.56	0.00	(482.56)	-100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,459.41	1,459.41	0.00	(1,459.41)	-100.00 %
Administrative Contact Costs	7 01 4190.19 5		5,415.83	5,415.83	0.00	(5,415.83)	-100.00 %
Asset Management Fee - AMP	7 01 4190.22 5		8,988.00	8,988.00	0.00	(8,988.00)	-100.00 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,617.50	5,617.50	0.00	(5,617.50)	-100.00 %
Asset Management Fee - AMP	7 03 4190.22 5		984.00	984.00	0.00	(984.00)	-100.00 %
AMP Bookkeeping Fees	7 03 4190.23 5		615.00	615.00	0.00	(615.00)	-100.00 %
Total Administrative Expense			30,316.41	30,316.41	0.00	(30,316.41)	-100.00 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,075.78	1,075.78	0.00	(1,075.78)	-100.00 %
Materials	7 01 4420 5		173.39	173.39	0.00	(173.39)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5		55.03	55.03	0.00	(55.03)	-100.00 %
Total Operating Expenses			1,304.20	1,304.20	0.00	(1,304.20)	-100.00 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		249.41	249.41	0.00	(249.41)	-100.00 %
Insurance - Workman's Comp	7 01 4510.04 5		531.55	531.55	0.00	(531.55)	-100.00 %
Insurance - Fidelity Bond	7 01 4510.09 5		168.38	168.38	0.00	(168.38)	-100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		337.65	337.65	0.00	(337.65)	-100.00 %
Portability - Port In Deposits	7 01 4590.PID 5		(2,033.00)	(2,033.00)	0.00	2,033.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		2,033.00	2,033.00	0.00	(2,033.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		2,284.15	2,284.15	0.00	(2,284.15)	-100.00 %
Portability - Port In Deposits	7 03 4590.PID 5		(1,295.20)	(1,295.20)	0.00	1,295.20	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		1,295.20	1,295.20	0.00	(1,295.20)	-100.00 %
Total General Expense			3,571.14	3,571.14	0.00	(3,571.14)	-100.00 %
Housing Assistance Payments							
HAP Payments - Rents	7 01 4715.1 5		467,632.00	467,632.00	0.00	(467,632.00)	-100.00 %
HAP Payments - Utilities	7 01 4715.4 5		7,582.00	7,582.00	0.00	(7,582.00)	-100.00 %
HAP Payments - Port Out	7 01 4715.PO 5		3,663.00	3,663.00	0.00	(3,663.00)	-100.00 %
HAP Payments - Rents	7 02 4715.1 5		3,836.00	3,836.00	0.00	(3,836.00)	-100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5		20,591.50	20,591.50	0.00	(20,591.50)	-100.00 %
HAP Payments - Utilities - VASH	7 03 4715.4 5		101.00	101.00	0.00	(101.00)	-100.00 %
HAP Payments - Port Out	7 03 4715.PO 5		21,841.00	21,841.00	0.00	(21,841.00)	-100.00 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5		527.00	527.00	0.00	(527.00)	-100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5		889.00	889.00	0.00	(889.00)	-100.00 %
Total Housing Assistance Payments			526,662.50	526,662.50	0.00	(526,662.50)	-100.00 %
Total Expenses			(561,854.25)	(561,854.25)	0.00	(561,854.25)	100.00 %
Total Net Income (Loss)			(207,012.75)	(207,012.75)	0.00	(207,012.75)	100.00 %

HARLINGEN



Housing Authority

REGULAR BOARD MEETING
WEDNESDAY, JUNE 17, 2026

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
35	32691	\$2,543.00
99	34189	\$540.00
Bonita Park Total		\$3,083.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
20	29790	\$484.00
Sunset Terrace Total		\$484.00
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
53	32674	\$2,013.00
113	32330	\$391.00
144	25649	\$710.00
Le Moyne Gardens Total		\$3,114.00
Grand Total		\$6,681.00

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: 06/01/26

FOR THE MONTH OF MAY 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 35	32691	\$200.00	\$1,677.00	\$781.00	\$25.00	\$260.00	\$0.00	\$2,543.00	Abandoned Nonpayment of retroactive rent/balance due, rent, late fee, and sales and service fees

Retroactive Rent: \$1,677.00 + Rent due: May 2026 \$781.00 + Late Fee: May 2026 \$25.00 + Sales & Service Fees: Cleaning of Refrigerator \$50.00 + Cleaning of Stove \$50.00 + Cleaning of Restroom \$50.00 + Key and Lock Replacement \$110.00 = \$2,743.00 - Security Deposit \$200.00 = \$2,543.00

BP 99	34189	\$200.00	\$0.00	\$605.00	\$25.00	\$110.00	\$0.00	\$540.00	Abandoned Nonpayment of rent, late fee, and sales and service fee
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Rent Due: May 2026 \$605.00 + Late Fee: May 2026 \$25.00 + Sales & Service Fee: Key and Lock Replacement \$110.00 = \$740.00 - Security Deposit \$200.00 = \$540.00

ST 20	29790	\$200.00	\$0.00	\$84.00	\$25.00	\$575.00	\$0.00	\$484.00	Vacated Rent due, Late fee and Sales and Service fees
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Rent Due: April 2026 (Partial) \$84.00 + Late Fee: April 2026 \$25.00 + Sales & Service Fees: Spectrum \$35.00 + Trash Removal \$30.00 + Cleaning of Stove \$50.00 + Cleaning of Refrigerator \$50.00 + Cleaning of Restroom \$50.00 + Key and Lock Replacement \$110.00 + Wall Repairs \$250.00 = \$684.00 - Security Deposit \$200.00 = \$484.00

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	TOTALS	\$600.00	\$1,677.00	\$1,470.00	\$75.00	\$945.00	\$0.00	\$3,567.00	
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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: 06/01/26

FOR THE MONTH OF MAY 2026

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
53	32674	\$200.00	\$1,555.00	\$0.00	\$0.00	\$658.00	\$0.00	\$2,013.00	Vacated Nonpayment of retroactive rent/balance due, and sales and service fees

Retroactive Rent/Balance Due: \$1,555.00 + Sales and Service Fees: Refrigerator Replacement \$658.00 = \$2,213.00 - Security Deposit \$200.00 = \$2,013.00

113	32330	\$200.00	\$0.00	\$566.00	\$25.00	\$0.00	\$0.00	\$391.00	Vacated Nonpayment of rent and late fee
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Rent due: April 2026 \$556.00 + Late Fee: April 2026 \$25.00 = \$591.00 - Security Deposit \$200.00 = \$391.00

144	25649	\$200.00	\$440.00	\$445.00	\$25.00	\$0.00	\$0.00	\$710.00	Vacated Nonpayment of retroactive rent/balance due, rent, and late fee
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Retroactive Rent/Balance Due: \$440.00 + Rent due: April 2026 \$445.00 + Late Fee: April 2026 \$25.00 = \$910.00 - Security Deposit \$200.00 = \$710.00

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	TOTALS	\$600.00	\$1,995.00	\$1,011.00	\$50.00	\$658.00	\$0.00	\$3,114.00	
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Board Resolution No. 1534
Housing Authority of the City of Harlingen
Resolution to Adopt Flat Rate Material/Service Charges

WHEREAS, the Board of Commissioners of the Harlingen Housing Authority met in regular session on June 17, 2026, to consider and take action to adopt the Harlingen Housing Authority's revised Schedule of Flat Rate Materials/Service Charges for the Low Rent Program.

And, after careful review and due consideration of the matter, the Board voted to approve the Harlingen Housing Authority's revised Schedule of Flat Rate Materials/Service Charges for Management-provided services in the Low Rent Program.

Considered and adopted this 17th day of June 2026 by the Board of Commissioners of the Harlingen Housing Authority.

NOW THEREFORE, be it resolved that on June 17, 2026, the Board of Commissioners adopts the attached revised Flat Rate Material/Service Charges dated July 1, 2026, and incorporates it into the Admissions and Continued Occupancy Policy for implementation as set forth in the policy.

 Carlos “Charlie” Perez Date
 Chairperson-Board of Commissioners

 Hilda Benavides Date
 Chief Executive Officer

**Revised Flat Rate Material and Service Charges Summary
Resolution No. 1534**

June 17, 2026

The flat rate material and service charges are established and provided to residents with the lease agreement. Residents are responsible for paying reasonable charges for the repair or replacement of damage to the dwelling unit caused intentionally or through negligence.

Due to rising material costs, the Harlingen Housing Authority has revised the flat rate material and service charges. The previous update was approved by the Board in December 2018 and became effective on January 1, 2019.

The charges are intended to reflect, as closely as possible, to the actual cost of the materials used. Service charges include a labor fee of \$15.00 per hour, in compliance with Davis-Bacon wage determinations.

Any item not listed on this schedule will be charged on an actual cost basis (rounded up), plus a labor fee of \$15.00 per hour.

HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS

SCHEDULE OF FLAT RATE CHARGES

To: All tenants of this Housing Authority, those who reside at Los Vecinos, Bonita Park, Le Moyne Gardens, and Sunset Terrace.

Effective date: July 01, 2026

Management-Provided Services: These charges will be assessed by Management against each tenant for any of the following services provided to the tenant or the tenant's apartment.

Charges for damages to the PHA property: As provided in the tenant dwelling lease, the tenant agrees to keep his/her apartment in good condition and to pay reasonable charges for repair or replacement of intentionally or negligently caused damage to the leased premises or development. The charges are set forth below and are as close as possible to the actual cost of the materials used. Additionally, there will be a labor charge of \$15.00 per hour.

GENERAL REPLACEMENT COSTS:

40-watt light bulb	\$2.00 per bulb	Range Top Grate	\$26.00 each
60-watt light bulb	\$2.00 per bulb	Rangehood	\$99.00
9 Volt Battery	\$3.00 each	Rangehood Filters	\$5.00
Broiler Pan Rack	\$31.00	Removal of Debris from Sewer Roof Vent	\$30.00 per hour
Burner Drip Catcher (Large)	\$23.00 each	Screen Door Latch	\$25.00 each
Burner Drip Catcher (Small)	\$14.00 each	Screen Door Piston	\$20.00 each
Carbon Monoxide Alarm	\$56.00 each	Sheetrock repairs	\$15.00 per hour plus material
Carbon Monoxide Tampering	\$50.00 each		
Cleaning of Apartment	\$15.00 per hour	Shower Rod	\$24.00 per rod
Cleaning of Refrigerator	\$75.00	Sink Basket	\$3.00 each
Cleaning of Restroom	\$75.00	Sink Stopper	\$2.00 each
Cleaning of Stove	\$75.00	Smoke Alarm	\$34.00 each
		Smoke Alarm Tampering	\$50.00 each
Electric Stove Burners(Large)	\$25.00 each	Spectrum Monthly Fee	Actual Cost
Electric Stove Burners(Small)	\$37.00 each	Storm Screen Door	\$200.00 per door
Fire Extinguisher Replacement	\$55.00	Stove Burner Knob	\$21.00 each
Fire Extinguisher Replacement (refill)	\$12.00	Toilet Seats	\$20.00
Interior Door Replacement	\$200.00	Tub Stopper	\$5.00 each
Key Replacement	\$15.00 per key	Tub Strainer	\$5.00 each
Kitchen Lens Cover	\$16.00 per cover	Unauthorized Painting	\$15.00 per hour
Kitchen Sink Strainer	\$5.00	Unauthorized Parking on Lawn	\$50.00
Light Lens Cover	\$12.00 per lens	Unclogging (Plumbing)	\$30.00
Lock Cylinder Change	\$55.00	Weather Seal	\$14.00
Oven Control Knob	\$60.00 each		

Notice and Time of Service: Management will perform the services as set forth herein during reasonable hours and will not enter the tenant's apartment until giving the tenant advance notice of the time, date, and purpose. Management shall have the right to enter the tenant's apartment without prior notice if management reasonably believes that an emergency exists that requires such access.

There will be a \$50.00 fee plus labor and materials for services provided after regular business hours, on holidays, and on weekends. Our regular business hours are from 8:00 a.m. to 5:00 p.m. Monday through Friday.

Any item not listed on this schedule will be charged on an **“actual cost basis”** (rounded up), plus a labor cost of \$15.00 per hour.

Posted for Public Notice: May 01, 2026

_____	_____
Signature of Tenant	Date
_____	_____
Signature of Other Adult	Date
_____	_____
Signature of Other Adult	Date
_____	_____
Signature of Other Adult	Date

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HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS

SCHEDULE OF FLAT RATE /MATERIAL SERVICE CHARGES

TO: All tenants of this Housing Authority, those that reside at Los Vecinos, Bonita Park, Le Moyne Gardens and Sunset Terrace.

Effective date: January 1, 2019

Management-Provided Services: These charges will be assessed by Management against each tenant for any of the following services that are provided for the tenant or the tenant's apartment.

Yard Care: A charge will be made in the event a tenant fails to or does not wish to care for his/her own yard. Management, after notifying the tenant, will provide yard care service at a minimum rate of \$30.00 plus \$15.00 for any trash that is picked up (depending on the height of the grass) per service call.

Charges for damages to the PHA property: As provided in the tenant dwelling lease, the tenant agrees to keep his/her apartment in good condition and to pay reasonable charges for repair or replacement of intentionally or negligently caused damage to the leased premises or development. The charges are set forth below and are as near as possible to the actual cost for materials used. Additionally, there will be a labor charge of \$15.00 per hour.

GENERAL REPLACEMENT COSTS:

Key Replacement	15.00	Electric Stove Burners, Large	21.00
Light Bulbs (60 watt)	2.00	Electric Stove Burners, small	15.00
Light Fixture	12.00	Broiler Pan	20.00
Kitchen Ceiling Globe	16.00	Broiler Pan Rack	20.00
Bathtub Soap Dish (ceramic)	10.00	Top Grate (Range)	16.00
Shower Rod	12.00	Burner Knob	21.00
Freezer Door Gasket	80.00	Heat Control Knob (Oven)	19.00
Refrigerator Light Bulb	5.00	Oven Door Handle	60.00
Refrigerator Door Gasket	80.00	Burner Drip Catcher (Large)	23.00
Chiller Tray	85.00	Burner Drip Catcher (Small)	14.00
Curtain Rod (Large)	12.00	Smoke Alarm	15.00
Wire Shelves (refrigerators)	62.00	Curtain Rod (Small)	9.00
Vandal Proof Window Screen	95.00	Screen Door Chain	15.00
Screen Door Pistons	20.00	Screen Door Latch	25.00
Vandal Proof Screen Doors	195.00	Lock Cylinder Change (ea.)	55.00
Weather seals	14.00	Toilet Seat	20.00
Range Hood	48.00	Opening of Doors	15.00
9-Volt Battery	5.00	Tub Stopper	5.00
Sink Stopper	5.00	Tub Strainer	5.00
Sink Strainer	5.00	Kitchen Sink Strainer	5.00
Vent for Water Heater Closet	5.00		

OTHER CHARGES:

Paint Over Unauthorized Painting	15.00	per hour
Damaged Flowers, Shrubs, etc.	10.00	minimum
Cleaning of Apartment	15.00	per hour
Clogged Up Plumbing	30.00	minimum
Bathroom Cleaning	50.00	minimum
Unauthorized Parking on Lawns	30.00	each time
Refrigerator Cleaning	50.00	minimum
Stove Cleaning	50.00	minimum
Removal of Debris from Roof, Sewage Vent	30.00	per hour
Sheetrock damage or holes	15.00	per hour plus materials

Notice and Time of Service: Management will perform the services as set forth herein during reasonable hours, and management will not enter the tenant’s apartment until having given advance notice to the tenant of the time, date and purpose. Management shall have the right to enter the tenant’s apartment without prior notice if management reasonably believes that an emergency exists that requires such access.

There will be a \$35.00 fee plus labor and material for services provided after regular business hours and on holidays and weekends. Our regular business hours are from 8:00AM to 5:00 PM Monday through Friday.

Any item not listed on this schedule will be charged on an **“actual cost basis”** (rounded up) plus labor cost per hour at 15.00 an hour.

Posted For Public Notice: October 22, 2018

_____	_____
Signature of Tenant	Date
_____	_____
Signature of Spouse	Date
_____	_____
Signature of Other Adult	Date

City of Harlingen Housing Authority

April 2026

Bank Balances

Comparative Income Statements/Charts

Accounting Report for May 2026 Activities

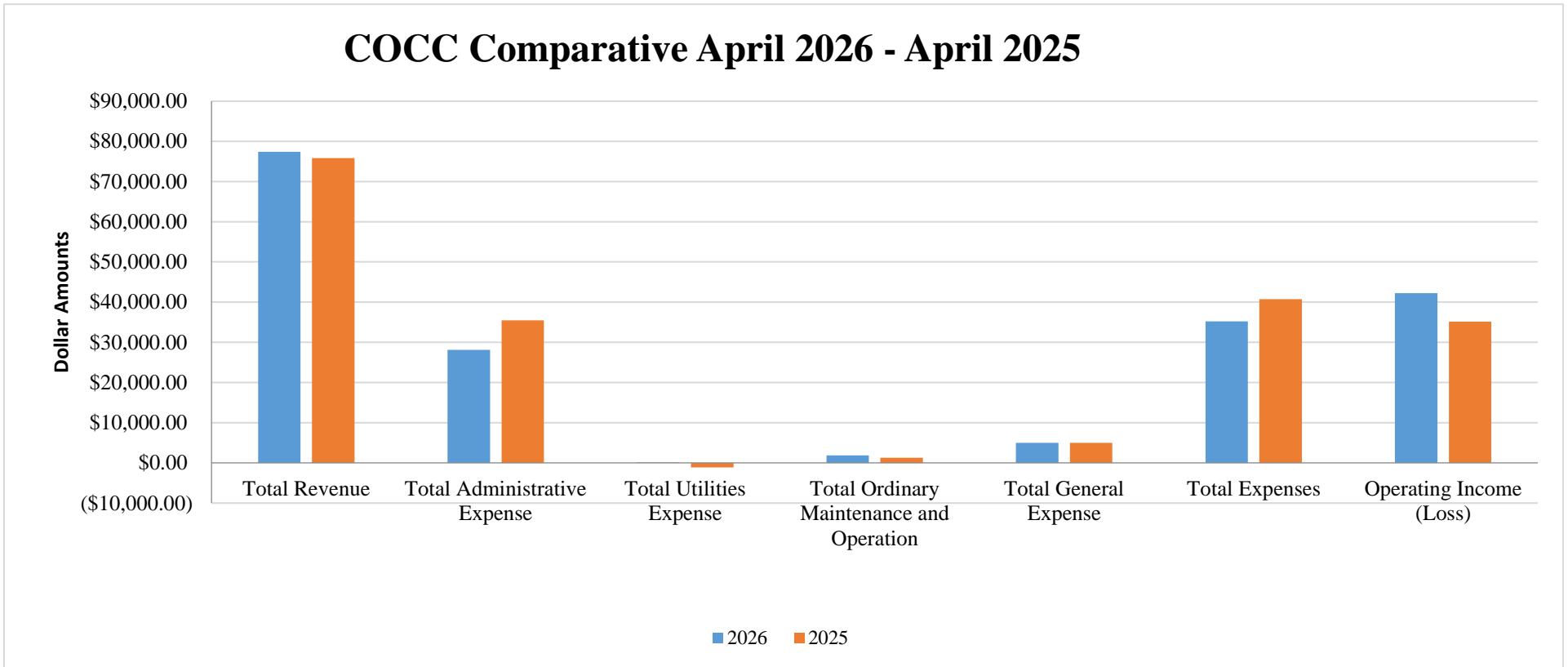


Bank Balances- Reserves as of 4/30/2026

	April 2026 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$61,484.44 COCC Investment Account		
\$337,143.77 COCC General Fund	\$35,197.91	11.33
Low Rent Reserves:		
\$1,190,126.06 Los Vecinos	\$88,319.49	13.48
\$898,900.75 Bonita Park	\$82,754.88	10.86
\$1,725,608.90 Le Moyne Gardens	\$118,015.07	14.62
Family Living Center Reserves:		
\$88,105.15 FLC bank cash account	\$4,653.54	18.93
HCV/Section 8 Reserves:		
\$18,224.56 Admin	\$35,191.75	0.52
\$11,632.56 HAP	\$526,662.50	0.02

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

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$77,397.74	\$75,863.70
Total Administrative Expense	\$28,103.14	\$35,483.12
Total Utilities Expense	\$81.51	(\$1,161.65)
Total Ordinary Maintenance and Operation	\$1,840.50	\$1,298.53
Total General Expense	\$4,982.26	\$5,000.89
Total Expenses	\$35,197.91	\$40,738.19
Operating Income (Loss)	\$42,199.83	\$35,125.51



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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP24	1	06	3690.31	5	0.00	13,895.00	(13,895.00)	-100.00 %
Other Income - CFP25	1	06	3690.32	5	14,098.00	0.00	14,098.00	0.00 %
Total Operating Income					14,098.00	13,895.00	203.00	1.46 %
Rental Income								
NON-DWELLING RENT	1	06	3190	5	2,198.81	2,198.81	0.00	0.00 %
Total Rental Income					2,198.81	2,198.81	0.00	0.00 %
Other Income								
Investment Income - Unrestrict	1	06	3610	5	678.67	1,171.43	(492.76)	-42.06 %
OTHER INCOME	1	06	3690	5	56.88	56.88	0.00	0.00 %
Other Income - Management Fee	1	06	3690.2	5	33,329.80	32,989.70	340.10	1.03 %
Other Income - Asset Managemen	1	06	3690.3	5	14,952.00	14,748.00	204.00	1.38 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,907.50	9,742.50	165.00	1.69 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Other Income - Gain/Loss on Sa	1	06	3690.88	5	1,180.08	65.38	1,114.70	1704.96 %
Total Other Income					61,100.93	59,769.89	1,331.04	2.23 %
Total Revenue					77,397.74	75,863.70	1,534.04	2.02 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	8,055.42	11,294.48	3,239.06	28.68 %
STAFF TRAINING	1	06	4140	5	1,700.00	1,350.00	(350.00)	-25.93 %
TRAVEL	1	06	4150	5	882.73	3,868.58	2,985.85	77.18 %
Travel-Mileage Reimbursement	1	06	4150.2	5	135.30	41.93	(93.37)	-222.68 %
Employee Benefits Cont - Admin	1	06	4182	5	5,712.78	7,276.07	1,563.29	21.49 %
Postage/FedEx/UPS	1	06	4190.03	5	281.94	267.00	(14.94)	-5.60 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	0.00	100.00	100.00	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,285.76	2,166.46	(1,119.30)	-51.66 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	435.40	2,365.54	1,930.14	81.59 %
Other Sundry Expense	1	06	4190.18	5	404.15	330.61	(73.54)	-22.24 %
Administrative Contact Costs	1	06	4190.19	5	4,615.86	4,506.81	(109.05)	-2.42 %
BOARD MEETING EXPENSE	1	06	4190.9	5	2,593.80	1,915.64	(678.16)	-35.40 %
Total Administrative Expense					28,103.14	35,483.12	7,379.98	20.80 %
Utilities Expense								
WATER	1	06	4310	5	30.73	20.11	(10.62)	-52.81 %
ELECTRICITY	1	06	4320	5	0.00	(1,208.99)	(1,208.99)	100.00 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	50.78	27.23	(23.55)	-86.49 %
Total Utilities Expense					81.51	(1,161.65)	(1,243.16)	107.02 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	561.78	716.94	155.16	21.64 %
MATERIALS	1	06	4420	5	358.94	350.00	(8.94)	-2.55 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	0.00	(200.00)	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	430.00	0.00	(430.00)	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	42.17	58.77	16.60	28.25 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	200.82	126.03	(74.79)	-59.34 %
Total Ordinary Maintenance and Operation					1,840.50	1,298.53	(541.97)	-41.74 %
Protective Services								
Protective Services - Contract	1	06	4480	5	190.50	117.30	(73.20)	-62.40 %
Total Protective Services					190.50	117.30	(73.20)	-62.40 %
General Expense								

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: 04/01/2026	Start: 04/01/2025		
				End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Insurance -Property (Fire & EC	1	06	4510.01 5	1,844.22	1,208.92	(635.30)	-52.55 %
Insurance - General Liability	1	06	4510.02 5	148.19	137.50	(10.69)	-7.77 %
Insurance - Automobile	1	06	4510.03 5	570.08	507.00	(63.08)	-12.44 %
Insurance - Workman's Comp	1	06	4510.04 5	719.15	673.84	(45.31)	-6.72 %
Insurance - Fidelity Bond	1	06	4510.09 5	227.82	261.11	33.29	12.75 %
Insurance - Windstorm	1	06	4510.15 5	1,472.80	2,212.52	739.72	33.43 %
Total General Expense				4,982.26	5,000.89	18.63	0.37 %
Other Expenditures							
Property Better & Add-Contract	1	06	7540.4 5	0.00	30,500.00	30,500.00	100.00 %
Operating Exp For Property - C	1	06	7590 5	0.00	(30,500.00)	(30,500.00)	100.00 %
Total Other Expenditures				0.00	0.00	0.00	0.00 %
Total Expenses				(35,197.91)	(40,738.19)	5,540.28	-13.60 %
Net Income (Loss)				42,199.83	35,125.51	7,074.32	106.97 %

Report Criteria PHA: 1 Project: '06'

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

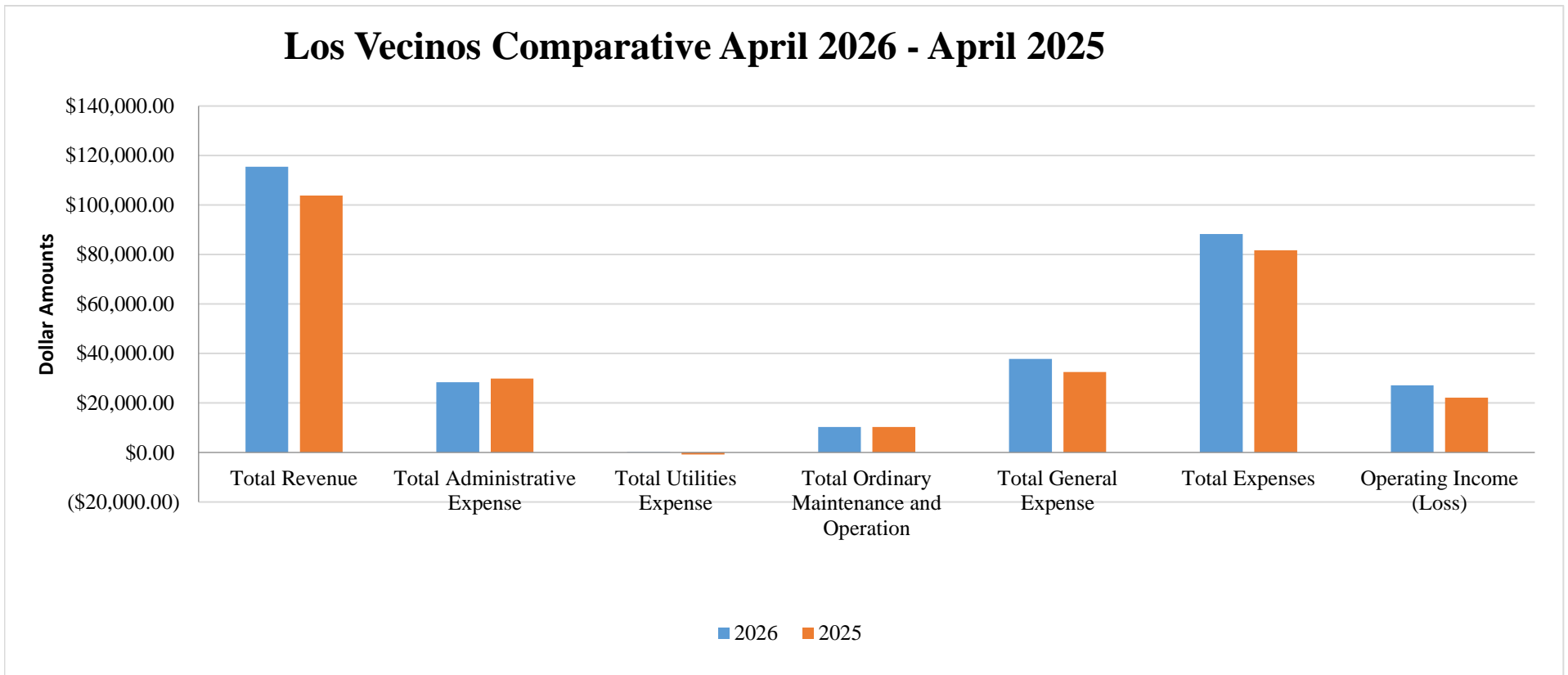
Custom 2: COCC

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent
LOS VECINOS

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$115,466.69	\$103,833.97
Total Administrative Expense	\$28,428.06	\$29,835.74
Total Utilities Expense	\$189.40	(\$835.73)
Total Ordinary Maintenance and Operation	\$10,333.82	\$10,245.85
Total General Expense	\$37,778.33	\$32,490.03
Total Expenses	\$88,319.49	\$81,666.24
Operating Income (Loss)	\$27,147.20	\$22,167.73



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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	28,492.00	28,063.00	429.00	1.53 %
Total Rental Income					28,492.00	28,063.00	429.00	1.53 %
Other Income								
Interest Income - Bank Stateme	1	01	3610.01	5	2,254.49	2,646.55	(392.06)	-14.81 %
Other Income-Tenants	1	01	3690	5	3,655.04	3,769.00	(113.96)	-3.02 %
Other Income - Misc Other Reve	1	01	3690.1	5	349.00	450.00	(101.00)	-22.44 %
Other Income - Gain/Loss on Sa	1	01	3690.88	5	4,007.25	872.42	3,134.83	359.33 %
Total Other Income					10,265.78	7,737.97	2,527.81	32.67 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	0.00	68,033.00	(68,033.00)	-100.00 %
Operating Subsidy - 2026	1	01	8020.26	0	76,708.91	0.00	76,708.91	0.00 %
Total Other Receipts					76,708.91	68,033.00	8,675.91	12.75 %
Total Revenue					115,466.69	103,833.97	11,632.72	11.20 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	5,646.73	6,486.73	840.00	12.95 %
Staff Training	1	01	4140	5	425.00	450.00	25.00	5.56 %
Travel	1	01	4150	5	(2,414.52)	698.67	3,113.19	445.59 %
Employee Benefits Cont - Admin	1	01	4182	5	3,435.07	2,962.49	(472.58)	-15.95 %
Postage/FedEx/UPS	1	01	4190.03	5	97.15	92.00	(5.15)	-5.60 %
Publications	1	01	4190.11	5	886.25	0.00	(886.25)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	1,423.74	755.00	(668.74)	-88.57 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	1,230.16	913.51	(316.65)	-34.66 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Other Sundry Expense	1	01	4190.18	5	199.00	86.20	(112.80)	-130.86 %
Administrative Contact Costs	1	01	4190.19	5	3,583.00	3,625.70	42.70	1.18 %
Management Fee Expense - AMP	1	01	4190.21	5	10,134.98	9,998.94	(136.04)	-1.36 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,117.50	1,102.50	(15.00)	-1.36 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					28,428.06	29,835.74	1,407.68	4.72 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	504.00	731.50	227.50	31.10 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	64.01	64.01	100.00 %
Total Tenant Services					504.00	795.51	291.51	36.64 %
Utilities Expense								
Water	1	01	4310	5	70.31	69.23	(1.08)	-1.56 %
Electricity	1	01	4320	5	16.73	(991.72)	(1,008.45)	101.69 %
Other Utility Expense - Sewer	1	01	4390	5	102.36	86.76	(15.60)	-17.98 %
Total Utilities Expense					189.40	(835.73)	(1,025.13)	122.66 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	3,071.72	1,193.30	(1,878.42)	-157.41 %
Materials	1	01	4420	5	2,674.39	1,316.93	(1,357.46)	-103.08 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	0.00	(650.00)	0.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	475.00	0.00	(475.00)	0.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.58	16.58	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	54.51	58.77	4.26	7.25 %
Contract Costs-Maintenance	1	01	4430.09	5	1,967.21	1,745.52	(221.69)	-12.70 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	0.00	2,550.00	2,550.00	100.00 %
Contract Costs-Plumbing Contrac	1	01	4430.22	5	0.00	2,500.00	2,500.00	100.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

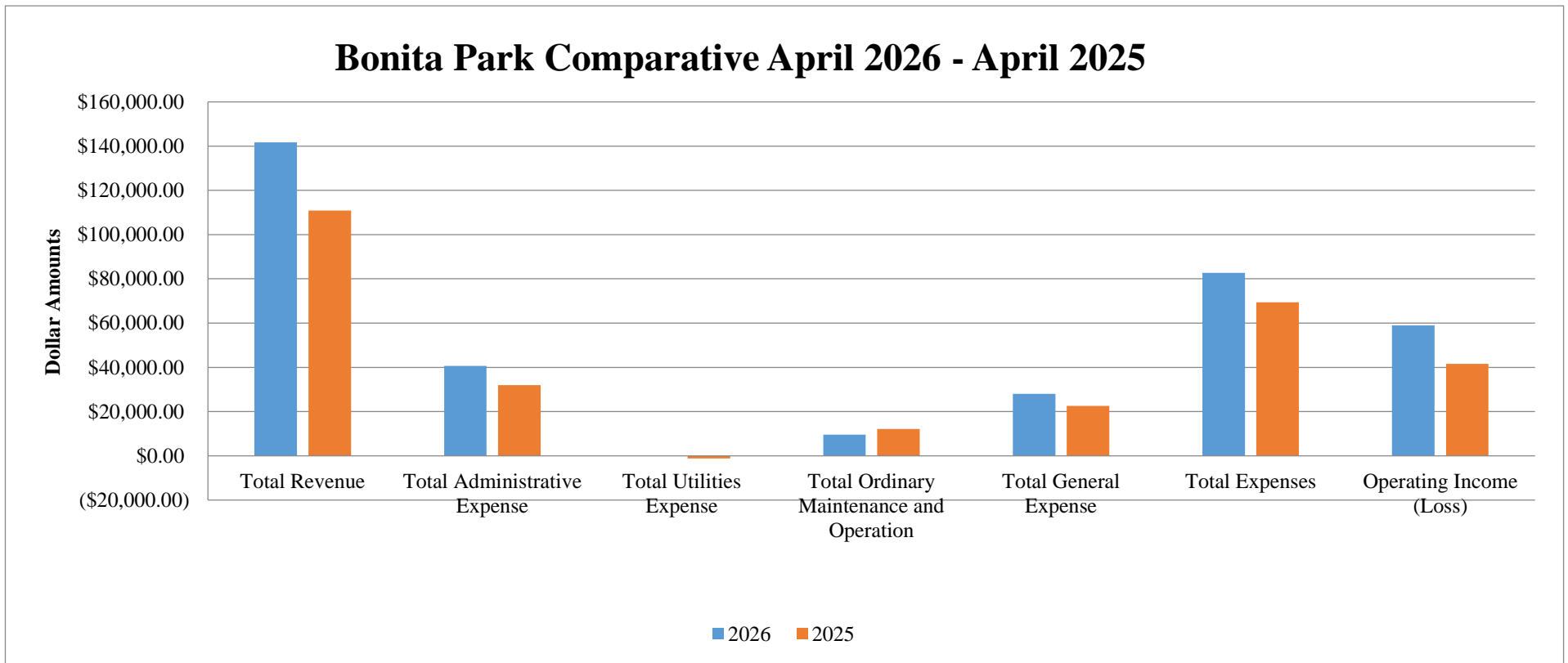
Custom 3: PHA

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

				Start: 04/01/2026	Start: 04/01/2025			
				End: 04/30/2026	End: 04/30/2025	Variance	Variance %	
Connect/Disconnect Fees	1	01	4430.4	5	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	87.74	115.73	27.99	24.19 %
Emp Benefit Cont - Maintenance	1	01	4433	5	1,336.67	734.02	(602.65)	-82.10 %
Total Ordinary Maintenance and Operation					10,333.82	10,245.85	(87.97)	-0.86 %
Protective Services								
Protective Services - Contract	1	01	4480	5	11,085.88	9,134.84	(1,951.04)	-21.36 %
Total Protective Services					11,085.88	9,134.84	(1,951.04)	-21.36 %
General Expense								
Insurance -Property (Fire & EC	1	01	4510.01	5	12,909.61	8,462.44	(4,447.17)	-52.55 %
Insurance - General Liability	1	01	4510.02	5	130.40	121.00	(9.40)	-7.77 %
Insurance - Automobile	1	01	4510.03	5	819.49	728.81	(90.68)	-12.44 %
Insurance - Workman's Comp	1	01	4510.04	5	531.55	498.06	(33.49)	-6.72 %
Insurance - Fidelity Bond	1	01	4510.09	5	168.38	192.99	24.61	12.75 %
Insurance - Windstorm	1	01	4510.15	5	16,843.90	19,897.73	3,053.83	15.35 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	2,589.00	0.00	0.00 %
Collection Losses	1	01	4570	5	3,786.00	0.00	(3,786.00)	0.00 %
Total General Expense					37,778.33	32,490.03	(5,288.30)	-16.28 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	70,300.70	(30,000.00)	(100,300.70)	334.34 %
Operating Exp For Property - C	1	01	7590	5	(70,300.70)	30,000.00	100,300.70	334.34 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(88,319.49)	(81,666.24)	(6,653.25)	8.15 %
Net Income (Loss)					27,147.20	22,167.73	4,979.47	-430.00 %

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

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$141,679.14	\$110,889.37
Total Administrative Expense	\$40,606.56	\$31,945.70
Total Utilities Expense	\$93.20	(\$1,209.61)
Total Ordinary Maintenance and Operation	\$9,624.93	\$12,167.10
Total General Expense	\$27,963.75	\$22,592.22
Total Expenses	\$82,754.88	\$69,341.36
Operating Income (Loss)	\$58,924.26	\$41,548.01



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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	28,579.00	35,701.00	(7,122.00)	-19.95 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
Total Rental Income					28,929.00	36,051.00	(7,122.00)	-19.76 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,593.80	1,786.53	(192.73)	-10.79 %
Other Income - Tenants	1	02	3690	5	6,127.00	3,200.00	2,927.00	91.47 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	510.24	(510.24)	-100.00 %
Other Income - Gain/Loss on Sa	1	02	3690.88	5	8,826.94	3,464.27	5,362.67	154.80 %
Total Other Income					16,547.74	8,961.04	7,586.70	84.66 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	0.00	65,877.33	(65,877.33)	-100.00 %
Operating Subsidy - 2026	1	02	8020.26	0	96,202.40	0.00	96,202.40	0.00 %
Total Other Receipts					96,202.40	65,877.33	30,325.07	46.03 %
Total Revenue					141,679.14	110,889.37	30,789.77	27.77 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	7,122.51	6,021.53	(1,100.98)	-18.28 %
Travel	1	02	4150	5	(804.84)	174.67	979.51	560.78 %
Employee Benefits Cont - Admin	1	02	4182	5	3,370.28	3,384.04	13.76	0.41 %
Postage/FedEx/UPS	1	02	4190.03	5	97.15	92.00	(5.15)	-5.60 %
Membership Dues and Fees	1	02	4190.12	5	1,423.74	755.00	(668.74)	-88.57 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	5,382.06	5,200.21	(181.85)	-3.50 %
Forms & Office Supplies	1	02	4190.17	5	7,177.56	0.00	(7,177.56)	0.00 %
Other Sundry Expense	1	02	4190.18	5	199.00	50.50	(148.50)	-294.06 %
Administrative Contact Costs	1	02	4190.19	5	3,988.22	3,616.87	(371.35)	-10.27 %
Management Fee Expense - AMP	1	02	4190.21	5	9,794.88	9,794.88	0.00	0.00 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	1,480.00	0.00	0.00 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,080.00	1,080.00	0.00	0.00 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					40,606.56	31,945.70	(8,660.86)	-27.11 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	504.00	640.50	136.50	21.31 %
Ten Services - Recreation, Pub	1	02	4220	5	0.00	64.01	64.01	100.00 %
Total Tenant Services					504.00	704.51	200.51	28.46 %
Utilities Expense								
Water	1	02	4310	5	71.72	45.02	(26.70)	-59.31 %
Electricity	1	02	4320	5	0.00	(1,274.09)	(1,274.09)	100.00 %
Other Utility Expense - Sewer	1	02	4390	5	21.48	19.46	(2.02)	-10.38 %
Total Utilities Expense					93.20	(1,209.61)	(1,302.81)	107.70 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	2,685.75	2,830.34	144.59	5.11 %
Materials	1	02	4420	5	173.37	1,023.65	850.28	83.06 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	0.00	(750.00)	0.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.58	16.58	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	79.97	58.77	(21.20)	-36.07 %
Contract Costs-Maintenance	1	02	4430.09	5	3,769.69	2,031.84	(1,737.85)	-85.53 %
Contract Costs-Heating & Coolin	1	02	4430.17	5	0.00	515.00	515.00	100.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	0.00	2,600.00	2,600.00	100.00 %
Contract Costs-Electrical Contr	1	02	4430.21	5	0.00	1,650.00	1,650.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	30.00	15.00	(15.00)	-100.00 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

Custom 3: PHA

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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Garbage and Trash Collection	1	02	4431	5	66.81	67.69	0.88	1.30 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,052.76	1,358.23	(694.53)	-51.13 %
Total Ordinary Maintenance and Operation					9,624.93	12,167.10	2,542.17	20.89 %
Protective Services								
Protective Services - Contract	1	02	4480	5	3,962.44	3,141.44	(821.00)	-26.13 %
Total Protective Services					3,962.44	3,141.44	(821.00)	-26.13 %
General Expense								
Insurance -Property (Fire & EC)	1	02	4510.01	5	12,909.61	8,462.44	(4,447.17)	-52.55 %
Insurance - General Liability	1	02	4510.02	5	118.55	110.00	(8.55)	-7.77 %
Insurance - Automobile	1	02	4510.03	5	819.49	728.81	(90.68)	-12.44 %
Insurance - Workman's Comp	1	02	4510.04	5	500.28	468.76	(31.52)	-6.72 %
Insurance - Fidelity Bond	1	02	4510.09	5	158.48	181.64	23.16	12.75 %
Insurance - Windstorm	1	02	4510.15	5	10,553.34	9,398.57	(1,154.77)	-12.29 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	2,885.00	0.00	0.00 %
Collection Losses	1	02	4570	5	19.00	357.00	338.00	94.68 %
Total General Expense					27,963.75	22,592.22	(5,371.53)	-23.78 %
Total Expenses					(82,754.88)	(69,341.36)	(13,413.52)	19.34 %
Net Income (Loss)					58,924.26	41,548.01	17,376.25	41.01 %

Report Criteria PHA: 1 Project: '02'

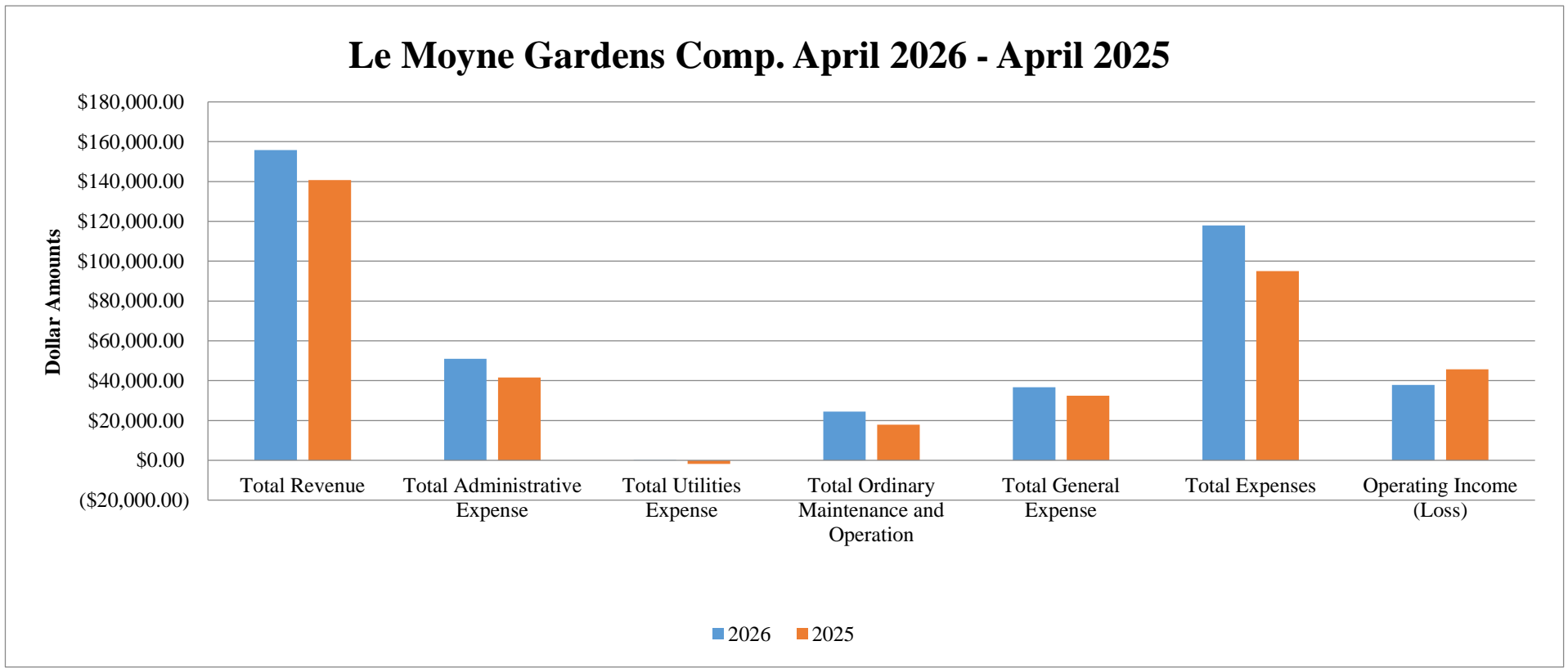
Include Unapproved: False Include Zero Balance: False Custom 1:

Custom 2: AMP2

Custom 3: PHA

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

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$155,871.52	\$140,769.72
Total Administrative Expense	\$50,940.52	\$41,615.30
Total Utilities Expense	\$8.43	(\$1,836.70)
Total Ordinary Maintenance and Operation	\$24,473.44	\$17,867.99
Total General Expense	\$36,667.48	\$32,396.94
Total Expenses	\$118,015.07	\$95,059.11
Operating Income (Loss)	\$37,856.45	\$45,710.61



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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	34,690.00	38,573.00	(3,883.00)	-10.07 %
Total Rental Income					34,690.00	38,573.00	(3,883.00)	-10.07 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,199.51	3,160.91	38.60	1.22 %
Other Income-Tenants	1	03	3690	5	5,756.00	5,279.00	477.00	9.04 %
Other Income - Misc Other Reve	1	03	3690.1	5	86.38	486.08	(399.70)	-82.23 %
Other Income - Gain/Loss on Sa	1	03	3690.88	5	3,443.50	849.06	2,594.44	305.57 %
Total Other Income					12,485.39	9,775.05	2,710.34	27.73 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	0.00	92,421.67	(92,421.67)	-100.00 %
Operating Subsidy - 2026	1	03	8020.26	0	108,696.13	0.00	108,696.13	0.00 %
Total Other Receipts					108,696.13	92,421.67	16,274.46	17.61 %
Total Revenue					155,871.52	140,769.72	15,101.80	10.73 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	7,065.83	9,132.53	2,066.70	22.63 %
Staff Training	1	03	4140	5	425.00	450.00	25.00	5.56 %
Travel	1	03	4150	5	(804.84)	1,746.65	2,551.49	146.08 %
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	114.80	114.80	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	4,442.99	5,975.01	1,532.02	25.64 %
Postage/FedEx/UPS	1	03	4190.03	5	97.15	92.00	(5.15)	-5.60 %
Publications	1	03	4190.11	5	0.00	0.01	0.01	100.00 %
Membership Dues and Fees	1	03	4190.12	5	1,638.88	755.00	(883.88)	-117.07 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	9,143.56	1,372.95	(7,770.61)	-565.98 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	5,898.76	2,661.28	(3,237.48)	-121.65 %
Other Sundry Expense	1	03	4190.18	5	0.00	53.00	53.00	100.00 %
Administrative Contact Costs	1	03	4190.19	5	4,891.75	1,347.19	(3,544.56)	-263.11 %
Management Fee Expense - AMP	1	03	4190.21	5	13,399.94	13,195.88	(204.06)	-1.55 %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	2,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,477.50	1,455.00	(22.50)	-1.55 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					50,940.52	41,615.30	(9,325.22)	-22.41 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	672.00	763.00	91.00	11.93 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	64.00	64.00	100.00 %
Total Tenant Services					672.00	827.00	155.00	18.74 %
Utilities Expense								
Water	1	03	4310	5	2.57	0.00	(2.57)	0.00 %
Electricity	1	03	4320	5	0.00	(1,836.70)	(1,836.70)	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	5.86	0.00	(5.86)	0.00 %
Total Utilities Expense					8.43	(1,836.70)	(1,845.13)	100.46 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	3,027.70	2,755.90	(271.80)	-9.86 %
Materials	1	03	4420	5	736.55	776.47	39.92	5.14 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	2,175.00	0.00	(2,175.00)	0.00 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,125.00	0.00	(1,125.00)	0.00 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.12	22.12	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	0.10	830.23	830.13	99.99 %
Contract Costs-Maintenance	1	03	4430.09	5	1,693.20	0.00	(1,693.20)	0.00 %

Report Criteria PHA: 1 Project: '03'

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

Custom 2: AMP3

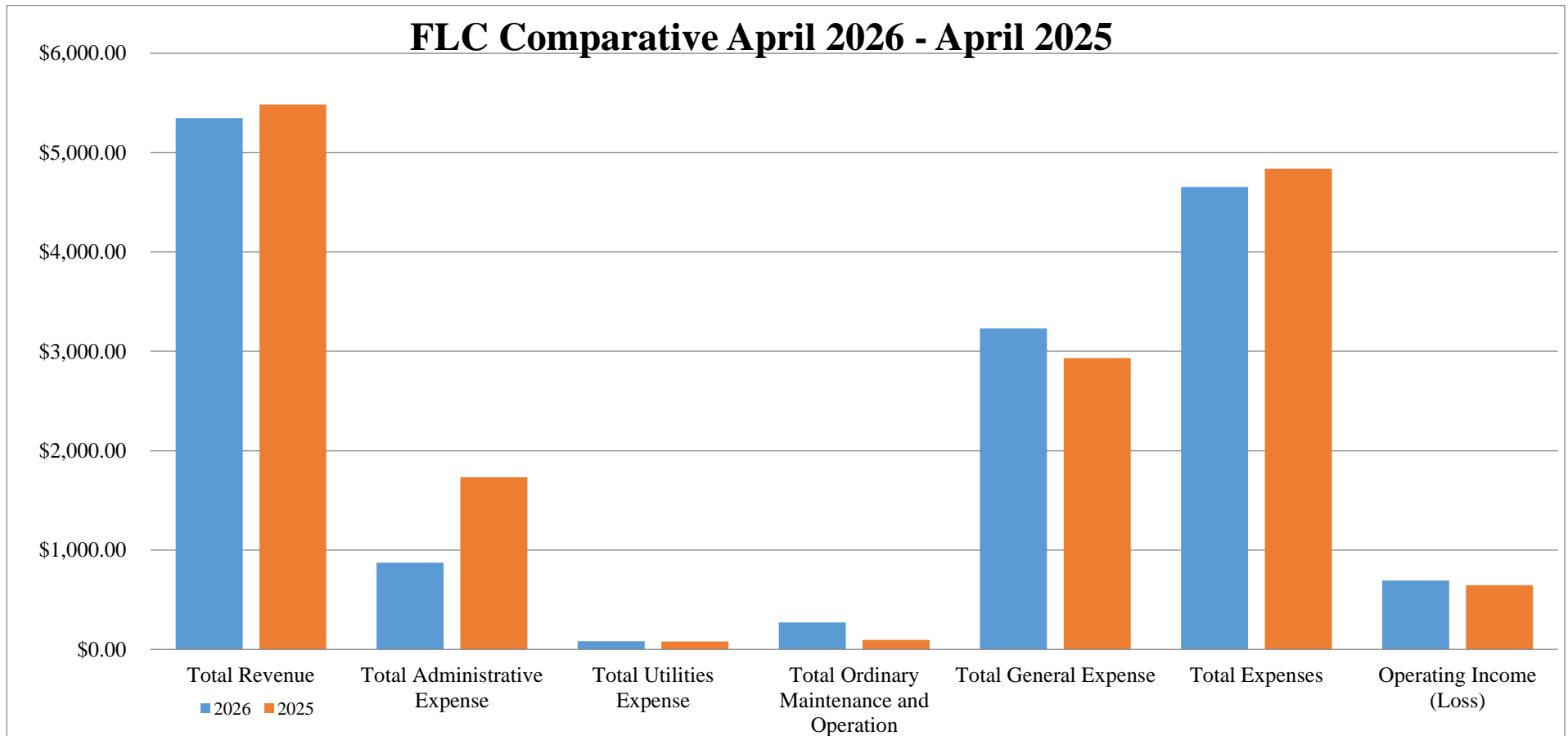
Custom 3: PHA

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

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Contract Costs-Other	1	03	4430.13	5	0.00	(1,995.00)	(1,995.00)	100.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	0.00	4,675.00	4,675.00	100.00 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	9,975.00	9,975.00	0.00	0.00 %
Contact Costs-Electrical Contr	1	03	4430.21	5	3,990.00	0.00	(3,990.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	15.00	0.00	(15.00)	0.00 %
Garbage and Trash Collection	1	03	4431	5	237.49	0.00	(237.49)	0.00 %
Emp Benefit Cont - Maintenance	1	03	4433	5	1,476.28	828.27	(648.01)	-78.24 %
Total Ordinary Maintenance and Operation					24,473.44	17,867.99	(6,605.45)	-36.97 %
Protective Services								
Protective Services - Contract	1	03	4480	5	5,253.20	4,188.58	(1,064.62)	-25.42 %
Total Protective Services					5,253.20	4,188.58	(1,064.62)	-25.42 %
General Expense								
Insurance -Property (Fire & EC	1	03	4510.01	5	15,675.96	10,275.82	(5,400.14)	-52.55 %
Insurance - General Liability	1	03	4510.02	5	177.83	165.00	(12.83)	-7.78 %
Insurance - Automobile	1	03	4510.03	5	1,104.53	982.31	(122.22)	-12.44 %
Insurance - Workman's Comp	1	03	4510.04	5	844.22	791.03	(53.19)	-6.72 %
Insurance - Fidelity Bond	1	03	4510.09	5	267.44	306.53	39.09	12.75 %
Insurance - Windstorm	1	03	4510.15	5	13,633.50	12,846.25	(787.25)	-6.13 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	3,132.00	0.00	0.00 %
Collection Losses	1	03	4570	5	1,832.00	3,898.00	2,066.00	53.00 %
Total General Expense					36,667.48	32,396.94	(4,270.54)	-13.18 %
Other Expenditures								
Replacement Of Non-Expend Equi	1	03	7520	5	(44,598.00)	0.00	44,598.00	0.00 %
Property Better & Add-Contract	1	03	7540.4	5	0.00	(37,000.00)	(37,000.00)	100.00 %
Operating Exp For Property - C	1	03	7590	5	44,598.00	37,000.00	(7,598.00)	-20.54 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(118,015.07)	(95,059.11)	(22,955.96)	24.15 %
Net Income (Loss)					37,856.45	45,710.61	(7,854.16)	-0.56 %

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

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$5,347.49	\$5,485.68
Total Administrative Expense	\$873.08	\$1,731.61
Total Utilities Expense	\$81.51	\$79.74
Total Ordinary Maintenance and Operation	\$270.73	\$95.94
Total General Expense	\$3,229.24	\$2,931.65
Total Expenses	\$4,653.54	\$4,838.94
Operating Income (Loss)	\$693.95	\$646.74

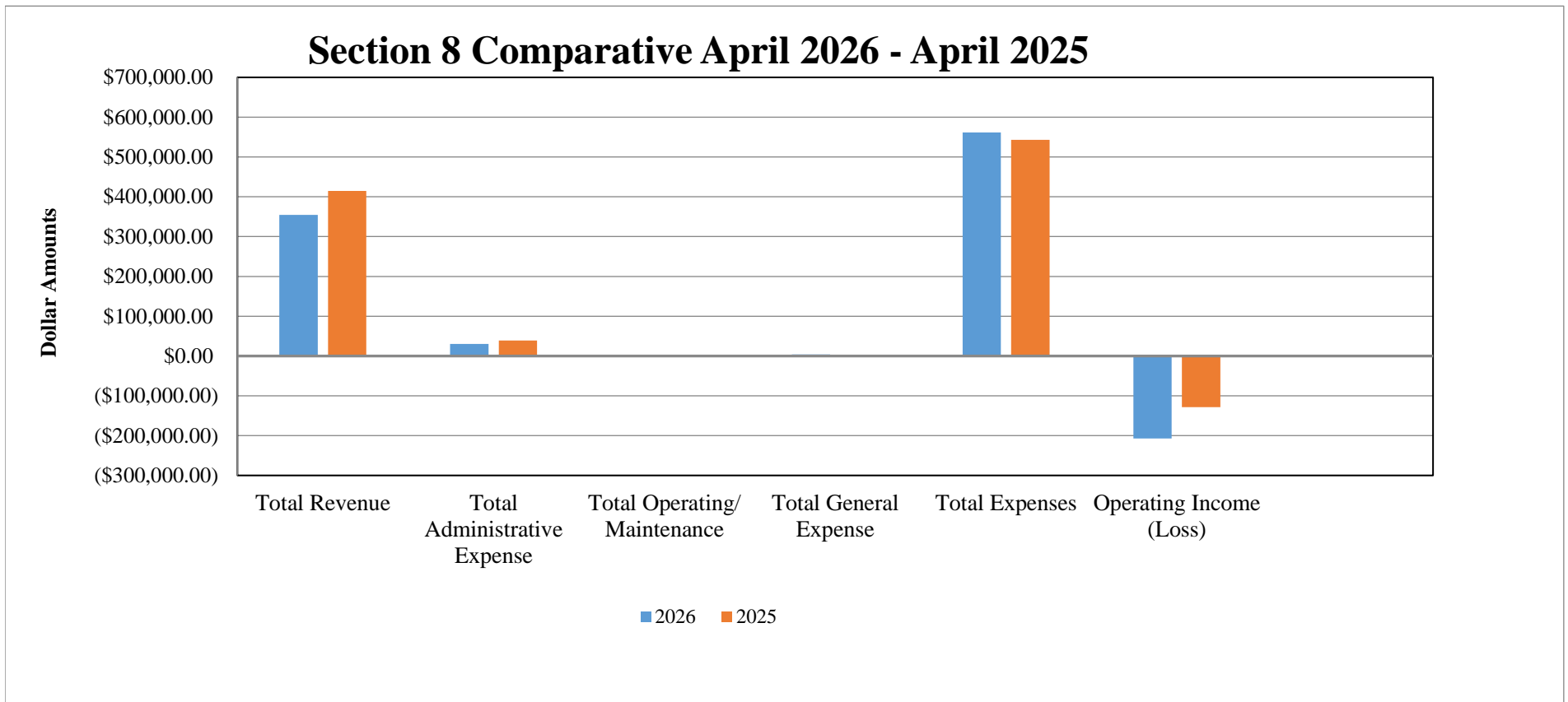


Housing Authority of the City of Harlingen Comparative Income Statement Family Living Center

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,800.00	5,150.00	(350.00)	-6.80 %
Total Rental Income					4,800.00	5,150.00	(350.00)	-6.80 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	158.49	190.68	(32.19)	-16.88 %
Other Income-Tenants	3	01	3690	5	389.00	145.00	244.00	168.28 %
Total Other Income					547.49	335.68	211.81	63.10 %
Total Revenue					5,347.49	5,485.68	(138.19)	-2.52 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	281.60	231.07	(50.53)	-21.87 %
Employee Benefits Cont - Admin	3	01	4182	5	100.22	86.14	(14.08)	-16.35 %
Other Sundry Expense	3	01	4190.18	5	191.26	98.34	(92.92)	-94.49 %
BOARD MEETING EXPENSES	3	01	4190.9	5	300.00	1,316.06	1,016.06	77.20 %
Total Administrative Expense					873.08	1,731.61	858.53	49.58 %
Tenant Services								
Ten Services - Recreation, Pub	3	01	4220	5	198.98	0.00	(198.98)	0.00 %
Total Tenant Services					198.98	0.00	(198.98)	0.00 %
Utilities Expense								
Water	3	01	4310	5	30.73	30.18	(0.55)	-1.82 %
Other Utility Expense - Sewer	3	01	4390	5	50.78	49.56	(1.22)	-2.46 %
Total Utilities Expense					81.51	79.74	(1.77)	-2.22 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	55.35	0.00	(55.35)	0.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	0.00	(99.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	20.44	0.00	(20.44)	0.00 %
Total Ordinary Maintenance and Operation					270.73	95.94	(174.79)	-182.19 %
General Expense								
Insurance -Property (Fire & EC	3	01	4510.01	5	2,305.29	1,511.15	(794.14)	-52.55 %
Insurance - General Liability	3	01	4510.02	5	17.78	16.50	(1.28)	-7.76 %
Insurance - Windstorm	3	01	4510.15	5	906.17	1,404.00	497.83	35.46 %
Total General Expense					3,229.24	2,931.65	(297.59)	-10.15 %
Total Expenses					(4,653.54)	(4,838.94)	185.40	-3.83 %
Net Income (Loss)					693.95	646.74	47.21	-69.68 %

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

	Start: 4/01/2026 End: 4/30/2026	Start: 4/01/2025 End: 4/30/2025
Total Revenue	\$354,841.50	\$414,530.64
Total Administrative Expense	\$30,316.41	\$38,739.31
Total Operating/ Maintenance	\$1,304.20	\$1,396.88
Total General Expense	\$3,571.14	\$3,018.81
Total Expenses	\$561,854.25	\$543,250.18
Operating Income (Loss)	(\$207,012.75)	(\$128,719.54)



Housing Authority of the City of Harlingen Comparative Income Statement Voucher

					Start: 04/01/2026	Start: 04/01/2025		
					End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	57,153.00	54,679.00	2,474.00	4.52 %
Interest Income HA Portion	7	01	3300	5	167.13	208.07	(40.94)	-19.68 %
Gain or Loss on Sale of Equipm	7	01	3300.88	5	47.50	0.00	47.50	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	108.67	369.86	(261.19)	-70.62 %
HAP Earned Income	7	01	4902	5	297,365.20	359,273.71	(61,908.51)	-17.23 %
Total Operating Income					354,841.50	414,530.64	(59,689.14)	-14.40 %
Total Revenue					354,841.50	414,530.64	(59,689.14)	-14.40 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	3,715.85	7,442.42	3,726.57	50.07 %
STAFF TRAINING	7	01	4140	5	850.00	450.00	(400.00)	-88.89 %
Travel	7	01	4150	5	(2,414.52)	524.00	2,938.52	560.79 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	3,534.78	4,301.29	766.51	17.82 %
Postage/FedEx/UPS	7	01	4190.03	5	482.56	457.00	(25.56)	-5.59 %
Membership Dues and Fees	7	01	4190.12	5	0.00	(0.01)	(0.01)	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,459.41	1,287.28	(172.13)	-13.37 %
Other Sundry Expense	7	01	4190.18	5	0.00	108.98	108.98	100.00 %
Administrative Contact Costs	7	01	4190.19	5	5,415.83	7,227.35	1,811.52	25.06 %
Asset Management Fee - AMP	7	01	4190.22	5	8,988.00	8,784.00	(204.00)	-2.32 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,617.50	5,490.00	(127.50)	-2.32 %
Asset Management Fee - AMP	7	03	4190.22	5	984.00	984.00	0.00	0.00 %
AMP Bookkeeping Fees	7	03	4190.23	5	615.00	615.00	0.00	0.00 %
Total Administrative Expense					30,316.41	38,739.31	8,422.90	21.74 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,075.78	1,130.81	55.03	4.87 %
Materials	7	01	4420	5	173.39	207.30	33.91	16.36 %
Vehicle Maintenance	7	01	4430.1	5	55.03	58.77	3.74	6.36 %
Total Operating Expenses					1,304.20	1,396.88	92.68	6.63 %
General Expense								
Insurance - Automobile	7	01	4510.03	5	249.41	221.81	(27.60)	-12.44 %
Insurance - Workman's Comp	7	01	4510.04	5	531.55	498.06	(33.49)	-6.72 %
Insurance - Fidelity Bond	7	01	4510.09	5	168.38	192.99	24.61	12.75 %
Admin Fee - Paid for Portabili	7	01	4590.P	5	337.65	161.58	(176.07)	-108.97 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,033.00)	(9,069.23)	(7,036.23)	77.58 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,033.00	9,069.23	7,036.23	77.58 %
Portable Admin Fees Paid	7	03	4590.P	5	2,284.15	1,944.37	(339.78)	-17.48 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,295.20)	2,475.62	3,770.82	152.32 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,295.20	(2,475.62)	(3,770.82)	152.32 %
Total General Expense					3,571.14	3,018.81	(552.33)	-18.30 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	467,632.00	447,614.04	(20,017.96)	-4.47 %
HAP Payments - Utilities	7	01	4715.4	5	7,582.00	11,765.00	4,183.00	35.55 %
HAP Portability	7	01	4715.P	5	0.00	(4,464.00)	(4,464.00)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	3,663.00	1,888.00	(1,775.00)	-94.01 %
HAP Payments - Rents	7	02	4715.1	5	3,836.00	4,551.00	715.00	15.71 %
HAP Payments - Rent - VASH	7	03	4715.1	5	20,591.50	18,885.14	(1,706.36)	-9.04 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	101.00	111.00	10.00	9.01 %
HAP Payments - Port Out	7	03	4715.PO	5	21,841.00	17,615.00	(4,226.00)	-23.99 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	527.00	414.00	(113.00)	-27.29 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	889.00	1,716.00	827.00	48.19 %
Total Housing Assistance Payments					526,662.50	500,095.18	(26,567.32)	-5.31 %

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

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

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement Voucher

	Start: 04/01/2026	Start: 04/01/2025		
	End: 04/30/2026	End: 04/30/2025	Variance	Variance %
Total Expenses	<u>(561,854.25)</u>	<u>(543,250.18)</u>	<u>(18,604.07)</u>	<u>3.42 %</u>
Net Income (Loss)	<u><u>(207,012.75)</u></u>	<u><u>(128,719.54)</u></u>	<u><u>(78,293.21)</u></u>	<u><u>61.47 %</u></u>

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 packet review, Board meeting practices, Board meeting, Board meeting overview
HCISD Counselor meeting
Two-Year Tool meeting
LSNB system update training
LSNB meeting with Rusty Brechot
Aprio, MRI Audit meeting
PIC Dashboard meeting
LR weekly update meetings
Employee meetings
Newsletter listing update
Worked on Saturday, May 2, 2026
- Submitted Weekly/Monthly Board and Goals Reports
- 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 and EOY financials
- Checked merit 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 IT Services RFP
- Submitted the recommendation of EOQ for July, August, and September 2026
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report June 17, 2026

May 2026 Activities

- **Attended HCISD counselor meeting**
- **Attended Maintenance meetings**
- **Attended Weekly staff meetings & Security meetings**
- **Attended HCVP/Section 8 two-year tool meeting**
- **Attended Administrative meeting & submitted agenda**
- **Attended Board meeting discussion, board meeting practices, board meeting, & overview**
- **Attended LR Check list meeting & weekly report meeting**
- **Attended LSNB training on new platform**
- **Reviewed Newsletter listing for mailing**
- **Submitted notes for all meetings attended**
- **Submitted Employee of the quarter recommendation**
- **Worked on Saturday May 2nd cleaning the upstairs storage room**
- **Reviewed accounting team reports & combined; Reviewed Financial reports for Board meeting**
- **Reviewed emails & 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 to Lone Star National Bank**
- **Filed invoices after processing checks for all accounts**
- **Closed Purchase orders once completed & 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 & 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 cameras that are down D11 & D16.**

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
June 17, 2026
Highlights of Activities for May 2026

- Prepared Weekly Reports, Monthly Board Reports, Admin Agenda, and Goals Reports
- Attended meetings for the month:
 - Staff meetings on Mondays
 - Security meeting
 - Maintenance meetings on the 2nd and 4th Thursday of the month
 - Motivational staff meetings on Fridays
 - Board packet review
 - Board meeting practices
 - Reports corrections reviews
 - Two-year tool meeting
 - Admin meeting
 - Watched the recorded city meeting
 - Coverage meeting for the Administrative Assistant
- Sent out the Accounting Department staff schedules 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 May
- Printed out all timesheets and supporting documents, reviewed and organized them, and processed payrolls
- Prepared the Maintenance PowerPoint presentations and conducted the Maintenance meetings
- Reviewed and assisted with balancing the General Ledger report
- Reviewed all vehicle inspections completed and saved
- Processed and submitted the HART Retirement spreadsheet
- Printed out the bank ACH verifications for the online rent payments
- Worked on and sent out employee evaluations
- Updated employees' rates due to evaluations completed
- Took notes and saved them on the "S" drive for all meetings attended
- Updated the employee emergency listings
- Downloaded and saved 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
- Submitted recommendation for Employee of the Quarter
- Reviewed the RFP for IT services
- Verified that all emergency lights and flashlights are working at all sites
- Worked with Lone Star Shredding to prepare for the COCC storage room clean-up
- Any other duties as assigned

Sincerely,

Melissa Guajardo
HR/Accounting Coordinator

Date: June 17, 2026

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – May 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.

April 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 zero (0) tenant concerns. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, zero (0) Denial Hearing for the HCV/S8 Program and audited zero (0) HCV/S8 and LR program files.

Files audited:

- N/A

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
- Daily online payment lockbox updates
- Submitted the Employee of the Quarter recommendation for July, August, and September 2026
- Received newsletter articles and started editing
- Updated upcoming 2027 Scholarship flyer
- Updated upcoming Back to School event flyer
- Updated upcoming Annual Resource Fair flyer
- Attended my yearly evaluation meeting with Ms. Benavides, CEO
- 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 meeting with Ms. Benavides, CEO, Norma Serino, Resident Events Coordinator/Property Manager and Sylvia Gonzalez, HCISD Director of Family and Community Engagement
- Leave taken May 11, 2026, through May 15, 2026

HARLINGEN

Housing Authority

June 17, 2026

Maintenance Report

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of May 2026

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	263,243	149,209,223	0	5
Bonita Park	0	99	0	0	1
Le Moyne Gardens	0	53,113	144	0	3
Sunset Terrace	0	0	0	11,12	2
Aragon/Arroyo	0	0	0	0	0
Total	0	5	4	2	11

Work orders completed for the Month of May 2026

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2026 to 05/31/2026	57	91	181	21	350

Work orders completed for the Month of May 2025
(Comparison)

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
05/01/2025 to 05/31/2025	106	86	202	31	425

Resident Events Coordinator Board Report

June 17, 2026

By: Norma Serino
May 2026 Activities

Tenant Association Meetings: Meetings are held twice a month.

- **Los Vecinos: Los Vecinos Community Center at 2:00 p.m.**
 - **May 5, 2026:** Topic: Mother's Day Luncheon – 13 attended
 - **May 26, 2026:** Topic: Rio Grande State Center Outpatient Clinic - 7 attended
- **Bonita Park: Bonita Park Community Center at 2:00 p.m.**
 - **May 8, 2026:** Topic: Mother's Day Celebration - 2 attended
 - **May 15, 2026:** Topic: Loteria - 0 attended
- **Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.**
 - **May 8, 2026:** Topic: Mother's Day Celebration - 4 attended
 - **May 15, 2026:** Topic: Loteria - 4 attended
- **Le Moyne Gardens: Le Moyne Gardens Community Center at 1:00 p.m.**
 - **May 7, 2026:** Topic: Center Well Senior Primary Care – canceled (Norma hosted loteria – 6 attended)
 - **May 14, 2026:** Topic: Abundant Life Home Health - 21 attended

Vegetable Garden Meetings:

- **Le Moyne Gardens:** Every Tuesday at 10:00 a.m.
 - Preparing for Summer planting– 5 attended (residents attend at their convenience)
- **Los Vecinos:** Every Thursday at 10:00 a.m.
 - Preparing for Summer 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

Little Free Libraries:

- The Little Free Libraries are refilled and sanitized weekly. We refill an average of 20 books per site

Book Rich Environment (BRE) Initiative/ BRE Story time on Facebook:

- BRE Storytime in May presented by the Bonita Park Apartments
HCISD Superintendent, Dr. Veronica Kortan read: "ABC's of LOVE for MOM" by Patricia Hegarty

Resident Events Coordinator Board Report

June 17, 2026

By: Norma Serino
May 2026 Activities

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

- **May 05, 2026:** Topic: Show Up & Succeed: Successfully Implementing Strategies to Reduce Chronic Absenteeism
- **May 12, 2026:** Topic: Promises That Matter: Unleashing Kindergarten's Potential for Young Learners
- **May 19, 2026:** Topic: Staying the Course: Strategies for Sustaining and Retaining a Diverse Teacher Workforce
- **May 26, 2026:** Topic: Unconstrained Skills and Ecosystems for Learning: An Emerging Conversation

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 and is in the editing process

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

Events:

- May 14, 2026: Abundant Life Home Health hosted a loteria at Le Moyne Gardens at 1:00 p.m. – 21 attended
- May 26, 2026: Rio Grande State Center Outpatient Clinic hosted a presentation at Los Vecinos at 2:00 p.m.- 7 attended

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.

Resident Events Coordinator Board Report

June 17, 2026

**By: Norma Serino
May 2026 Activities**

**Family Learning Centers Attendance & Scholarships:
(Closed for Summer)**

Family Learning Center	Number of Mentors	Number of Students Attending	Number of Apt's Utilizing Center
Los Vecinos Master Teacher: Ms. Cano	0	0	0
Bonita Park Master Teacher: N/A	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	0	0	0
Le Moyne Gardens Master Teacher: Mr. Leal	0	0	0

2026 Scholarships 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	3
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

June 17, 2026

By: Norma Serino

May 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
June 17, 2026
By: Norma Serino
May 2026 Activities

BRE Story time on Facebook

Presented by the Bonita Park Apartments

HCISD Superintendent, Dr. Veronica Kortan read: "ABC's of LOVE for MOM" by Patricia Hegarty



Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities

Abundant Life Home Health
hosted a presentation at Le Moyne Gardens



Rio Grande State Center Outpatient Clinic
hosted a presentation at Los Vecinos



Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities

HARLINGEN CISD
SCHOLARSHIP NIGHT
Honoring the Class of 2026 at the Harlingen Performing Arts Center
May 6, 2026

Emanuel Huerta

Ed Tamayo Scholarship
Harlingen Dawn Breakers Lions Club Scholarship
HHS Class of 1953 Scholarship

Eddie Resendez Olvera

TEXAS NAHRO Scholarship
William H. and Ethel J. Staats Educational Endowment Scholarship

Daniela Cruz

TEXAS NAHRO Scholarship

**Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities**

The Ed Tamayo Scholarship recipient



Emanuel Huerta



Emanuel Huerta, Mr. Rigo Tamayo, and HCISD School Board Members

**Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities**

Texas NAHRO Scholarship recipients



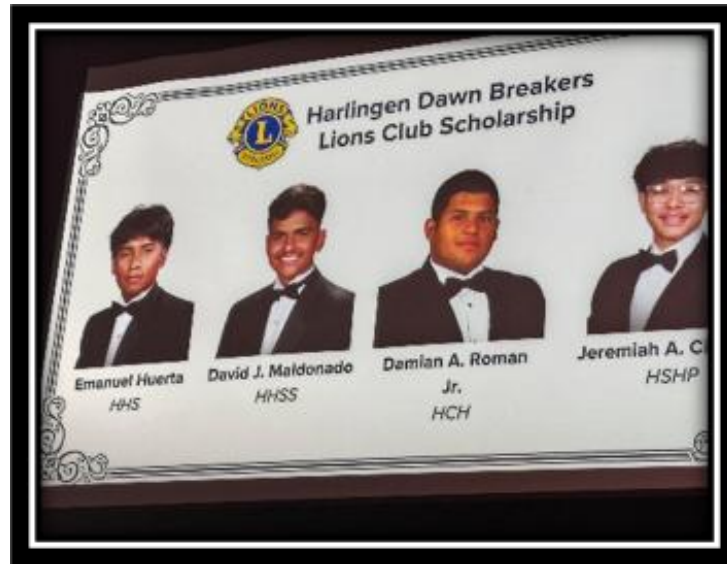
Eddie Resendez Olvera and Daniela Cruz



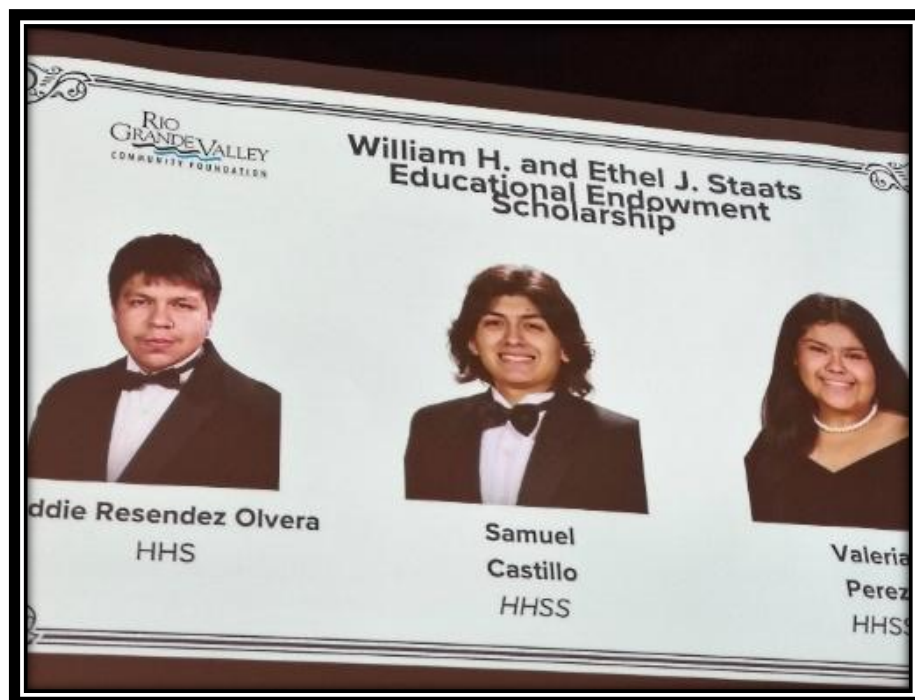
Eddie Resendez Olvera, Daniela Cruz and HCISD School Board Members

**Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities**

Harlingen Dawn Breakers Lions Club Scholarship recipient



William H. and Ethel J. Staats Educational Endowment Scholarship recipient



Eddie Resendez Olvera

**Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities**

HHS Class of 1953 Scholarship recipient



Emanuel Huerta



Eddie Resendez Olvera with Estrella Resendez
Nancy Garza, HHA Admissions Specialist, and Norma Serino, Resident Events Coordinator/Property Manager
Sandra Gonzalez, HCISD Counselor and Cristella Chavez, HCISD Counselor

Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities

Tenant Associations Mothers Day's Celebrations



Los Vecinos



Sunset Terrace



Bonita Park



Le Moyne Gardens

Resident Events Coordinator Board Report
June 17, 2026
By: Norma Serino
May 2026 Activities

Community Gardens
Le Moyne Gardens



Date: June 17, 2026

To: Harlingen Housing Authority Board of Commissioners

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

Subject: May 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 35% complete.

Fairway Construction is remodeling apartment #149. This job is 85% complete.

De La Cruz Drywall is remodeling the kitchen and bathroom in apartment #209. This job is 60% complete.

De La Cruz Drywall is installing a new granite countertop in apartment #243. This job is 90% complete.

De La Cruz Remodel replaced the floor and kitchen cabinets at apartment #263. This job is 100% complete.

Bonita Park AMP #020:

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

De La Cruz Remodel is replacing the floor and remodeling the restroom at apartment #31. This job is 60% complete.

Fairway Construction is remodeling apartment #49. This job is 0% complete.

Fairway Construction is remodeling apartment #135. This job is 0% complete.

Garza DLC Painting prepared apartment #36. This job is 100% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Klass Act Lawn Service installed new landscaping at the office. This job is 100% complete.

De La Cruz Drywall remodeled apartment #12. This job is 100% complete.

De La Cruz Remodel remodeled apartment #11. This job is 100% complete.

Fairway Construction is remodeling apartment #20. This job is 90% complete.

Le Moyne Gardens AMP #030:

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

De La Cruz Remodel prepared apartments #53 and #113. This job is 100% complete.

Fairway Construction is remodeling apartment #155. This job is 85% complete.

Fairway Construction is remodeling the bathroom in apartment #64. This job is 75% complete.

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

De La Cruz Drywall installed exterior carpet at 219 East Jackson Avenue (COCC). This job is 100% complete.

Housing Authority of the City of Harlingen, Texas

May 31, 2026

Low Rent Monthly Occupancy Report

AMP's→	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens	HHA Totals
Units Leased →	145	109	17	4	4	192	471
Special Units → (Headstart / Police Officer)	0	3	1	0	0	2	6

Vacancies

Market Conditions →	0	0	0	0	0	0	0
CFP →	0	0	0	0	0	0	0
Bedroom Size 1 bed	0	1	0	0	0	0	1
2 bed	2	3	0	0	0	5	10
3 bed	3	4	1	0	0	1	9
4 bed	0	0	1	0	0	0	1
Regular Vacancies →	5	8	2	0	0	6	21
Total Vacancies →	5	8	2	0	0	6	21

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 5/31/2026

Prepared by: Nancy Garza Admissions Coordinator

* **OCCUPANCY RATE:** 96.67% 93.33% 90.00% 100.00% 100.00% 97.00% **95.78%**

* **VACANCY RATE:** 3.33% 6.67% 10.00% 0.00% 0.00% 3.00% **4.22%**

* does not include CFP units

Total Points per AMP	12	4	1	16	16	12	
					GRAND TOTAL POINTS		8

Per unit Fee count 145 112 18 4 4 194 477

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 June 17, 2026

Activities for the month of May

WAITING LIST AS OF 5/31/2026

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	58
2 Bedroom	12
3 Bedroom	7
4 Bedroom	4
Total:	81

Unit offers mailed: 9

Security Deposits received: 3

Applications ready for review: 29

Applications pending: 71

Report Submitted By: Nancy Garza - Admissions Coordinator 5.31.2026

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 May 2026	416	409	169	325	12	94	36	30	32%
January through May 2025	430	400	104	224	23	167	33	29	17%
Increase	0	9	65	101	0	0	3	1	15%
Decrease	14	0	0	0	11	73	0	0	0%

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

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%
May-26	102	91	29	25	7	9	10	1	11%
YTD Total:	416	409	169	325	12	94	36	30	32%

LOW RENT PROGRAM
Monthly Summary Report

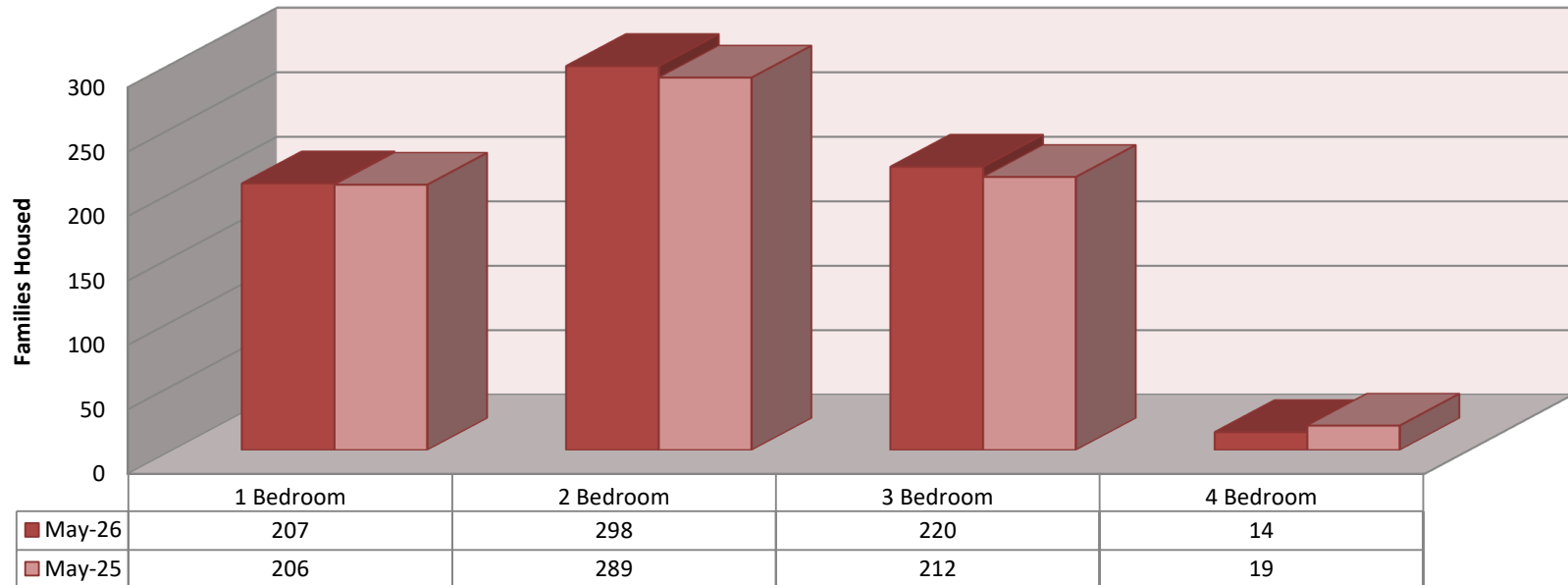
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	0	47	8	3	6%
Feb-25	86	77	18	12	6	40	5	4	10%
Mar-25	85	86	14	84	16	25	5	10	40%
Apr-25	110	97	31	51	0	23	4	6	26%
May-25	75	71	15	10	1	32	11	6	19%
YTD Total:	430	400	104	224	23	167	33	29	17%

Report Submitted By: Nancy Garza -Admissions Coordinator 5.31.2026

**Board Meeting Report
June 17, 2026**

**Total Alloted Vouchers: 743
Vouchers Leased: 739
Pending Vouchers: 4
Vouchers Searching: 0**

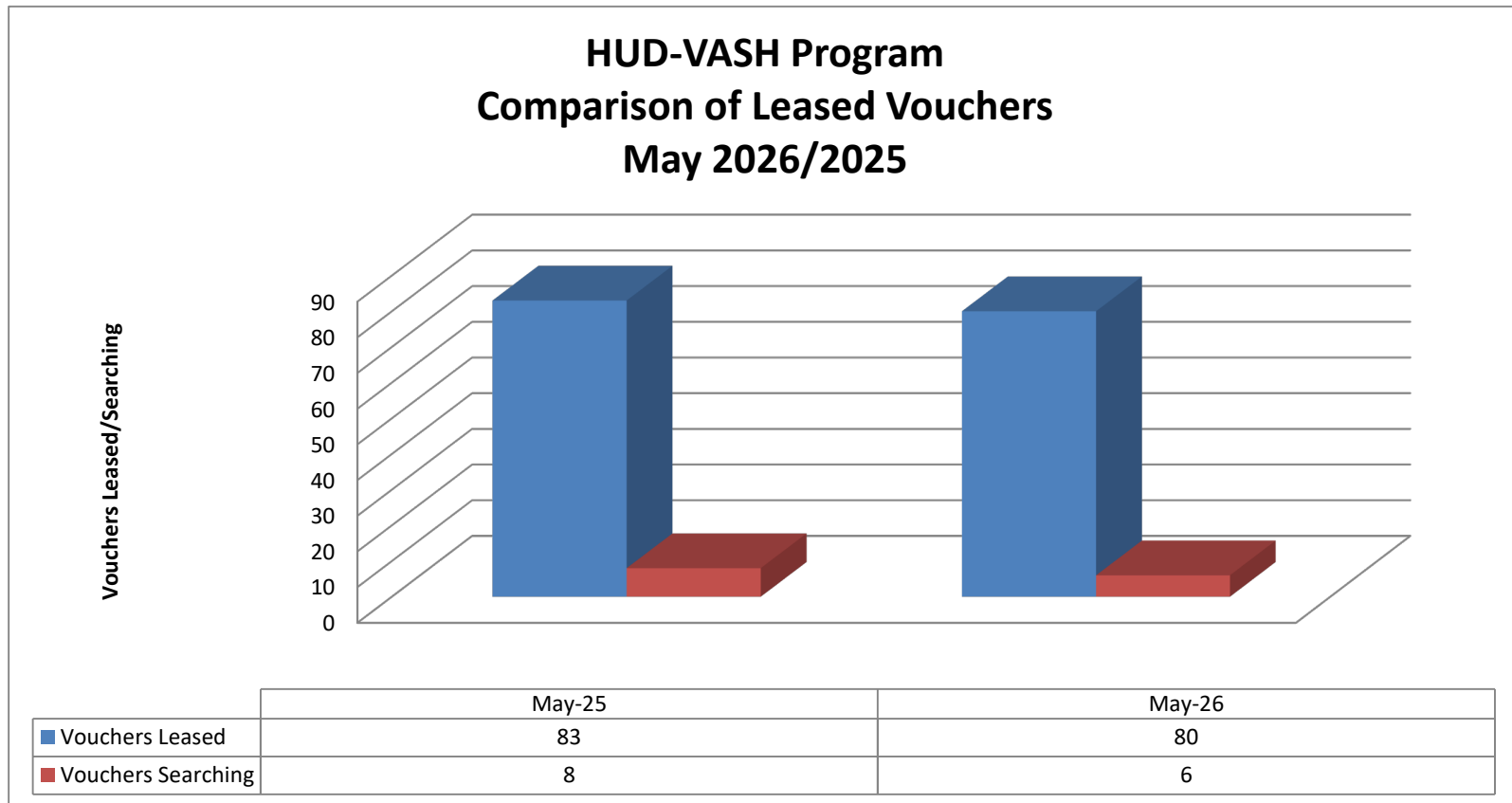
**HCV/Section 8 Program
Comparison of Leased Vouchers
May 2026/2025**



Total Families on Waiting List	513
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**Board Meeting Report
June 17, 2026**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 80
Port-outs: 44
Housed in Harlingen: 36**



Harlingen Housing Authority
 Housing Choice Voucher/Section 8 Program
 Board Meeting Report
 June 17, 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
 April 2026 Score is
 97.36%

Quality Control

No QC audit files were held

Activities for the month of May 2026:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on May 14th (20 were received)
- Issued HAP Checks for June 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 ST
- Out on annual leave May 11th to 15th
- Submitted employee of the quarter recommendation
 July, August, and September 2026
- Attended Two-Year Tool update meeting via Microsoft Teams
- Prepared monthly board reports
- Prepared weekly reports
- Prepared PIC and EIV Reports
- 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 May 2026	182	144	216	11	331	331	11	5	15	26
January through May 2025	193	139	126	27	338	338	46	11	21	47
Increase	0	5	90	0	0	0	0	0	0	0
Decrease	11	0	0	16	7	7	35	6	6	21

Report Submitted By: Diana Perez- HCV/S8 & Admissions Administrator 5.31.2026

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
May-26	36	31	45	0	80	80	0	1	0	3
YTD	182	144	216	11	331	331	11	5	15	26

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-25	35	22	25	0	51	51	0	7	1	4
Feb-25	37	33	22	0	70	70	6	1	2	16
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	8
May-25	43	30	34	7	65	65	14	1	11	11
YTD	193	139	126	27	338	338	46	11	21	47

DATE: June 01, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for June 17, Board Mtg (12+ 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 May:

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 May, lunch was provided by J&B Café. In June, lunch will be provided by Chyann's Specialty Café. We will continue to rotate J & B Café, New York Deli, Chyann's Specialty Café, and Lori's Kitchen.

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 and he will update the Board at the July 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 32 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. Summer Fun Fridays are scheduled weekly at different sites in June & July.

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.

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 was scheduled for Thursday, May 7, 2026, at 6:30 p.m. at the Harlingen Convention Center. Commissioner Elliott and Chair Perez attended the event.

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 May 20, 2026, HHA board meeting. We also reviewed the Agenda for the HHA board meeting scheduled for June 17, 2026, at the Administrative Building, 219 E. Jackson Avenue. The next HHA, HAHC & Washington Property Board Meetings are scheduled for Wednesday, July 15, 2026, starting at 12:00 p.m. at 219 E. Jackson Avenue, Harlingen, Texas. The option to attend board meetings virtually or via conference call are available. A board quorum must be present in person.

Planned Activities:**June 2026: 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.
- 01: C. Lucio submission of Internet cost to the City (N. Jaramillo reimbursement?)
- 02: HAT Conference Orientation & Discussion at 9:30 a.m. for attendees
- ~~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.
- 03: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 04: Temp Interviews starting at 9:30 a.m. - 10:30 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 (No unit will be inspected)~~
- 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
- 06: AD in VMS for IT Services RFP
- 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
- 08: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 3:00 p.m.
- 09: Pest Control Los Vecinos
- 09: Practice Board Mtg at 9:00 a.m. at COCC
- 10: Pest Control Bonita Park
- 10: Review Monday Reports for corrections at 8:30 a.m.
- 10: Practice Board Mtg at BP at 10:00 a.m. (Cancelled due to training)
- 10-12: 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 due to training)
- 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
- 13: AD in VMS for IT Services RFP
- 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: HCV/S8 File room & Audit files at 9:30 a.m.

- 16: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 17: Review Monday Reports for corrections at 8:30 a.m.
- 17: Practice Board Mtgs at COCC at 10:00 a.m.
- 17: Regular Board Mtg at 12:00 p.m. at COCC** Invocation by C De La Fuente
Lunch provided by 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
- 18: Annual Board Mtg to review and finalize at 9:00 a.m.
- 19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 19: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m. (2 weeks)
- 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: HVC/S8 Two Year Tool Mtg at 1:30 p.m.
- 25: Maintenance Mtg at 3:00 p.m. at LV (Heat Awareness & Heat Stroke prevention)
- 26: Audit files & file room at 8:30 a.m. at **Bonita Park**
- 26: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:00 a.m.
- 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
- 29: Opening Proposals of IT Services at 2:00 p.m. at 219 E. Jackson Ave.
- 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. & at BP at 2:30 p.m.
- July 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 01: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
- 01: Review Monday Reports for corrections at 8:30 a.m.
- 01: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.

- 01: City of Harlingen Commissioners Mtg at 5:30 p.m.
- 02: Unit description due at 12:00 p.m. by Managers
- 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 10:00 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.
- 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 or 3 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens & Non-Profit
- 16-17: NAHRO Summer Conference, Nashville, TN (Mrs. Elliott attending)
- 17: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 17: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:30 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. 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 files & file room at 8:30 a.m. at **Sunset Terrace**
- 24: Vehicle inspections at COCC at 9:00 a.m.
- 24: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:00 a.m.
- 24: Board Reports are Due at 12:00 p.m. (noon)
- 24: September 23, Board Agendas & Minutes for July 15, Board Mtgs due 12:00 p.m.
- 24: Tentative Board Agendas due September, October & November 2026
- 24: 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
- 27-31: Auditor in Office for Annual Audit (Aprio Auditors)**
- 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 (Rescheduled 08/18/26 due to NSPIRE)~~
- 29: Review Monday Reports for corrections at 8:30 a.m.
- 30: HUD NSPIRE Inspection at 8:00 a.m. at Los Vecinos**
- 31: HUD NSPIRE Inspection at 8:00 a.m. at Le Moyne Gardens**
- 31: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 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.
- 04: Professional Pictures at COCC 9:00 a.m. – 11:00 a.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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.

- 07: Professional Pictures at COCC 9:00 a.m. – 11:00 a.m.?
- 07: Friday Staff Mtg at 3:00 p.m. National Lighthouse Day BP
- 10: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 10: Security Mtg at 9:00 a.m.
- 10: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 10: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 11: Pest Control at Los Vecinos
- 11: Lonestar Shredding COCC (Bins due on Monday)
- 11: Construction Mtg at LMG at 1:30 p.m. & 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.
- 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.
- 18: Crime Prevention Mtg at 3:00 p.m. at ST (rescheduled from 07/28/26 NSPIRE)
- 19: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg is 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 files & file room 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:00 a.m.
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.
- 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!!
- 01: Family Learning Centers Open for new HCISD school year 2026-2027
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 1:30 p.m.
- 11: Friday Staff Mtg at 3:00 p.m. Classical Music LMG
- 14: Pest Control at COCC, Aragon, Arroyo Vista, Sunset Terrace and 209 E. Jackson Ave.
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 14: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 15: Practice Board Mtg at LMG at 9:00 a.m.
- 16: Review Monday Reports for corrections at 8:30 a.m.
- 16: Practice Board Mtg at BP at 10:00 a.m.
- 16-17: Pest Control at Le Moyne Gardens & Non-Profit
- 17: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: Practice Board Mtg at LV at 10:00 a.m.
- 18: Employee Evaluation (C. Lucio)
- 18: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:00 a.m.

- 18: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 18: Friday Staff Mtg at 3:00 p.m. Hispanic Heritage LMG
- 21: Security Mtg Monday at 9:00 a.m. ST
- 21: Practice Mtg at ST at 9:30 a.m.
- 21: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. (PIC Reports LR & S8)
- 21: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 21: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 22: Lonestar Shredding COCC (Bins due on Monday)
- 22: Construction Mtg at LMG at 1:30 p.m. & 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: 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
- 28: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 3:00 p.m.
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.
- 02: Friday Staff Mtg at 3:00 p.m. Random Acts of Kindness Admissions Dept
- 03: Downtown Market Days! BRE Reading of Books to Community by LV, BP, LMG
- 05: BRE Read a Book HHA Facebook Monday after Market Days by LV, BP, LMG
- 05: Security Mtg Monday at 9:00 a.m.
- 05: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 05: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 06: Construction Mtg at LMG at 1:30 p.m. & 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 1:30 p.m.

- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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 files & file room at 8:30 a.m. at COCC/HCV/S8
- 23: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 9:00 a.m.
- 30: Final Board Reports due at 12:00 p.m.
- 30: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)**
- 30: Friday Staff Mtg at 3:00 p.m. 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 1:30 p.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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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 files & file room at 8:30 a.m.at **Le Moyne Gardens**
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 3:00 p.m.
- 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.
- 07: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 3:00 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
- 14: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 10:30 a.m.
- 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 9:30 a.m.
- 28: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 28: LR Weekly Summary Updates by sites, LV, BP, ST, LMG at 3:00 p.m.
- 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 files & file rooms at 8:30 a.m. at **Los Vecinos**
- 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 files & file room at 8:30 a.m. at Bonita Park
- 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 files & file room at 8:30 a.m. at **Sunset Terrace**
- 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 files & file room at 8:30 a.m. at **Le Moyne Gardens**
- 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
- 28: Family Learning Center last day
- 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. & at 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 files & file room at 8:30 a.m. at **COCC/HCV/S8**
- 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 files & file room at 8:30 a.m. at **Los Vecinos**
- 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 files & file room at 8:30 a.m. at Bonita Park
- 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 files & file room at 8:30 a.m. at Le Moyne Gardens
- 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: Los Vecinos 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.
- 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: Los Vecinos 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: Los Vecinos 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.
	Washington Property		12:45 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.
	Washington Property		12:45 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.