



ANNUAL BOARD MEETING
Wednesday, September 23, 2026 @ 11:30 a.m.
at the Harlingen Convention Center
701 Harlingen Heights Drive
Harlingen, Texas 78552

AGENDA

Notice is hereby given that the above unit of government will hold an Annual Board Meeting of its Board of Commissioners on Wednesday, September 23, 2026 @ 11:30 a.m. at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID: 279 599 558 956 17, Passcode: i7ox3x6i; or join the video conference by phone at 469-480-6297, Password: 475 022 932.

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. Administer Oath of Office to Incoming Commissioners:
Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
By – Sylvia Garza-Perez, Cameron County Clerk /Alan Ozuna, Attorney
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – Diana Perez
6. Pledge of Allegiance – Diana Perez
7. Introduction of Staff, Visitors, and Guests – Hilda Benavides & Cynthia Lucio
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Regular Board of Commissioners Meeting of July 15, 2026. (pg.4-8)
10. Recognition Award for Years of Service to the Harlingen Community:
Carlos “Charlie” Perez
Presenters: Hilda Benavides & Mayor Sepulveda
11. Service Awards for the following employees:
Mary Prieto – 20 Years
Diana Perez – 35 Years
Jose Montoya – 35 Years
Presenters: Cynthia De La Fuente, Chair Perez, & Mayor Sepulveda
12. Lunch Break
13. Presentation of Annual Report and Financial Statement (pg.13-17)
Presenters: Cynthia Lucio & Staff

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statements for all accounts for the months of June and July 2026, and to take action to approve the Unaudited Financial Statements as presented. *(pg.18-53)*
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 months of July and August 2026. *(pg.54-61)*
Presenter: Cynthia De La Fuente

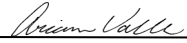
III. OLD BUSINESS – NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report by Cynthia Lucio; *(pg.62-81)*
 - b) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.82)*
 - c) HR/Accounting Coordinator Report by Melissa Guajardo; *(pg.83)*
 - d) Senior Property Manager Report by Mary Prieto; *(pg.84-85)*
 - e) Maintenance Report by Mary Prieto; *(pg.86)*
 - f) Resident Events Coordinator/Property Manager Report by Norma Serino; *(pg.87-97)*
 - g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; *(pg.98-99)*
 - h) Low Rent Occupancy Report by Nancy Garza; *(pg.100-103)*
(Comparative summary report for January-August 2026-2025)
 - i) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.104-108)*
(Comparative summary report for January-August 2026-2025)
2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 12+ months. *(pg.109-135)*
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 Convention Center, 701 Harlingen Heights Drive, 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, September 17, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 17th day of September 2026


Ariana Valle, Administrative Assistant



**ADMINISTER OATH OF OFFICE
TO INCOMING BOARD MEMBERS
OF THE HOUSING AUTHORITY**

&

**HARLINGEN AFFORDABLE HOUSING CORPORATION OF
THE CITY OF HARLINGEN, TEXAS**

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS, I, Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, Maria I. Borjas, and Bettina Elliott do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Board member of the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God."

Harlingen Housing Authority
 Minutes of the Regular Board Meeting
 Wednesday, July 15, 2026, at 12:00 p.m.
 At the Administrative Building
 219 East Jackson Avenue, Harlingen, Texas 78550

I. OPENING

The Board of Commissioners of the Harlingen Housing Authority met for its Regular Board Meeting Wednesday, July 15, 2026, at 12:00 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

CONFLICT OF INTEREST

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

ROLL CALL/DETERMINATION OF A QUORUM

Chair Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñoz and Maria I. Borjas. Not present was Bettina Elliott.

INVOCATION

HR/Accounting Coordinator, Melissa Guajardo, gave the invocation.

PLEDGE OF ALLEGIANCE

HR/Accounting Coordinator, Melissa Guajardo, led the pledge of allegiance.

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

Administrative Assistant, 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, John Alvarado, Computer Network Group, Sandra Gonzalez and Cristella Chavez, HCISD Counselors, Valeria Tudon Avila, Scholarship Recipient, Raquel Avila, Guest, Daniela Cruz, Scholarship Recipient, Sara Gonzalez, Guest, Kimberly Gonzalez, Scholarship Recipient, Willow Hollon, Scholarship Recipient, James Hollon, Guest, Cristian Huerta, Scholarship Recipient, Eddie Resendez Olvera, Scholarship Recipient, Estrella Resendez, Guest, Ivanna Briones Salazar, Scholarship Recipient, and Elizabeth Salazar, Guest.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 17, 2026.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Regular Board Meeting of June 17, 2026. Commissioner Muñiz made the motion to approve the Minutes of the Regular Board Meeting of June 17, 2026. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

PRESENTATION OF SCHOLARSHIP AWARDS TO THE FOLLOWING STUDENTS BY SANDRA GONZALEZ & CRISTELLA CHAVEZ, HCISD COUNSELORS:

Sandra Gonzalez and Cristella Chavez presented scholarships to the following students:

Valeria Tudon Avila, Daniela Cruz, Kimberly Gonzalez, Willow Hollon, Cristian Huerta, Emanuel Huerta, Eddie Resendez-Olvera, and Ivanna Briones Salazar. The Board congratulated the students and wished them well in their future endeavors. They excused themselves to celebrate their accomplishments.

II. NEW BUSINESS

1. PRESENTATION OF THE UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 2026, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for all accounts for the month of May 2026 was included in their board packets. She reported as follows:

Harlingen Housing Authority							
Summary of Revenues & Expenditures							
For the Month Ended May 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	\$429,234.46	\$59,351.51	\$119,398.08	\$118,767.57	\$126,573.67	\$5,143.63	\$695,257.00
Total Expenditures	\$425,315.33	\$83,314.97	\$114,002.83	\$98,231.10	\$127,685.75	\$2,080.68	\$586,759.25
Revenues Over (Under) Expenditures	\$3,919.13	(\$23,963.46)	\$5,395.25	\$20,536.47	(\$1,112.08)	\$3,062.95	\$108,497.75
Cash reserves or funds transferred in	\$0.00	\$23,963.46	\$0.00	\$0.00	\$1,112.08	\$0.00	\$0.00
Note: COCC - Capital funds subsidy wasn't drawdown from HUD and there were 3 pay periods □							
Le Moyne Gardens - did very well spending this month, and there were 3 pay periods							

Commissioner Muñiz noted that the budget line items were not included. Chief Financial Officer Lucio stated that information will be sent to the Board. After some discussion, no questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of May 2026, and to take action to approve the Unaudited Financial Statement as presented. Vice-Chair Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2026 as presented by Administration. Motion was seconded by Commissioner Muñiz 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 JUNE 2026.

Procurement Specialist/Property Manager De La Fuente noted that the board packets contained a listing of unpaid balances due for vacated unit accounts for the month of June 2026 in the total amount of \$1,970.00 The total amount consists of:

For the month of June 2026

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	\$ 705.00	\$ -	\$ 721.00	\$ -	\$ -	\$ 544.00

Grand Total \$ 1,970.00

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 June 2026 in the total amount of \$1,970.00. Commissioner Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of June 2026 in the total amount of \$1,970.00. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE THE AGREEMENTS FOR THE FAMILY LEARNING CENTER COUNSELORS.

Senior Property Manager Prieto told the Board that the packet included the agreements for the Family Learning Center Counselors. Chair Perez asked, are the counselors employed by HCISD? Chief Executive Officer Benavides stated yes. Commissioner Muñiz asked, if the Counselors are hired as representatives for HCISD? Chief Executive Officer Benavides stated the Counselors are under contract. After some discussion no other questions were asked. Chair Perez entertained a motion to approve the agreements for the Family Learning Center Counselors. Vice-Chair Sánchez Peña made the motion to approve the agreements for the Family Learning Center Counselors. Motion was seconded by Commissioner Muñiz and passed unanimously.

4. CONSIDER AND TAKE ACTION TO ACCEPT/REJECT THE PROPOSAL FOR INFORMATION TECHNOLOGY (IT) SERVICES AND TO AWARD THE CONTRACT.

Accounting Assistant/MIS Coordinator Vega informed the board that the Information Technology (IT) Request for Proposals was advertised in the Valley Morning Star on Saturday, June 6, 2026, and Saturday, June 13, 2026. Proposals were due on June 29, 2026, at 2:00 PM. 12 companies requested Proposal packets and only 3 companies submitted Proposals by the due date.

Received Date & Time:	Company Name:	Bid Amount:
6-29-26 @ 10:30 AM	Consultadd, INC	\$1,840.00 Monthly \$92.00 per hour \$90.00 Additional
6-29-26 @ 9:18 AM	Computer Network Group (CNG)	\$1,300.00 Monthly \$65.00 per hour \$65.00 Additional
6-29-26 @ 10:30 AM	Galaxy I Technologies, INC	\$1,404.00 Monthly \$70.20 per Hour \$105.30 Additional
	No Submission	
	Advanced BITS	
	BuzzClan	
	MGT Impact Solutions	
	22 nd Century Technologies, Inc.	
	Omm IT Solutions	
	Zion (ZCS)	
	Nova Technologies	
	BidPrime, INC	
	Alpha Technologies USA Inc	

Based on the positive work experience with the Harlingen Housing Authority, the staff recommend that the contract be awarded to Computer Network Group (CNG).

Chair Perez asked, who is the current IT company? Accounting Assistant/MIS Coordination Vega stated Computer Network Group (CNG). After some discussion no other questions were asked. Chair Perez entertained a motion to accept the proposal presented and award the contract for the IT Services to Computer Network Group (CNG) with a monthly charge amount of \$1,300.00. Commissioner Muñiz made the motion to accept the proposal presented and award the contract for the IT Services to Computer Network Group (CNG) with a monthly charge amount of \$1,300.00. The motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

5. CONSIDER AND TAKE ACTION TO APPROVE THE CLOSING OF OFFICES ON FRIDAY, DECEMBER 11, 2026, FOR THE EMPLOYEE CHRISTMAS LUNCHEON FROM 12:00 P.M. – 5:00 P.M.

Chief Executive Officer Benavides requested approval from the Board to close the offices on Friday, December 11, 2026, for the Harlingen Housing Authority Employee Christmas luncheon from 12:00 p.m. – 5:00 p.m. After some discussion no questions were asked. Chair Perez entertained a motion to approve the closing of offices on Friday, December 11, 2026, for the Employee Christmas Luncheon from 12:00 p.m. – 5:00 p.m. Vice-Chair Sánchez Peña made the motion to approve the closing of offices on Friday, December 11, 2026, for the Employee Christmas Luncheon from 12:00 p.m. – 5:00 p.m. Motion was seconded by Commissioner Muñiz and passed unanimously.

6. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE SECTION 551.074, PERSONNEL DELIBERATION REGARDING THE EVALUATION OF THE JOB PERFORMANCE OF THE CHIEF EXECUTIVE OFFICER.

Chair Perez entertained a motion to enter into Executive Session under Texas Government code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Chair Perez made the motion to enter into Executive Session under Texas Government Code Section 551.074 personnel deliberation regarding the evaluation of the job performance and compensation of the Chief Executive Officer. Motion was seconded by Vice-Chair Sánchez Peña. The Board entered into Executive Session at 12:26 p.m. The Board exited the Executive Session at 1:36 p.m. No action was taken during the Executive Session.

7. CONSIDER AND TAKE ACTION ON THE JOB PERFORMANCE AND COMPENSATION OF THE CHIEF EXECUTIVE OFFICER AND TO EXTEND CONTRACT UNTIL MAY 1, 2028.

Chair Perez entertained a motion on the job performance and compensation of the Chief Executive Officer and to extend the contract until May 1, 2028, to include a 5% merit increase. Commissioner Muñiz made the motion on the job performance and compensation of the Chief Executive Officer and to extend the contract until May 1, 2028, to include a 5% merit increase. Motion was seconded by Vice-Chair Sánchez Peña and passed unanimously.

III. OLD BUSINESS-NON-ACTION ITEMS

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

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

Chief Executive Officer Benavides told the Board that the reports were included in their packets. No questions were asked and no action taken.

2. CHIEF EXECUTIVE OFFICER REPORT ON ADMINISTRATIVE MEETINGS, LEGAL CONFERENCES, OTHER MEETINGS HELD, AND SCHEDULED ACTIVITIES FOR THE NEXT 12+ MONTHS.

Chief Executive Officer Benavides told the Board that her report is included in the board packet. Chief Executive Officer Benavides informed the Board that the Back-to-School Event is scheduled for Saturday, August 1, 2026, from 9:00 a.m. - 3:00 p.m. She also reminded the Board of the Annual Board meeting scheduled for September 23, 2026, at 11:30 a.m. at the Harlingen Convention Center. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-Chair Sánchez Peña. Motion was seconded by Commissioner Muñiz. Meeting was adjourned at 1:38 p.m.

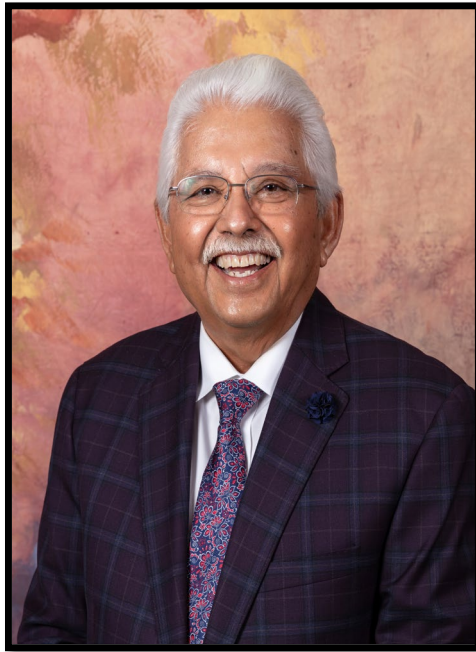
Date: _____

Chair, Perez or Vice-Chair, Sánchez Peña

Chief Executive Officer, H. Benavides



The Harlingen Housing Authority Recognizes



Carlos "Charlie" Perez
Recognition Award for years of Service to
The Harlingen Community



The Harlingen Housing Authority

Recognizes



Mary Prieto
20 Years of Service



The Harlingen Housing Authority

Recognizes



Diana Perez
35 Years of Service



The Harlingen Housing Authority

Recognizes



Jose Montoya
35 Years of Service

The Harlingen Housing Authority Mission provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization. Our Vision is to serve others with the highest level of professionalism, integrity, honesty, fairness, and equality. Our goal is to motivate and empower families to improve their quality of life and achieve self-sufficiency.

The Harlingen Housing Authority administers two (2) primary programs that assist over 1,340 families within our Harlingen Community. These programs are the Public Housing/Low Rent Program and Housing Choice Voucher/Section 8 Program. These programs are federally funded by the U.S. Department of Housing and Urban Development (HUD).

The Public Housing/Low Rent Program assists 498 families at the different apartment complexes. The Aragon Apartments are located at 1810 & 1814 Aragon Drive and houses 4 families. The Arroyo Vista Court Apartments are located at 505 Arroyo Vista Court and houses 4 families. The Bonita Park Apartments are located at 601 South Rangerville Road and houses 120 families. The Le Moyne Gardens Apartments are located at 3221 North 25th Street and houses 200 families. The Los Vecinos Apartments are located at 702 South “M” Street and houses 150 families. The Sunset Terrace Apartments are located at 1401 North Sunset Drive and houses 20 families. The monthly occupancy rate at our apartment complexes is 98%. The high occupancy rate and long waitlist demonstrates the great need for more affordable housing in our community.

The Housing Choice Voucher (HCV)/Section 8 (S8) Program assists over 840 families throughout our Harlingen Community. This program is very much desired and needed by our community due to the special housing assistance in the private market. Once a family qualifies for the HCV/S8 Program, they receive a voucher that gives them the ability to choose any housing that meets the program's requirements. A subsidy is paid to the landlord by the Housing Authority. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. The voucher utilization rate is 99-100% and our wait list exceeds 500 families.

The Veterans Affairs Supportive Housing (VASH) Program assists 87 Veterans throughout the Rio Grande Valley. This program was established to assist homeless veterans in need of a place to live. The U. S. Department of Veterans Affairs Office (VA) assigns a caseworker to help the veterans while we administer the VASH Voucher, which is part of the HCV/S8 Program. This program has been successful due to the partnership we have established with the VA.

The Foster Youth to Independence (FYI) Program provides housing vouchers to youth between the ages of 18 – 24, that are at risk of becoming homeless when exiting the Public Child Welfare Agency (PCWA). Referrals are provided to our Housing Authority by the PCWA, and we request these vouchers from HUD. Currently, we are assisting 3 young adults and their families.

The HCV/S8 Homeownership Program enables families to utilize their HCV/S8 Voucher to purchase a home. The HCV/S8 families that are interested in purchasing a home must meet the necessary requirements, such as employment or stable income, be able to obtain a mortgage loan, and participate in homeownership counseling classes.

Partnerships are a must for our Housing Authority, since they enable us to provide families with resources throughout the Harlingen Community. A few of our partnerships are as follows: the Spectrum high speed internet access; the City of Harlingen street repair at Los Vecinos; the Back-to-School Event during Market Days; the HCISD Family Learning Centers; the Book Rich Environment (BRE) Initiative; the Annual Resource Fair; the HCV/S8 Annual Landlord & Homeownership Conference; the Little Free Libraries; the Vegetable Gardens, Scholarships, and the Resident Councils/Tenant Associations, just to mention a few.

I want to take this opportunity to thank our employees, our Board of Commissioners, the HUD San Antonio Public Housing Field Office team, and the many partners that assist us with the implementation of these outstanding programs. I want to express my appreciation to Mayor Norma Sepulveda, City Manager Gabriel Gonzalez, and the City Commissioners for their continued interest and support. I enjoy working with our community and look forward to restoring and expanding affordable housing.

Sincerely,



Hilda Benavides,
Chief Executive Officer

Entity-Wide Revenue and Expense Summary for Fiscal Year End 3/31/2026

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Vouchers	Central Office Cost Center
\$1,620,391.00	-\$15,536.00	\$2,013.00	\$7,609.00	-\$73,679.00

Harlingen Housing Authority (TX065)							15
HARLINGEN, TX							
Entity Wide Revenue and Expense Summary							
		Submission Type: Unaudited/Single Audit			Fiscal Year End: 03/31/2026		
			Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC
Net Tenant Rental Revenue			\$1,165,990	\$89,943	\$55,461	\$0	\$0
Tenant Revenue – Other			\$150,568	\$0	\$2,580	\$0	\$0
HUD PHA Operating Grants			\$3,261,180	\$0	\$0	\$6,971,459	\$0
Capital Grants			\$2,132,637	\$0	\$0	\$0	\$0
Management Fee							\$580,699
Asset Management Fee							\$177,756
Book Keeping Fee							\$117,248
Other Fees							\$11,952
Investment Income – Unrestricted			\$500	\$0	\$2,322	\$500	\$11659
Fraud Recovery			\$0	\$0	\$0	\$0	\$0
Other Revenue			\$12,434	\$30,594	\$64	\$80,726	\$32650
Gain or Loss on Sale of Capital Assets			-\$3,762	\$0	\$0	\$0	\$0
Total Revenue			\$6,719,547	\$120,537	\$60,427	\$7,052,685	\$932,029
Administrative Salaries			\$489,116	\$43,123	\$3,150	\$210,731	\$490,729
Auditing Fees			\$38,601	\$687	\$1,925	\$1,499	\$5,654
Management Fee			\$580,699	\$0	\$0	\$0	\$0
Book-keeping Fee			\$43,500	\$0	\$0	\$73,748	\$0
Advertising and Marketing			\$0	\$0	\$0	\$0	\$0
Employee Benefit contributions – Administrative			\$200,407	\$12,166	\$1,091	\$78,794	\$163,767
Office Expenses			\$385,973	\$0	\$0	\$62,635	\$66,982
Legal Expense			\$9,617	\$1,394	\$0	\$905	\$10,375
Travel			\$18,523	\$0	\$0	\$10,051	\$35,278
Other			\$341,215	\$13,050	\$9,734	\$99,980	\$85,541
Asset Management Fee			\$59,760	\$0	\$0	\$117,996	
Tenant Services – Salaries			\$26,391	\$0	\$0	\$0	\$0
Tenant Services – Other			\$13,984	\$1,866	\$412	\$0	\$0
Water, elctricity, gas, and sewer			\$71,006	\$3,591	\$1,343	\$0	\$13,839
Ordinary Maintenance and Operations – Labor			\$230,496	\$2,710	\$273	\$0	\$10,562
Ordinary Maintenance and Operations - Materials and Other			\$222,604	\$1,834	\$1,653	\$30,710	\$6,232
Ordinary Maintenance and Operations Contracts			\$623,724	\$22,352	\$7,506	\$0	\$14,613
Employee Benefit Contributions - Ordinary Maintenance			\$74,310	\$951	\$46	\$0	\$2,794
Protective Services - Other Contract Costs			\$224,230	\$727	\$0	\$0	\$8,929
Property Insurance, Liability, Workman's Comp. All other Insurance			\$657,663	\$16,117	\$20,518	\$3,934	\$33,562
Other General Expenses			\$0	\$2,726	\$0	\$30,502	\$608
Payments in Lieu of Taxes			\$106,920	\$42	\$0	\$0	\$315
Bad debt - Tenant Rents			\$36,297	\$0	\$1,485	\$0	\$0
Total Operating Expenses			\$4,455,036	\$123,336	\$49,136	\$721,485	\$949,780
Excess of Operating Revenue over Operating Expenses			\$2,264,511	-\$2,799	\$11,291	\$6,331,200	-\$17,751
Housing Assistance Payments			\$0	\$0	\$0	\$6,237,839	\$0
HAP Portability-In			\$0	\$0	\$0	\$73,919	\$0
Depreciation Expense			\$614,661	\$12,737	\$9,278	\$11,833	\$24,564
Total Expenses			\$5,099,156	\$136,073	\$58,414	\$7,045,076	\$1,005,708
Excess (Deficiency) of Total Revenue Over (Under) Total Expenses			\$1,620,391	-\$15,536	\$2,013	\$7,609	-\$73,679

Entity-Wide Balance Sheet Summary for Fiscal Year End 3/31/26

Public Housing	Affordable Housing Corporation	Family Living Center	Housing Choice Voucher	Central Office Cost Center
\$18,403,814.00	\$915,205.00	\$330,909.00	\$492,798.00	\$1,275,931.00

Harlingen Housing Authority (TX065)							17
Entity Wide Balance Sheet Summary							
		Submission Type: Unaudited/Single Audit			Fiscal Year End: 03/31/2026		
			Project Total	6.2 Component Unit - Blended	1 Business Activities	14.871 Housing Choice Vouchers	COCC
Cash - Unrestricted			\$3,850,024	\$646,134	\$84,094	\$4,491	\$318,274
Cash - Other Restricted			\$0	\$0	\$0	\$0	\$0
Cash - Tenant Security Deposits			\$80,330	\$4,675	\$1,900	\$0	\$0
Accounts Receivable - PHA Projects			\$0	\$0	\$0	\$0	\$0
Accounts Receivable - HUD Other Projects			\$0	\$0	\$0	\$250,239	\$0
Accounts Receivable - Other Government			\$0	\$0	\$0	\$0	\$0
Accounts Receivable – Miscellaneous			\$0	\$0	\$0	\$0	\$0
Accounts Receivable - Tenants			\$17,930	\$0	\$650	280,626	\$0
Allowance for Doubtful Accounts -Tenants			-\$15,220	\$0	-\$650	-\$51,668	\$0
Fraud Recovery			\$14,093	\$0	\$0	\$0	\$0
Allowance for Doubtful Accounts - Fraud			-\$14093	\$0	\$0	\$0	\$0
Investments - Unrestricted			\$0	\$0	\$0	\$0	\$61,375
Prepaid Expenses and Other Assets			\$160,278	\$4,434	\$3,534	\$0	\$5,744
Inventories			\$232,227	\$0	\$0	\$0	\$4,062
Allowance for Obsolete Inventories			-\$11,612	\$0	\$0	\$0	-\$203
Inter Program Due From			\$72,975	\$0	\$7,524	\$0	\$241,179
Total Current Assets			\$4,386,932,163	\$655,243	\$97,052	\$483,688	\$630,431
Land			\$836,470	\$0	\$28,000	\$0	\$454,264
Buildings			\$36,625,182	\$383718	\$814,297	\$%5,320	\$522,620
Furniture, Equipment & Machinery - Administration			\$796,712	\$0	\$0	\$98,015	\$372,871
Leasehold Improvements			\$2,184,717	\$11,800	\$0	\$0	\$23,119
Accumulated Depreciation			-\$30,361,843	-\$135,556	-\$608,440	-\$94225	-\$727,374
Construction in Progress			\$3,935,644	\$0	\$0	\$0	\$0
Total Capital Assets, Net of Accumulated Depreciation			\$14,016,882	\$259,962	\$233,857	\$9,110	\$645,500
Notes, Loans and Mortgages Receivable - Non-Current			\$0	\$0	\$0	\$0	\$0
Notes, Loans, & Mortgages Receivable - Non Current - Past Due			\$0	\$0	\$0	\$0	\$0
Total Assets and Deferred Outflow of Resources			\$18,403,814	\$915,205	\$330,909	\$492,798	\$1,275,931
Accounts Payable <= 90 Days			\$159,294	\$124	\$105	\$3,773	\$4,879
Accounts Payable >90 Days Past Due			\$0	\$0	\$0	\$0	\$0
Accrued Wage/Payroll Taxes Payable			\$35,439	\$0	\$0	\$13,609	\$40,004
Accrued Compensated Absences - Current Portion			\$6,677	\$0	\$0	\$2,972	\$7,900
Accounts Payable - HUD PHA Programs			\$176,188	\$0	\$0	\$4,094	\$0
Account Payable - PHA Projects			\$0	\$0	\$0	\$0	\$0
Accounts Payable - Other Government			\$106,752	\$0	\$0	\$0	\$0
Tenant Security Deposits			\$80,330	\$4,675	\$1,900	\$0	\$0
Unearned Revenue			\$82,000	\$0	\$64\$0	\$0	\$0
Other Current Liabilities			\$657	\$0	\$0	\$10,523	\$4,471
Accrued Liabilities - Other			\$0	\$0	\$0	\$0	\$0
Inter Program - Due To			\$31,792	\$97,684	\$560	\$151,331	\$40,312
Loan Liability - Current			\$0	\$0	\$0	\$0	\$0
Total Current Liabilities			\$679,129	\$102,483	\$2,629	\$186,302	\$97,566
Accrued Compensated Absences - Non Current			\$60,096	\$0	\$0	\$26,752	\$85,768
Total Non-Current Liabilities			\$60,096	\$0	\$0	\$26,752	\$85,768
Total Liabilities			\$739,225	\$102,483	\$2,629	\$213,054	\$183,334
Net Investment in Capital Assets			\$14,016,882	\$259,962	\$233,857	\$9,110	\$645,500
Restricted Net Position			\$0	\$0	\$0	\$0	\$0
Unrestricted Net Position			\$3,647,707	\$552,760	\$94,423	\$270,634	\$447,097
Total Equity - Net Assets / Position			\$17,664,589	\$812,722	\$328,280	\$279,744	\$1,092,597
Total Liabilities, Deferred Inflows of Resources and Equity - Net			\$18,403,814	\$915,205	\$330,909	\$492,798	\$1,275,931
							17

Housing Authority of the City of Harlingen

Unaudited Financial Statement

June 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 June 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>\$337,878.33</u>	<u>\$88,391.00</u>	<u>\$88,036.14</u>	<u>\$37,387.42</u>	<u>\$118,893.99</u>	<u>\$5,169.78</u>	<u>\$606,941.78</u>
Total Expenditures	<u>\$447,565.28</u>	<u>\$67,196.11</u>	<u>\$134,903.46</u>	<u>\$99,217.27</u>	<u>\$142,999.58</u>	<u>\$3,248.86</u>	<u>\$600,743.83</u>
Revenues Over (Under) Expenditures	<u>(\$109,686.95)</u>	<u>\$21,194.89</u>	<u>(\$46,867.32)</u>	<u>(\$61,829.85)</u>	<u>(\$24,105.59)</u>	<u>\$1,920.92</u>	<u>\$6,197.95</u>
Cash reserves or funds transferred in	<u>\$109,686.95</u>	<u>\$0.00</u>	<u>\$46,867.32</u>	<u>\$61,829.85</u>	<u>\$24,105.59</u>	<u>\$0.00</u>	<u>\$0.00</u>

**Note: LV and LMG - program costs are higher due to NSPIRE inspection prep
BP - Operation subsidy was not received due to overage of subsidy in prior months**

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended June 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>\$1,262,875.37</u>	<u>\$225,140.25</u>	<u>\$322,900.91</u>	<u>\$297,834.13</u>	<u>\$401,339.18</u>	<u>\$15,660.90</u>	<u>\$1,657,040.28</u>
Total Expenditures	<u>\$1,201,821.50</u>	<u>\$185,708.99</u>	<u>\$337,225.78</u>	<u>\$280,203.25</u>	<u>\$388,700.40</u>	<u>\$9,983.08</u>	<u>\$1,749,357.33</u>
Revenues Over (Under) Expenditures	<u>\$61,053.87</u>	<u>\$39,431.26</u>	<u>(\$14,324.87)</u>	<u>\$17,630.88</u>	<u>\$12,638.78</u>	<u>\$5,677.82</u>	<u>(\$92,317.05)</u>
Cash reserves or funds transferred in	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,324.87</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$92,317.05</u>

Note: LV- program costs were higher due to NSPIRE inspection prep
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 June 30, 2026	3 Month(s) Ended June 30, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Opertating transfer in /	1 06	3690.22 5	0.00	0.00	3,000.00	(3,000.00)	-100.00 %
Other Income - CFP24	1 06	3690.31 5	0.00	0.00	41,748.00	(41,748.00)	-100.00 %
Other Income - CFP25	1 06	3690.32 5	27,223.00	41,321.00	0.00	41,321.00	100.00 %
Total Operating Income			27,223.00	41,321.00	44,748.00	(3,427.00)	-7.66 %
Rental Income							
NON-DWELLING RENT	1 06	3190 5	2,198.81	4,397.62	6,594.00	(2,196.38)	-33.31 %
Total Rental Income			2,198.81	4,397.62	6,594.00	(2,196.38)	-33.31 %
Other Income							
Investment Income - Unrestricted	1 06	3610 5	730.58	2,147.20	3,321.00	(1,173.80)	-35.34 %
OTHER INCOME	1 06	3690 5	361.61	475.37	399.00	76.37	19.14 %
Other Income - Management Fee - CC	1 06	3690.2 5	32,309.50	98,560.98	98,634.00	(73.02)	-0.07 %
Other Income - Asset Management Fe	1 06	3690.3 5	14,844.00	44,640.00	44,580.00	60.00	0.13 %
Other Income - Bookkeeping Fee - CC	1 06	3690.4 5	9,727.50	29,430.00	29,430.00	0.00	0.00 %
IT Fees	1 06	3690.5 5	996.00	2,988.00	2,988.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1 06	3690.88 5	0.00	1,180.08	24.00	1,156.08	4817.00 %
Total Other Income			58,969.19	179,421.63	179,376.00	45.63	0.03 %
Total Revenue			88,391.00	225,140.25	230,718.00	(5,577.75)	-2.42 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1 06	4110 5	33,838.44	92,259.24	117,332.00	25,072.76	21.37 %
LEGAL EXPENSE	1 06	4130 5	2,057.16	2,057.16	1,749.00	(308.16)	-17.62 %
STAFF TRAINING	1 06	4140 5	0.00	1,700.00	3,000.00	1,300.00	43.33 %
TRAVEL	1 06	4150 5	1,127.40	4,282.69	7,500.00	3,217.31	42.90 %
Travel-Mileage Reimbursment	1 06	4150.2 5	12.33	456.15	499.98	43.83	8.77 %
Audit Fees	1 06	4171 5	0.00	0.00	498.00	498.00	100.00 %
Employee Benefits Cont - Admin	1 06	4182 5	14,231.34	32,863.26	32,499.00	(364.26)	-1.12 %
SUNDRY	1 06	4190 5	0.00	0.00	249.00	249.00	100.00 %
Postage/FedEx/UPS	1 06	4190.03 5	0.00	548.94	999.99	451.05	45.11 %
Advertising and Marketing	1 06	4190.08 5	0.00	0.00	123.00	123.00	100.00 %
PUBLICATIONS	1 06	4190.11 5	368.00	368.00	1,248.00	880.00	70.51 %
MEMBERSHIP DUES AND FEES	1 06	4190.12 5	35.00	35.00	249.00	214.00	85.94 %
Telephone/Cell Phone/Internet	1 06	4190.13 5	3,541.94	10,415.78	11,250.00	834.22	7.42 %
FORMS & OFFICE SUPPLIES	1 06	4190.17 5	280.71	2,678.59	1,749.00	(929.59)	-53.15 %
Other Sundry Expense	1 06	4190.18 5	769.88	1,174.03	1,749.99	575.96	32.91 %
Administrative Contact Costs	1 06	4190.19 5	5,102.40	14,042.38	23,748.00	9,705.62	40.87 %
BOARD MEETING EXPENSE	1 06	4190.9 5	1,742.36	5,024.93	6,249.00	1,224.07	19.59 %
Total Administrative Expense			63,106.96	167,906.15	210,692.96	42,786.81	20.31 %
Utilities Expense							
WATER	1 06	4310 5	0.00	49.93	123.00	73.07	59.41 %
ELECTRICITY	1 06	4320 5	979.49	1,942.12	3,249.00	1,306.88	40.22 %
OTHER UTILITY EXPENSE - SEWER	1 06	4390 5	0.00	75.98	249.99	174.01	69.61 %
Total Utilities Expense			979.49	2,068.03	3,621.99	1,553.96	42.90 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1 06	4410 5	619.25	2,494.69	2,499.00	4.31	0.17 %
MATERIALS	1 06	4420 5	299.84	888.16	1,773.00	884.84	49.91 %
Contract Cots-Extermination/Pest Con	1 06	4430.01 5	200.00	400.00	573.00	173.00	30.19 %
Contract Costs-Other Repairs	1 06	4430.03 5	0.00	2,425.00	1,248.00	(1,177.00)	-94.31 %
Contract Costs-Auto/Truck Maint/Rep	1 06	4430.08 5	55.01	152.20	300.00	147.80	49.27 %
Contact Costs-Heating & Cooling Cont	1 06	4430.17 5	0.00	0.00	873.00	873.00	100.00 %
Contact Costs-Electrical Contracts	1 06	4430.21 5	0.00	0.00	300.00	300.00	100.00 %
Garbage and Trash Removal	1 06	4431 5	0.00	93.58	150.00	56.42	37.61 %
Emp Benefit Cont - Maintenance	1 06	4433 5	272.26	781.82	198.00	(583.82)	-294.86 %
Total Ordinary Maintenance and Operation			1,446.36	7,235.45	7,914.00	678.55	8.57 %
Protective Services							

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3:

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

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended June 30, 2026	3 Month(s) Ended June 30, 2026	Budget	Variance	Variance %
Protective Services - Contract Costs	1	06	4480	5		190.50	571.50	1,548.00	976.50	63.08 %
Total Protective Services						190.50	571.50	1,548.00	976.50	63.08 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5		0.00	1,844.22	1,248.00	(596.22)	-47.77 %
Insurance - General Liability	1	06	4510.02	5		0.00	148.19	150.00	1.81	1.21 %
Insurance - Automobile	1	06	4510.03	5		0.00	570.08	498.00	(72.08)	-14.47 %
Insurance - Workman's Comp	1	06	4510.04	5		0.00	719.15	1,249.98	530.83	42.47 %
Insurance - Fidelity Bond	1	06	4510.09	5		0.00	227.82	249.99	22.17	8.87 %
Insurance - Windstorm	1	06	4510.15	5		1,472.80	4,418.40	6,249.00	1,830.60	29.29 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	0.00	124.98	124.98	100.00 %
Total General Expense						1,472.80	7,927.86	9,769.95	1,842.09	18.85 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5		6,900.00	6,900.00	18,750.00	11,850.00	63.20 %
Operating Exp For Property - Contra	1	06	7590	5		(6,900.00)	(6,900.00)	(18,750.00)	(11,850.00)	-63.20 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(67,196.11)	(185,708.99)	(233,546.90)	47,837.91	20.48 %
Total Net Income (Loss)						21,194.89	39,431.26	(2,828.90)	42,260.16	1912.76 %

Report Criteria PHA: 1 Project: '06'

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

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Los Vecinos
U/M Month: 150 - U/M YTD: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 01 3110	5		28,037.00	186.91	82,906.00	184.24	82,134.00	772.00	0.94 %
Total Rental Income					28,037.00	186.91	82,906.00	184.24	82,134.00	772.00	0.94 %
Other Income											
Interest Earned on Gen Fund Investments		1 01 3610	5		0.00	0.00	0.00	0.00	123.00	(123.00)	-100.00 %
Interest Income - Bank Statement		1 01 3610.01	5		2,115.14	14.10	6,563.71	14.59	0.00	6,563.71	100.00 %
Other Income-Tenants		1 01 3690	5		4,878.00	32.52	11,223.04	24.94	13,500.00	(2,276.96)	-16.87 %
Other Income - Misc Other Revenue		1 01 3690.1	5		0.00	0.00	28,699.00	63.78	375.00	28,324.00	7553.07 %
Other Income - Gain/Loss on Sale of Equi		1 01 3690.88	5		0.00	0.00	4,007.25	8.90	375.00	3,632.25	968.60 %
Other Income - OP Trans In From CFP		1 01 3690.99	5		0.00	0.00	0.00	0.00	25,137.00	(25,137.00)	-100.00 %
Total Other Income					6,993.14	46.62	50,493.00	112.21	39,510.00	10,983.00	27.80 %
Other Receipts											
Operating Subsidy - Current Year		1 01 8020	0		0.00	0.00	0.00	0.00	210,315.00	(210,315.00)	-100.00 %
Operating Subsidy - 2026		1 01 8020.26	0		53,006.00	353.37	189,501.91	421.12	0.00	189,501.91	100.00 %
Total Other Receipts					53,006.00	353.37	189,501.91	421.12	210,315.00	(20,813.09)	-9.90 %
Total Revenue					88,036.14	586.91	322,900.91	717.56	331,959.00	(9,058.09)	-2.73 %
Administrative Expense											
Nontechnical Salaries		1 01 4110	5		19,523.01	130.15	43,545.07	96.77	42,000.00	(1,545.07)	-3.68 %
Legal Expense		1 01 4130	5		1,283.78	8.56	1,283.78	2.85	498.00	(785.78)	-157.79 %
Staff Training		1 01 4140	5		0.00	0.00	425.00	0.94	750.00	325.00	43.33 %
Travel		1 01 4150	5		0.00	0.00	(289.44)	(0.64)	1,248.00	1,537.44	123.19 %
Travel-Mileage Reimbursement		1 01 4150.2	5		0.00	0.00	66.28	0.15	120.00	53.72	44.77 %
Audit Fees		1 01 4171	5		0.00	0.00	0.00	0.00	1,299.00	1,299.00	100.00 %
Employee Benefits Cont - Admin		1 01 4182	5		6,482.56	43.22	15,442.07	34.32	11,499.00	(3,943.07)	-34.29 %
Sundry		1 01 4190	5		0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Postage/FedEx/UPS		1 01 4190.03	5		0.00	0.00	189.15	0.42	498.00	308.85	62.02 %
Advertising and Marketing		1 01 4190.08	5		0.00	0.00	0.00	0.00	123.00	123.00	100.00 %
Publications		1 01 4190.11	5		368.00	2.45	2,140.50	4.76	1,092.00	(1,048.50)	-96.02 %
Membership Dues and Fees		1 01 4190.12	5		0.00	0.00	1,423.74	3.16	648.00	(775.74)	-119.71 %
Telephone/Cell Phones/Internet		1 01 4190.13	5		7,405.52	49.37	16,041.46	35.65	17,499.00	1,457.54	8.33 %
Rental of Warehouse Space		1 01 4190.14	5		864.00	5.76	2,592.00	5.76	2,592.00	0.00	0.00 %
Forms & Office Supplies		1 01 4190.17	5		0.00	0.00	5,449.82	12.11	1,749.00	(3,700.82)	-211.60 %
Other Sundry Expense		1 01 4190.18	5		0.00	0.00	199.00	0.44	999.00	800.00	80.08 %
Administrative Contact Costs		1 01 4190.19	5		6,855.57	45.70	13,646.94	30.33	9,999.00	(3,647.94)	-36.48 %

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: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1	01	4190.21	5	9,862.90	65.75	29,996.82	66.66	30,000.00	3.18	0.01 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	10.00	4,500.00	10.00	4,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,087.50	7.25	3,307.50	7.35	3,249.00	(58.50)	-1.80 %
IT Fees-COCC	1	01	4190.24	5	300.00	2.00	900.00	2.00	900.00	0.00	0.00 %
Total Administrative Expense					55,532.84	370.22	140,859.69	313.02	131,511.99	(9,347.70)	-7.11 %
Tenant Services											
Tenant Services - Salaries	1	01	4210	5	672.00	4.48	1,932.00	4.29	2,499.00	567.00	22.69 %
Ten Services - Recreation, Pubs, Other	1	01	4220	5	0.00	0.00	0.00	0.00	999.00	999.00	100.00 %
Total Tenant Services					672.00	4.48	1,932.00	4.29	3,498.00	1,566.00	44.77 %
Utilities Expense											
Water	1	01	4310	5	105.53	0.70	487.86	1.08	375.00	(112.86)	-30.10 %
Electricity	1	01	4320	5	1,091.89	7.28	2,255.51	5.01	3,000.00	744.49	24.82 %
Gas	1	01	4330	5	217.25	1.45	454.55	1.01	499.98	45.43	9.09 %
Other Utility Expense - Sewer	1	01	4390	5	129.92	0.87	356.10	0.79	375.00	18.90	5.04 %
Total Utilities Expense					1,544.59	10.30	3,554.02	7.90	4,249.98	695.96	16.38 %
Ordinary Maintenance and Operation											
Labor	1	01	4410	5	10,895.83	72.64	23,921.86	53.16	21,999.00	(1,922.86)	-8.74 %
Materials	1	01	4420	5	20,897.56	139.32	27,829.35	61.84	12,498.00	(15,331.35)	-122.67 %
Contract Costs	1	01	4430	5	0.00	0.00	0.00	0.00	123.00	123.00	100.00 %
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	1,490.00	9.93	2,140.00	4.76	2,499.00	359.00	14.37 %
Contract Costs-Other Repairs	1	01	4430.03	5	2,245.00	14.97	4,715.00	10.48	14,181.00	9,466.00	66.75 %
Contract Costs-Maint Cell Phone	1	01	4430.04	5	16.57	0.11	49.72	0.11	75.00	25.28	33.71 %
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	55.03	0.37	416.57	0.93	498.00	81.43	16.35 %
Contract Costs-Maintenance	1	01	4430.09	5	2,339.31	15.60	5,431.88	12.07	10,656.00	5,224.12	49.03 %
Contract Costs-Other	1	01	4430.13	5	0.00	0.00	0.00	0.00	6,249.00	6,249.00	100.00 %
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	0.00	0.00	0.00	0.00	3,249.00	3,249.00	100.00 %
Contract Costs-Landscape & Ground	1	01	4430.19	5	2,550.00	17.00	6,375.00	14.17	6,249.00	(126.00)	-2.02 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	0.00	0.00	0.00	0.00	6,249.00	6,249.00	100.00 %
Contact Costs-Electrical Contracts	1	01	4430.21	5	0.00	0.00	0.00	0.00	1,248.00	1,248.00	100.00 %
Contact Costs-Plumbing Contracts	1	01	4430.22	5	1,950.00	13.00	1,950.00	4.33	5,892.00	3,942.00	66.90 %
Connect/Disconnect Fees	1	01	4430.4	5	15.00	0.10	45.00	0.10	249.00	204.00	81.93 %
Garbage and Trash Collection	1	01	4431	5	364.61	2.43	588.10	1.31	1,176.00	587.90	49.99 %
Emp Benefit Cont - Maintenance	1	01	4433	5	3,706.30	24.71	7,793.76	17.32	9,000.00	1,206.24	13.40 %
Total Ordinary Maintenance and Operation					46,525.21	310.17	81,256.24	180.57	102,090.00	20,833.76	20.41 %
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	11,195.92	74.64	32,979.70	73.29	22,248.00	(10,731.70)	-48.24 %
Total Protective Services					11,195.92	74.64	32,979.70	73.29	22,248.00	(10,731.70)	-48.24 %

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: 450 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT		1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
General Expense										
Insurance -Property (Fire & EC)	1	01	4510.01	5	0.00	0.00	12,909.61	28.69	7,248.00	(5,661.61) -78.11 %
Insurance - General Liability	1	01	4510.02	5	0.00	0.00	130.40	0.29	150.00	19.60 13.07 %
Insurance - Automobile	1	01	4510.03	5	0.00	0.00	819.49	1.82	624.00	(195.49) -31.33 %
Insurance - Workman's Comp	1	01	4510.04	5	0.00	0.00	531.55	1.18	498.00	(33.55) -6.74 %
Insurance - Fidelity Bond	1	01	4510.09	5	0.00	0.00	168.38	0.37	274.98	106.60 38.77 %
Insurance - Windstorm	1	01	4510.15	5	16,843.90	112.29	50,531.70	112.29	51,249.00	717.30 1.40 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	7,767.00	17.26	7,767.00	0.00 0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	24.99	24.99 100.00 %
Collection Losses	1	01	4570	5	0.00	0.00	3,786.00	8.41	2,850.00	(936.00) -32.84 %
Total General Expense					19,432.90	129.55	76,644.13	170.32	70,685.97	(5,958.16) -8.43 %
Other Expenditures										
Property Better & Add-Contract Costs	1	01	7540.4	5	44,500.00	296.67	122,150.70	271.45	137,499.99	15,349.29 11.16 %
Operating Exp For Property - Contra	1	01	7590	5	(44,500.00)	(296.67)	(122,150.70)	(271.45)	(137,499.99)	(15,349.29) -11.16 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(134,903.46)	(899.36)	(337,225.78)	(749.39)	(334,283.94)	(2,941.84) -0.88 %
Net Income (Loss)					(46,867.32)	(312.46)	(14,324.87)	(31.83)	(2,324.94)	(11,999.93) 144.06 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 02 3110	5		30,910.00	208.85	87,954.00	198.09	95,250.00	(7,296.00)	-7.66 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	1,050.00	2.36	1,050.00	0.00	0.00 %
Total Rental Income					31,260.00	211.22	89,004.00	200.46	96,300.00	(7,296.00)	-7.58 %
Other Income											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	123.00	(123.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		1,539.34	10.40	4,762.11	10.73	123.00	4,639.11	3771.63 %
Other Income - Tenants		1 02 3690	5		4,085.00	27.60	13,948.00	31.41	9,750.00	4,198.00	43.06 %
Other Income - Misc Other Revenue		1 02 3690.1	5		503.08	3.40	9,503.08	21.40	0.00	9,503.08	100.00 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	78.48	(78.48)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	8,826.94	19.88	124.98	8,701.96	6962.68 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	25,011.00	(25,011.00)	-100.00 %
Total Other Income					6,127.42	41.40	37,040.13	83.42	35,210.46	1,829.67	5.20 %
Other Receipts											
Operating Subsidy - Current Year		1 02 8020	0		0.00	0.00	0.00	0.00	203,499.00	(203,499.00)	-100.00 %
Operating Subsidy - 2026		1 02 8020.26	0		0.00	0.00	171,790.00	386.91	0.00	171,790.00	100.00 %
Total Other Receipts					0.00	0.00	171,790.00	386.91	203,499.00	(31,709.00)	-15.58 %
Total Revenue					37,387.42	252.62	297,834.13	670.80	335,009.46	(37,175.33)	-11.10 %
Administrative Expense											
Nontechnical Salaries		1 02 4110	5		12,152.59	82.11	37,211.67	83.81	31,500.00	(5,711.67)	-18.13 %
Legal Expense		1 02 4130	5		1,400.78	9.46	1,400.78	3.15	1,125.00	(275.78)	-24.51 %
Staff Training		1 02 4140	5		0.00	0.00	0.00	0.00	874.98	874.98	100.00 %
Travel		1 02 4150	5		0.00	0.00	(118.68)	(0.27)	1,248.00	1,366.68	109.51 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	0.00	0.00	249.00	249.00	100.00 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	1,636.98	1,636.98	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		5,948.55	40.19	14,645.22	32.98	9,498.00	(5,147.22)	-54.19 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		0.00	0.00	189.15	0.43	300.00	110.85	36.95 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	832.98	832.98	100.00 %
Publications		1 02 4190.11	5		368.00	2.49	368.00	0.83	249.00	(119.00)	-47.79 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	1,423.74	3.21	498.00	(925.74)	-185.89 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		7,190.87	48.59	19,140.69	43.11	24,999.00	5,858.31	23.43 %
Forms & Office Supplies		1 02 4190.17	5		0.00	0.00	7,494.24	16.88	3,999.00	(3,495.24)	-87.40 %
Other Sundry Expense		1 02 4190.18	5		0.00	0.00	199.00	0.45	750.00	551.00	73.47 %

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: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1 02	4190.19 5	6,968.66	47.09	15,578.93	35.09	21,750.00	6,171.07	28.37 %
Management Fee Expense - AMP	1 02	4190.21 5	9,250.72	62.50	28,568.40	64.34	26,748.00	(1,820.40)	-6.81 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	4,440.00	10.00	4,998.00	558.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,020.00	6.89	3,150.00	7.09	3,375.00	225.00	6.67 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	888.00	2.00	999.00	111.00	11.11 %
Total Administrative Expense			46,076.17	311.33	134,579.14	303.11	135,754.92	1,175.78	0.87 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	672.00	4.54	1,932.00	4.35	3,750.00	1,818.00	48.48 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	0.00	0.00	0.00	0.00	2,499.00	2,499.00	100.00 %
Total Tenant Services			672.00	4.54	1,932.00	4.35	6,249.00	4,317.00	69.08 %
Utilities Expense									
Water	1 02	4310 5	174.84	1.18	581.23	1.31	798.00	216.77	27.16 %
Electricity	1 02	4320 5	1,201.54	8.12	2,431.74	5.48	3,750.00	1,318.26	35.15 %
Gas	1 02	4330 5	302.33	2.04	654.77	1.47	825.00	170.23	20.63 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	249.99	249.99	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	38.63	0.26	112.79	0.25	249.99	137.20	54.88 %
Total Utilities Expense			1,717.34	11.60	3,780.53	8.51	5,872.98	2,092.45	35.63 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	6,063.49	40.97	17,882.37	40.28	27,999.00	10,116.63	36.13 %
Materials	1 02	4420 5	1,717.53	11.60	4,938.94	11.12	19,998.00	15,059.06	75.30 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	1,075.00	7.26	1,825.00	4.11	3,000.00	1,175.00	39.17 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	0.00	0.00	9,999.00	9,999.00	100.00 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.57	0.11	49.72	0.11	99.99	50.27	50.28 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	2,015.03	13.62	2,150.03	4.84	1,500.00	(650.03)	-43.34 %
Contract Costs-Maintenance	1 02	4430.09 5	1,913.89	12.93	9,228.16	20.78	12,750.00	3,521.84	27.62 %
Contract Costs-Other	1 02	4430.13 5	875.00	5.91	2,075.00	4.67	1,941.00	(134.00)	-6.90 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	2,685.00	18.14	2,685.00	6.05	9,999.00	7,314.00	73.15 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	2,975.00	20.10	8,975.00	20.21	13,749.00	4,774.00	34.72 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	3,990.00	26.96	3,990.00	8.99	7,500.00	3,510.00	46.80 %
Contact Costs-Electrical Contracts	1 02	4430.21 5	1,995.00	13.48	2,345.00	5.28	3,750.00	1,405.00	37.47 %
Contact Costs-Plumbing Contracts	1 02	4430.22 5	3,500.00	23.65	3,500.00	7.88	4,998.00	1,498.00	29.97 %
Connect/Disconnect Fees	1 02	4430.4 5	0.00	0.00	60.00	0.14	249.00	189.00	75.90 %
Garbage and Trash Collection	1 02	4431 5	117.98	0.80	321.38	0.72	874.98	553.60	63.27 %
Emp Benefit Cont - Maintenance	1 02	4433 5	3,497.53	23.63	8,958.39	20.18	9,498.00	539.61	5.68 %
Total Ordinary Maintenance and Operation			32,437.02	219.17	68,983.99	155.37	128,402.97	59,418.98	46.28 %
Protective Services									

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
BONITA PARK
U/M Month: 148 - U/M YTD: 444 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	02	4480	5	4,392.40	29.68	12,539.16	28.24	9,999.00	(2,540.16)	-25.40 %
Total Protective Services					4,392.40	29.68	12,539.16	28.24	9,999.00	(2,540.16)	-25.40 %
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	12,909.61	29.08	7,500.00	(5,409.61)	-72.13 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	118.55	0.27	150.00	31.45	20.97 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	819.49	1.85	699.99	(119.50)	-17.07 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	500.28	1.13	825.00	324.72	39.36 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	158.48	0.36	258.75	100.27	38.75 %
Insurance - Windstorm	1	02	4510.15	5	10,553.34	71.31	31,660.02	71.31	30,000.00	(1,660.02)	-5.53 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	19.49	8,655.00	19.49	7,998.00	(657.00)	-8.21 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	18.75	18.75	100.00 %
Collection Losses	1	02	4570	5	484.00	3.27	3,567.00	8.03	1,249.98	(2,317.02)	-185.36 %
Total General Expense					13,922.34	94.07	58,388.43	131.51	48,700.47	(9,687.96)	-19.89 %
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	32,040.00	216.49	94,540.00	212.93	75,000.00	(19,540.00)	-26.05 %
Operating Exp For Property - Contra	1	02	7590	5	(32,040.00)	(216.49)	(94,540.00)	(212.93)	(75,000.00)	19,540.00	26.05 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(99,217.27)	(670.39)	(280,203.25)	(631.09)	(334,979.34)	54,776.09	16.35 %
Net Income (Loss)					(61,829.85)	(417.76)	17,630.88	39.71	30.12	17,600.76	-6438.38 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Le MOYNE GARDENS
U/M Month: 200 - U/M YTD: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	33,605.00	168.03	102,321.00	170.53	113,421.00	(11,100.00)	-9.79 %	
Total Rental Income					33,605.00	168.03	102,321.00	170.53	113,421.00	(11,100.00)	-9.79 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	3,035.39	15.18	9,486.57	15.81	125.01	9,361.56	7488.65 %	
Other Income-Tenants	1	03	3690	5	7,146.00	35.73	17,480.00	29.13	18,000.00	(520.00)	-2.89 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	0.00	0.00	86.38	0.14	249.99	(163.61)	-65.45 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	3,443.50	5.74	249.00	3,194.50	1282.93 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	0.00	0.00	33,498.00	(33,498.00)	-100.00 %	
Total Other Income					10,181.39	50.91	30,496.45	50.83	52,122.00	(21,625.55)	-41.49 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	0.00	0.00	0.00	0.00	285,498.00	(285,498.00)	-100.00 %	
Operating Subsidy - 2026	1	03	8020.26	0	75,107.60	375.54	268,521.73	447.54	0.00	268,521.73	100.00 %	
Total Other Receipts					75,107.60	375.54	268,521.73	447.54	285,498.00	(16,976.27)	-5.95 %	
Total Revenue					118,893.99	594.47	401,339.18	668.90	451,041.00	(49,701.82)	-11.02 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	13,148.55	65.74	39,482.20	65.80	62,748.00	23,265.80	37.08 %	
Legal Expense	1	03	4130	5	1,088.78	5.44	1,088.78	1.81	999.00	(89.78)	-8.99 %	
Staff Training	1	03	4140	5	0.00	0.00	425.00	0.71	1,248.00	823.00	65.95 %	
Travel	1	03	4150	5	0.00	0.00	214.32	0.36	2,499.00	2,284.68	91.42 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	64.46	0.11	249.00	184.54	74.11 %	
Audit Fees	1	03	4171	5	0.00	0.00	0.00	0.00	2,499.99	2,499.99	100.00 %	
Employee Benefits Cont - Admin	1	03	4182	5	6,521.28	32.61	17,117.63	28.53	18,498.00	1,380.37	7.46 %	
Sundry	1	03	4190	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Postage/FedEx/UPS	1	03	4190.03	5	0.00	0.00	189.15	0.32	249.00	59.85	24.04 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Publications	1	03	4190.11	5	368.00	1.84	368.00	0.61	1,349.98	981.98	72.74 %	
Membership Dues and Fees	1	03	4190.12	5	0.00	0.00	1,638.88	2.73	774.00	(864.88)	-111.74 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,107.64	50.54	29,359.18	48.93	31,248.00	1,888.82	6.04 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	2,592.00	4.32	2,592.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	444.88	2.22	7,228.11	12.05	6,249.00	(979.11)	-15.67 %	
Other Sundry Expense	1	03	4190.18	5	0.00	0.00	0.00	0.00	645.00	645.00	100.00 %	
Administrative Contact Costs	1	03	4190.19	5	7,322.47	36.61	27,999.39	46.67	24,999.00	(3,000.39)	-12.00 %	
Management Fee Expense - AMP	1	03	4190.21	5	13,195.88	65.98	39,995.76	66.66	36,249.99	(3,745.77)	-10.33 %	

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: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,455.00	7.28	4,410.00	7.35	4,500.00	90.00	2.00 %
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %
Total Administrative Expense					56,916.48	284.58	179,372.86	298.95	206,296.96	26,924.10	13.05 %
Tenant Services											
Tenant Services - Salaries	1	03	4210	5	896.00	4.48	2,576.00	4.29	2,499.00	(77.00)	-3.08 %
Ten Services - Recreation, Pubs, Other	1	03	4220	5	0.00	0.00	0.00	0.00	1,248.00	1,248.00	100.00 %
Total Tenant Services					896.00	4.48	2,576.00	4.29	3,747.00	1,171.00	31.25 %
Utilities Expense											
Water	1	03	4310	5	500.24	2.50	1,032.63	1.72	1,999.98	967.35	48.37 %
Electricity	1	03	4320	5	1,885.27	9.43	3,854.54	6.42	5,250.00	1,395.46	26.58 %
Gas	1	03	4330	5	218.74	1.09	457.80	0.76	750.00	292.20	38.96 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	54.93	0.27	133.49	0.22	499.98	366.49	73.30 %
Total Utilities Expense					2,659.18	13.30	5,478.46	9.13	8,624.94	3,146.48	36.48 %
Ordinary Maintenance and Operation											
Labor	1	03	4410	5	8,647.70	43.24	24,646.86	41.08	29,250.00	4,603.14	15.74 %
Materials	1	03	4420	5	28,198.88	140.99	31,106.69	51.84	19,998.00	(11,108.69)	-55.55 %
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	2,025.00	10.13	4,200.00	7.00	4,998.00	798.00	15.97 %
Contract Costs-Other Repairs	1	03	4430.03	5	1,995.00	9.98	3,120.00	5.20	7,500.00	4,380.00	58.40 %
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.10	0.11	66.31	0.11	249.99	183.68	73.47 %
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	55.03	0.28	110.16	0.18	2,499.00	2,388.84	95.59 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	0.00	2,257.60	3.76	4,998.00	2,740.40	54.83 %
Contract Costs-Other	1	03	4430.13	5	1,995.00	9.98	3,990.00	6.65	6,249.00	2,259.00	36.15 %
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	1,200.00	2.00	8,748.00	7,548.00	86.28 %
Contract Costs-Landscape & Ground	1	03	4430.19	5	2,850.00	14.25	5,800.00	9.67	13,596.00	7,796.00	57.34 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	7,980.00	39.90	21,945.00	36.58	24,999.00	3,054.00	12.22 %
Contact Costs-Electrical Contracts	1	03	4430.21	5	0.00	0.00	4,670.00	7.78	12,498.00	7,828.00	62.63 %
Contact Costs-Plumbing Contracts	1	03	4430.22	5	0.00	0.00	0.00	0.00	7,500.00	7,500.00	100.00 %
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	123.00	123.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	45.00	0.23	60.00	0.10	249.00	189.00	75.90 %
Garbage and Trash Collection	1	03	4431	5	176.43	0.88	561.73	0.94	1,500.00	938.27	62.55 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,477.04	17.39	8,369.59	13.95	9,750.00	1,380.41	14.16 %
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	175.74	175.74	100.00 %
Total Ordinary Maintenance and Operation					57,467.18	287.34	112,103.94	186.84	155,378.73	43,274.79	27.85 %
Protective Services											

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Le MOYNE GARDENS
U/M Month: 200 - U/M YTD: 600 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	03	4480	5	5,181.24	25.91	15,487.66	25.81	12,498.00	(2,989.66)	-23.92 %
Total Protective Services					5,181.24	25.91	15,487.66	25.81	12,498.00	(2,989.66)	-23.92 %
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	15,675.96	26.13	9,498.00	(6,177.96)	-65.04 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	177.83	0.30	249.00	71.17	28.58 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	1,104.53	1.84	999.99	(104.54)	-10.45 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	844.22	1.41	1,849.98	1,005.76	54.37 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	267.44	0.45	435.00	167.56	38.52 %
Insurance - Windstorm	1	03	4510.15	5	13,633.50	68.17	40,900.50	68.17	40,248.00	(652.50)	-1.62 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	15.66	9,396.00	15.66	9,396.00	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	24.99	24.99	100.00 %
Collection Losses	1	03	4570	5	3,114.00	15.57	5,315.00	8.86	1,800.00	(3,515.00)	-195.28 %
Total General Expense					19,879.50	99.40	73,681.48	122.80	64,500.96	(9,180.52)	-14.23 %
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	50,055.00	250.28	50,055.00	83.42	143,748.00	93,693.00	65.18 %
Operating Exp For Property - Contra	1	03	7590	5	(50,055.00)	(250.28)	(50,055.00)	(83.42)	(143,748.00)	(93,693.00)	-65.18 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(142,999.58)	(715.00)	(388,700.40)	(647.83)	(451,046.59)	62,346.19	13.82 %
Net Income (Loss)					(24,105.59)	(120.54)	12,638.78	21.06	(5.59)	12,644.37	1902278.53 %

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: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	3	01	3110	5	4,800.00	600.00	14,400.00	600.00	14,400.00	0.00	0.00 %	
Total Rental Income					4,800.00	600.00	14,400.00	600.00	14,400.00	0.00	0.00 %	
Other Income												
Interest Earned on Gen Fund Investments	3	01	3610	5	169.78	21.22	496.90	20.70	651.00	(154.10)	-23.67 %	
Other Income-Tenants	3	01	3690	5	200.00	25.00	764.00	31.83	570.00	194.00	34.04 %	
Total Other Income					369.78	46.22	1,260.90	52.54	1,221.00	39.90	3.27 %	
Total Revenue					5,169.78	646.22	15,660.90	652.54	15,621.00	39.90	0.26 %	
Administrative Expense												
Nontechnical Salaries	3	01	4110	5	200.71	25.09	857.27	35.72	4,248.00	3,390.73	79.82 %	
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	96.00	96.00	100.00 %	
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Employee Benefits Cont - Admin	3	01	4182	5	108.36	13.55	315.64	13.15	648.00	332.36	51.29 %	
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	62.49	62.49	100.00 %	
Publications	3	01	4190.11	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %	
Other Sundry Expense	3	01	4190.18	5	203.73	25.47	543.62	22.65	1,374.00	830.38	60.44 %	
BOARD MEETING EXPENSES	3	01	4190.9	5	1,395.60	174.45	2,036.20	84.84	0.00	(2,036.20)	-100.00 %	
Total Administrative Expense					1,908.40	238.55	3,752.73	156.36	7,228.47	3,475.74	48.08 %	
Tenant Services												
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	198.98	8.29	0.00	(198.98)	-100.00 %	
Total Tenant Services					0.00	0.00	198.98	8.29	0.00	(198.98)	-100.00 %	
Utilities Expense												
Water	3	01	4310	5	79.77	9.97	146.72	6.11	106.50	(40.22)	-37.77 %	
Other Utility Expense - Sewer	3	01	4390	5	159.58	19.95	273.32	11.39	195.00	(78.32)	-40.16 %	
Total Utilities Expense					239.35	29.92	420.04	17.50	301.50	(118.54)	-39.32 %	
Ordinary Maintenance and Operation												
Labor	3	01	4410	5	0.00	0.00	55.35	2.31	750.00	694.65	92.62 %	
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %	
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	198.00	8.25	294.00	96.00	32.65 %	
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	825.00	825.00	100.00 %	
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	750.00	750.00	100.00 %	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	999.99	999.99	100.00 %	
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	7.50	7.50	100.00 %	
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	287.82	11.99	324.99	37.17	11.44 %	
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	0.00	28.58	1.19	0.00	(28.58)	-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: 33 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended June 30, 2026	PUM	3 Month(s) Ended June 30, 2026	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation					194.94	24.37	569.75	23.74	4,451.46	3,881.71	87.20 %
General Expense											
Insurance -Property (Fire & EC)	3	01	4510.01	5	0.00	0.00	2,305.29	96.05	825.00	(1,480.29)	-179.43 %
Insurance - General Liability	3	01	4510.02	5	0.00	0.00	17.78	0.74	30.00	12.22	40.73 %
Insurance - Windstorm	3	01	4510.15	5	906.17	113.27	2,718.51	113.27	2,775.00	56.49	2.04 %
Total General Expense					906.17	113.27	5,041.58	210.07	3,630.00	(1,411.58)	-38.89 %
Other Expenditures											
Property Better & Add-Contract Costs	3	01	7540.4	5	0.00	0.00	0.00	0.00	13,749.00	13,749.00	100.00 %
Operating Exp For Property - Contra	3	01	7590	5	0.00	0.00	0.00	0.00	(13,749.00)	(13,749.00)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(3,248.86)	(406.11)	(9,983.08)	(415.96)	(15,611.43)	5,628.35	36.05 %
Net Income (Loss)					1,920.92	240.10	5,677.82	236.58	9.57	5,668.25	202897.07 %

Report Criteria PHA: 3 Project: '01','02'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

Housing Authority of the City of Harlingen

Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended June 30, 2026	3 Month(s) Ended June 30, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		60,926.00	175,233.00	183,831.00	(8,598.00)	-4.68 %
Interest Income HA Portion	7 01 3300 5		342.64	728.80	125.01	603.79	482.99 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	0.00	1,843.74	(1,843.74)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	47.50	0.00	47.50	100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		107.14	727.78	6,414.00	(5,686.22)	-88.65 %
Other Income	7 01 3690 5		0.00	0.00	26.25	(26.25)	-100.00 %
HAP Earned Income	7 01 4902 5		545,566.00	1,392,046.20	1,514,796.00	(122,749.80)	-8.10 %
SF HAP Earned Income	7 01 4902.SF 5		0.00	88,257.00	0.00	88,257.00	100.00 %
Total Operating Income			606,941.78	1,657,040.28	1,707,036.00	(49,995.72)	-2.93 %
Total Revenue			606,941.78	1,657,040.28	1,707,036.00	(49,995.72)	-2.93 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		15,706.46	41,819.02	45,999.00	4,179.98	9.09 %
Legal Expense	7 01 4130 5		0.00	0.00	1,249.98	1,249.98	100.00 %
STAFF TRAINING	7 01 4140 5		0.00	850.00	2,499.00	1,649.00	65.99 %
Travel	7 01 4150 5		0.00	309.96	2,499.00	2,189.04	87.60 %
Travel-Mileage Reimbursement	7 01 4150.2 5		0.00	135.92	750.00	614.08	81.88 %
Audit Fees	7 01 4171 5		0.00	0.00	1,249.98	1,249.98	100.00 %
Office Rent & Utilities	7 01 4180 5		1,068.00	2,136.00	3,309.00	1,173.00	35.45 %
Employee Benefits Cont - Admin	7 01 4182 5		7,307.06	17,474.13	15,750.00	(1,724.13)	-10.95 %
Sundry	7 01 4190 5		0.00	0.00	1,248.00	1,248.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		0.00	939.56	2,499.99	1,560.43	62.42 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	3,750.00	3,750.00	100.00 %
Publications	7 01 4190.11 5		368.00	368.00	2,499.99	2,131.99	85.28 %
Membership Dues and Fees	7 01 4190.12 5		0.00	0.00	1,249.98	1,249.98	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,587.49	4,634.73	7,500.00	2,865.27	38.20 %
Forms & Office Supplies	7 01 4190.17 5		498.02	498.02	5,979.00	5,480.98	91.67 %
Other Sundry Expense	7 01 4190.18 5		0.00	0.00	1,896.00	1,896.00	100.00 %
Administrative Contact Costs	7 01 4190.19 5		8,097.83	18,614.23	24,999.99	6,385.76	25.54 %
Asset Management Fee - AMP	7 01 4190.22 5		8,904.00	26,796.00	26,748.00	(48.00)	-0.18 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,565.00	16,747.50	16,717.50	(30.00)	-0.18 %
Asset Management Fee - AMP	7 03 4190.22 5		960.00	2,904.00	3,132.00	228.00	7.28 %
AMP Bookkeeping Fees	7 03 4190.23 5		600.00	1,815.00	1,957.50	142.50	7.28 %
Total Administrative Expense			50,661.86	136,042.07	173,483.91	37,441.84	21.58 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	2,206.59	6,249.99	4,043.40	64.69 %
Materials	7 01 4420 5		219.59	392.98	0.00	(392.98)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5		55.03	165.08	0.00	(165.08)	-100.00 %
Total Operating Expenses			1,405.43	2,764.65	6,249.99	3,485.34	55.77 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		0.00	249.41	874.98	625.57	71.50 %
Insurance - Workman's Comp	7 01 4510.04 5		0.00	531.55	3,750.00	3,218.45	85.83 %
Insurance - Fidelity Bond	7 01 4510.09 5		0.00	168.38	0.00	(168.38)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	499.98	499.98	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		283.82	905.29	624.99	(280.30)	-44.85 %
Portability - Port In Deposits	7 01 4590.PID 5		(2,290.00)	(6,356.00)	0.00	6,356.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		2,290.00	6,356.00	0.00	(6,356.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		2,270.36	6,334.04	6,750.00	415.96	6.16 %
Portability - Port In Deposits	7 03 4590.PID 5		(1,295.20)	(9,119.23)	0.00	9,119.23	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		1,295.20	9,119.23	0.00	(9,119.23)	-100.00 %
Total General Expense			2,554.18	8,188.67	12,499.95	4,311.28	34.49 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	12,498.00	12,498.00	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(12,499.98)	(12,499.98)	-100.00 %
Total Other Expenditures			0.00	0.00	(1.98)	(1.98)	-100.00 %
Housing Assistance Payments							

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended June 30, 2026	3 Month(s) Ended June 30, 2026	Budget	Variance	Variance %
HAP Payments - Rents	7	01	4715.1	5	488,904.00	1,434,324.00	1,358,766.00	(75,558.00)	-5.56 %	
HAP Payments - Utilities	7	01	4715.4	5	7,092.00	21,914.00	28,749.00	6,835.00	23.77 %	
HAP Portability	7	01	4715.P	5	0.00	0.00	12,336.00	12,336.00	100.00 %	
HAP Payments - Port Out	7	01	4715.PO	5	2,800.00	9,263.00	9,000.00	(263.00)	-2.92 %	
HAP Payments - Rents	7	02	4715.1	5	3,635.00	11,299.00	11,250.00	(49.00)	-0.44 %	
HAP Payments - Utilities	7	02	4715.4	5	0.00	0.00	(24.99)	(24.99)	-100.00 %	
HAP Payments - Rent - VASH	7	03	4715.1	5	20,726.36	63,372.94	49,998.00	(13,374.94)	-26.75 %	
HAP Payments - Utilities - VASH	7	03	4715.4	5	228.00	557.00	499.98	(57.02)	-11.40 %	
HAP Payments - Portability	7	03	4715.P	5	453.00	906.00	124.98	(781.02)	-624.92 %	
HAP Payments - Port Out	7	03	4715.PO	5	20,720.00	56,333.00	40,281.00	(16,052.00)	-39.85 %	
HAP Payments - Rent - Home Owners	7	04	4715.1	5	678.00	1,732.00	0.00	(1,732.00)	-100.00 %	
HAP Payments - Home Ownership Prc	7	04	4715.HO	5	0.00	0.00	9.99	9.99	100.00 %	
HAP Payments - Rent - Foster Youth	7	05	4715.1	5	886.00	2,661.00	3,750.00	1,089.00	29.04 %	
HAP Payments - Utilities - Foster Yout	7	05	4715.4	5	0.00	0.00	48.00	48.00	100.00 %	
Total Housing Assistance Payments					546,122.36	1,602,361.94	1,514,787.96	(87,573.98)	-5.78 %	
Total Expenses					(600,743.83)	(1,749,357.33)	(1,707,019.83)	(42,337.50)	-2.48 %	
Total Net Income (Loss)					6,197.95	(92,317.05)	16.17	(92,333.22)	-571312.43 %	

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen

Unaudited Financial Statement

July 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 July 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>\$362,637.97</u>	<u>\$61,125.96</u>	<u>\$93,383.45</u>	<u>\$73,532.46</u>	<u>\$129,359.68</u>	<u>\$5,236.42</u>	<u>\$614,028.25</u>
Total Expenditures	<u>\$534,322.18</u>	<u>\$86,601.37</u>	<u>\$143,025.33</u>	<u>\$114,389.01</u>	<u>\$182,683.40</u>	<u>\$7,623.07</u>	<u>\$597,034.74</u>
Revenues Over (Under) Expenditures	<u>(\$171,684.21)</u>	<u>(\$25,475.41)</u>	<u>(\$49,641.88)</u>	<u>(\$40,856.55)</u>	<u>(\$53,323.72)</u>	<u>(\$2,386.65)</u>	<u>\$16,993.51</u>
Cash reserves or funds transferred in	<u>\$171,684.21</u>	<u>\$25,475.41</u>	<u>\$49,641.88</u>	<u>\$40,856.55</u>	<u>\$53,323.72</u>	<u>\$2,386.65</u>	<u>\$0.00</u>

Note: COCC- CFP admin fee not paid, 2026 CFP funding was delayed

LV and LMG - costs were higher due to NSPIRE inspection prep

BP and FLC - HUD Operation subsidy was reduced for BP and quarterly insurance costs were paid

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended July 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>\$1,625,513.34</u>	<u>\$286,266.21</u>	<u>\$416,284.36</u>	<u>\$371,366.59</u>	<u>\$530,698.86</u>	<u>\$20,897.32</u>	<u>\$2,271,068.53</u>
Total Expenditures	<u>\$1,736,143.68</u>	<u>\$272,310.36</u>	<u>\$480,251.11</u>	<u>\$394,592.26</u>	<u>\$571,383.80</u>	<u>\$17,606.15</u>	<u>\$2,346,392.07</u>
Revenues Over (Under) Expenditures	<u>(\$110,630.34)</u>	<u>\$13,955.85</u>	<u>(\$63,966.75)</u>	<u>(\$23,225.67)</u>	<u>(\$40,684.94)</u>	<u>\$3,291.17</u>	<u>(\$75,323.54)</u>
Cash reserves or funds transferred in	<u>\$110,630.34</u>	<u>\$0.00</u>	<u>\$63,966.75</u>	<u>\$23,225.67</u>	<u>\$40,684.94</u>	<u>\$0.00</u>	<u>\$75,323.54</u>

Note: LV and LMG- costs were higher due to NSPIRE inspection prep

BP - HUD Operation subsidy was reduced

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 July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Other Income - Operatating transfer in /	1	06 3690.22 5	0.00	0.00	4,000.00	(4,000.00)	-100.00 %
Other Income - CFP24	1	06 3690.31 5	0.00	0.00	55,664.00	(55,664.00)	-100.00 %
Other Income - CFP25	1	06 3690.32 5	0.00	41,321.00	0.00	41,321.00	100.00 %
Total Operating Income			0.00	41,321.00	59,664.00	(18,343.00)	-30.74 %
Rental Income							
NON-DWELLING RENT	1	06 3190 5	2,198.81	6,596.43	8,792.00	(2,195.57)	-24.97 %
Total Rental Income			2,198.81	6,596.43	8,792.00	(2,195.57)	-24.97 %
Other Income							
Investment Income - Unrestricted	1	06 3610 5	754.19	2,901.39	4,428.00	(1,526.61)	-34.48 %
OTHER INCOME	1	06 3690 5	71.88	547.25	532.00	15.25	2.87 %
Other Income - Management Fee - CC	1	06 3690.2 5	32,581.58	131,142.56	131,512.00	(369.44)	-0.28 %
Other Income - Asset Management Fe	1	06 3690.3 5	14,796.00	59,436.00	59,440.00	(4.00)	-0.01 %
Other Income - Bookkeeping Fee - CC	1	06 3690.4 5	9,727.50	39,157.50	39,240.00	(82.50)	-0.21 %
IT Fees	1	06 3690.5 5	996.00	3,984.00	3,984.00	0.00	0.00 %
Other Income - Gain/Loss on Sale of E	1	06 3690.88 5	0.00	1,180.08	32.00	1,148.08	3587.75 %
Total Other Income			58,927.15	238,348.78	239,168.00	(819.22)	-0.34 %
Total Revenue			61,125.96	286,266.21	307,624.00	(21,357.79)	-6.94 %
Expenses							
Administrative Expense							
NONTECHNICAL SALARIES	1	06 4110 5	37,445.64	129,704.88	155,498.00	25,793.12	16.59 %
LEGAL EXPENSE	1	06 4130 5	0.00	2,057.16	2,332.00	274.84	11.79 %
STAFF TRAINING	1	06 4140 5	740.00	2,440.00	4,000.00	1,560.00	39.00 %
TRAVEL	1	06 4150 5	5,790.10	10,072.79	10,000.00	(72.79)	-0.73 %
Travel-Mileage Reimbursment	1	06 4150.2 5	0.00	456.15	666.64	210.49	31.57 %
Audit Fees	1	06 4171 5	0.00	0.00	664.00	664.00	100.00 %
Employee Benefits Cont - Admin	1	06 4182 5	12,365.16	45,228.42	43,332.00	(1,896.42)	-4.38 %
SUNDRY	1	06 4190 5	100.00	100.00	332.00	232.00	69.88 %
Postage/FedEx/UPS	1	06 4190.03 5	534.00	1,082.94	1,333.32	250.38	18.78 %
Advertising and Marketing	1	06 4190.08 5	0.00	0.00	164.00	164.00	100.00 %
PUBLICATIONS	1	06 4190.11 5	0.00	368.00	1,664.00	1,296.00	77.88 %
MEMBERSHIP DUES AND FEES	1	06 4190.12 5	0.00	35.00	332.00	297.00	89.46 %
Telephone/Cell Phone/Internet	1	06 4190.13 5	3,557.29	13,973.07	15,000.00	1,026.93	6.85 %
FORMS & OFFICE SUPPLIES	1	06 4190.17 5	387.30	3,065.89	2,332.00	(733.89)	-31.47 %
Other Sundry Expense	1	06 4190.18 5	138.13	1,312.16	2,333.32	1,021.16	43.76 %
Administrative Contact Costs	1	06 4190.19 5	14,171.34	28,213.72	31,664.00	3,450.28	10.90 %
BOARD MEETING EXPENSE	1	06 4190.9 5	3,115.97	8,140.90	8,332.00	191.10	2.29 %
Total Administrative Expense			78,344.93	246,251.08	279,979.28	33,728.20	12.05 %
Utilities Expense							
WATER	1	06 4310 5	124.01	173.94	164.00	(9.94)	-6.06 %
ELECTRICITY	1	06 4320 5	1,076.42	3,018.54	4,332.00	1,313.46	30.32 %
OTHER UTILITY EXPENSE - SEWER	1	06 4390 5	22.77	98.75	333.32	234.57	70.37 %
Total Utilities Expense			1,223.20	3,291.23	4,829.32	1,538.09	31.85 %
Ordinary Maintenance and Operation							
LABOR - WAGES/SALARIES	1	06 4410 5	834.30	3,328.99	3,332.00	3.01	0.09 %
MATERIALS	1	06 4420 5	639.25	1,527.41	2,364.00	836.59	35.39 %
Contract Cots-Extermination/Pest Con	1	06 4430.01 5	200.00	600.00	764.00	164.00	21.47 %
Contract Costs-Other Repairs	1	06 4430.03 5	0.00	2,425.00	1,664.00	(761.00)	-45.73 %
Contract Costs-Auto/Truck Maint/Rep	1	06 4430.08 5	55.01	207.21	400.00	192.79	48.20 %
Contact Costs-Heating & Cooling Cont	1	06 4430.17 5	0.00	0.00	1,164.00	1,164.00	100.00 %
Contact Costs-Electrical Contracts	1	06 4430.21 5	0.00	0.00	400.00	400.00	100.00 %
Garbage and Trash Removal	1	06 4431 5	46.79	140.37	200.00	59.63	29.82 %
Emp Benefit Cont - Maintenance	1	06 4433 5	256.54	1,038.36	264.00	(774.36)	-293.32 %
Total Ordinary Maintenance and Operation			2,031.89	9,267.34	10,552.00	1,284.66	12.17 %
Protective Services							

Report Criteria PHA: 1 Project: '06'

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

Custom 1:

Custom 2: COCC

Custom 3: PHA

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

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
Protective Services - Contract Costs	1	06	4480	5		23.46	594.96	2,064.00	1,469.04	71.17 %
Total Protective Services						23.46	594.96	2,064.00	1,469.04	71.17 %
General Expense										
Insurance -Property (Fire & EC)	1	06	4510.01	5		1,844.22	3,688.44	1,664.00	(2,024.44)	-121.66 %
Insurance - General Liability	1	06	4510.02	5		148.19	296.38	200.00	(96.38)	-48.19 %
Insurance - Automobile	1	06	4510.03	5		570.08	1,140.16	664.00	(476.16)	-71.71 %
Insurance - Workman's Comp	1	06	4510.04	5		719.15	1,438.30	1,666.64	228.34	13.70 %
Insurance - Fidelity Bond	1	06	4510.09	5		227.82	455.64	333.32	(122.32)	-36.70 %
Insurance - Windstorm	1	06	4510.15	5		1,468.43	5,886.83	8,332.00	2,445.17	29.35 %
MATLAND PROPERTY TAXES	1	06	4520.1	5		0.00	0.00	166.64	166.64	100.00 %
Total General Expense						4,977.89	12,905.75	13,026.60	120.85	0.93 %
Other Expenditures										
Property Better & Add-Contract Costs	1	06	7540.4	5		0.00	6,900.00	25,000.00	18,100.00	72.40 %
Operating Exp For Property - Contra	1	06	7590	5		0.00	(6,900.00)	(25,000.00)	(18,100.00)	-72.40 %
Total Other Expenditures						0.00	0.00	0.00	0.00	-100.00 %
Total Expenses						(86,601.37)	(272,310.36)	(310,451.20)	38,140.84	12.29 %
Total Net Income (Loss)						(25,475.41)	13,955.85	(2,827.20)	16,783.05	1233.84 %

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: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 01 3110	5		26,392.00	175.95	109,298.00	182.16	109,512.00	(214.00)	-0.20 %
Total Rental Income					26,392.00	175.95	109,298.00	182.16	109,512.00	(214.00)	-0.20 %
Other Income											
Interest Earned on Gen Fund Investments		1 01 3610	5		0.00	0.00	0.00	0.00	164.00	(164.00)	-100.00 %
Interest Income - Bank Statement		1 01 3610.01	5		2,040.50	13.60	8,604.21	14.34	0.00	8,604.21	100.00 %
Other Income-Tenants		1 01 3690	5		4,942.00	32.95	16,165.04	26.94	18,000.00	(1,834.96)	-10.19 %
Other Income - Misc Other Revenue		1 01 3690.1	5		399.28	2.66	29,098.28	48.50	500.00	28,598.28	5719.66 %
Other Income - Gain/Loss on Sale of Equi		1 01 3690.88	5		0.00	0.00	4,007.25	6.68	500.00	3,507.25	701.45 %
Other Income - OP Trans In From CFP		1 01 3690.99	5		0.00	0.00	0.00	0.00	33,516.00	(33,516.00)	-100.00 %
Total Other Income					7,381.78	49.21	57,874.78	96.46	52,680.00	5,194.78	9.86 %
Other Receipts											
Operating Subsidy - Current Year		1 01 8020	0		0.00	0.00	0.00	0.00	280,420.00	(280,420.00)	-100.00 %
Operating Subsidy - 2026		1 01 8020.26	0		59,609.67	397.40	249,111.58	415.19	0.00	249,111.58	100.00 %
Total Other Receipts					59,609.67	397.40	249,111.58	415.19	280,420.00	(31,308.42)	-11.16 %
Total Revenue					93,383.45	622.56	416,284.36	693.81	442,612.00	(26,327.64)	-5.95 %
Administrative Expense											
Nontechnical Salaries		1 01 4110	5		14,716.16	98.11	58,261.23	97.10	56,000.00	(2,261.23)	-4.04 %
Legal Expense		1 01 4130	5		0.00	0.00	1,283.78	2.14	664.00	(619.78)	-93.34 %
Staff Training		1 01 4140	5		0.00	0.00	425.00	0.71	1,000.00	575.00	57.50 %
Travel		1 01 4150	5		0.00	0.00	(289.44)	(0.48)	1,664.00	1,953.44	117.39 %
Travel-Mileage Reimbursement		1 01 4150.2	5		0.00	0.00	66.28	0.11	160.00	93.72	58.58 %
Audit Fees		1 01 4171	5		0.00	0.00	0.00	0.00	1,732.00	1,732.00	100.00 %
Employee Benefits Cont - Admin		1 01 4182	5		5,508.73	36.72	20,950.80	34.92	15,332.00	(5,618.80)	-36.65 %
Sundry		1 01 4190	5		0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Postage/FedEx/UPS		1 01 4190.03	5		184.00	1.23	373.15	0.62	664.00	290.85	43.80 %
Advertising and Marketing		1 01 4190.08	5		0.00	0.00	0.00	0.00	164.00	164.00	100.00 %
Publications		1 01 4190.11	5		0.00	0.00	2,140.50	3.57	1,456.00	(684.50)	-47.01 %
Membership Dues and Fees		1 01 4190.12	5		0.00	0.00	1,423.74	2.37	864.00	(559.74)	-64.78 %
Telephone/Cell Phones/Internet		1 01 4190.13	5		7,407.12	49.38	23,448.58	39.08	23,332.00	(116.58)	-0.50 %
Rental of Warehouse Space		1 01 4190.14	5		864.00	5.76	3,456.00	5.76	3,456.00	0.00	0.00 %
Forms & Office Supplies		1 01 4190.17	5		752.99	5.02	6,202.81	10.34	2,332.00	(3,870.81)	-165.99 %
Other Sundry Expense		1 01 4190.18	5		138.13	0.92	337.13	0.56	1,332.00	994.87	74.69 %
Administrative Contact Costs		1 01 4190.19	5		12,247.83	81.65	25,894.77	43.16	13,332.00	(12,562.77)	-94.23 %

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: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT		1 Month(s) Ended July 31, 2026		PUM	4 Month(s) Ended July 31, 2026		PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1	01	4190.21	5	9,998.94	66.66	39,995.76	66.66	40,000.00	4.24	0.01 %	
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	10.00	6,000.00	10.00	6,000.00	0.00	0.00 %	
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	7.35	4,410.00	7.35	4,332.00	(78.00)	-1.80 %	
IT Fees-COCC	1	01	4190.24	5	300.00	2.00	1,200.00	2.00	1,200.00	0.00	0.00 %	
Total Administrative Expense					54,720.40	364.80	195,580.09	325.97	175,349.32	(20,230.77)	-11.54 %	
Tenant Services												
Tenant Services - Salaries	1	01	4210	5	672.00	4.48	2,604.00	4.34	3,332.00	728.00	21.85 %	
Ten Services - Recreation, Pubs, Other	1	01	4220	5	0.00	0.00	0.00	0.00	1,332.00	1,332.00	100.00 %	
Total Tenant Services					672.00	4.48	2,604.00	4.34	4,664.00	2,060.00	44.17 %	
Utilities Expense												
Water	1	01	4310	5	107.71	0.72	595.57	0.99	500.00	(95.57)	-19.11 %	
Electricity	1	01	4320	5	1,199.04	7.99	3,454.55	5.76	4,000.00	545.45	13.64 %	
Gas	1	01	4330	5	216.90	1.45	671.45	1.12	666.64	(4.81)	-0.72 %	
Other Utility Expense - Sewer	1	01	4390	5	130.81	0.87	486.91	0.81	500.00	13.09	2.62 %	
Total Utilities Expense					1,654.46	11.03	5,208.48	8.68	5,666.64	458.16	8.09 %	
Ordinary Maintenance and Operation												
Labor	1	01	4410	5	6,134.09	40.89	30,055.95	50.09	29,332.00	(723.95)	-2.47 %	
Materials	1	01	4420	5	10,477.24	69.85	38,306.59	63.84	16,664.00	(21,642.59)	-129.88 %	
Contract Costs	1	01	4430	5	0.00	0.00	0.00	0.00	164.00	164.00	100.00 %	
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	650.00	4.33	2,790.00	4.65	3,332.00	542.00	16.27 %	
Contract Costs-Other Repairs	1	01	4430.03	5	650.00	4.33	5,365.00	8.94	18,908.00	13,543.00	71.63 %	
Contract Costs-Maint Cell Phone	1	01	4430.04	5	16.57	0.11	66.29	0.11	100.00	33.71	33.71 %	
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	55.03	0.37	471.60	0.79	664.00	192.40	28.98 %	
Contract Costs-Maintenance	1	01	4430.09	5	3,608.58	24.06	9,040.46	15.07	14,208.00	5,167.54	36.37 %	
Contract Costs-Other	1	01	4430.13	5	3,990.00	26.60	3,990.00	6.65	8,332.00	4,342.00	52.11 %	
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	0.00	0.00	0.00	0.00	4,332.00	4,332.00	100.00 %	
Contract Costs-Landscape & Ground	1	01	4430.19	5	4,545.00	30.30	10,920.00	18.20	8,332.00	(2,588.00)	-31.06 %	
Contract Costs-Unit Turnaround	1	01	4430.20	5	7,980.00	53.20	7,980.00	13.30	8,332.00	352.00	4.22 %	
Contact Costs-Electrical Contracts	1	01	4430.21	5	0.00	0.00	0.00	0.00	1,664.00	1,664.00	100.00 %	
Contact Costs-Plumbing Contracts	1	01	4430.22	5	0.00	0.00	1,950.00	3.25	7,856.00	5,906.00	75.18 %	
Connect/Disconnect Fees	1	01	4430.4	5	0.00	0.00	45.00	0.07	332.00	287.00	86.45 %	
Garbage and Trash Collection	1	01	4431	5	393.68	2.62	981.78	1.64	1,568.00	586.22	37.39 %	
Emp Benefit Cont - Maintenance	1	01	4433	5	2,607.53	17.38	10,401.29	17.34	12,000.00	1,598.71	13.32 %	
Total Ordinary Maintenance and Operation					41,107.72	274.05	122,363.96	203.94	136,120.00	13,756.04	10.11 %	
Protective Services												
Protective Services - Contract Costs	1	01	4480	5	10,697.90	71.32	43,677.60	72.80	29,664.00	(14,013.60)	-47.24 %	
Total Protective Services					10,697.90	71.32	43,677.60	72.80	29,664.00	(14,013.60)	-47.24 %	

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: 600 - U/M Year: 1800

Fiscal Year End Date:	3/31/2027	ACCOUNT		1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
General Expense										
Insurance -Property (Fire & EC)	1	01	4510.01	5	12,909.61	86.06	25,819.22	43.03	9,664.00	(16,155.22) -167.17 %
Insurance - General Liability	1	01	4510.02	5	130.40	0.87	260.80	0.43	200.00	(60.80) -30.40 %
Insurance - Automobile	1	01	4510.03	5	819.49	5.46	1,638.98	2.73	832.00	(806.98) -96.99 %
Insurance - Workman's Comp	1	01	4510.04	5	531.55	3.54	1,063.10	1.77	664.00	(399.10) -60.11 %
Insurance - Fidelity Bond	1	01	4510.09	5	168.38	1.12	336.76	0.56	366.64	29.88 8.15 %
Insurance - Windstorm	1	01	4510.15	5	16,319.42	108.80	66,851.12	111.42	68,332.00	1,480.88 2.17 %
Payments in Lieu of Taxes	1	01	4520	5	2,589.00	17.26	10,356.00	17.26	10,356.00	0.00 0.00 %
PROPERTY TAXES	1	01	4520.1	5	0.00	0.00	0.00	0.00	33.32	33.32 100.00 %
Collection Losses	1	01	4570	5	705.00	4.70	4,491.00	7.49	3,800.00	(691.00) -18.18 %
Total General Expense					34,172.85	227.82	110,816.98	184.69	94,247.96	(16,569.02) -17.58 %
Other Expenditures										
Property Better & Add-Contract Costs	1	01	7540.4	5	96,575.90	643.84	218,726.60	364.54	183,333.32	(35,393.28) -19.31 %
Operating Exp For Property - Contra	1	01	7590	5	(96,575.90)	(643.84)	(218,726.60)	(364.54)	(183,333.32)	35,393.28 19.31 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(143,025.33)	(953.50)	(480,251.11)	(800.42)	(445,711.92)	(34,539.19) -7.75 %
Net Income (Loss)					(49,641.88)	(330.92)	(63,966.75)	(106.61)	(3,099.92)	(60,866.83) -3105.24 %

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: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental		1 02 3110	5		30,091.00	203.32	118,045.00	199.40	127,000.00	(8,955.00)	-7.05 %
Nondwelling Rental		1 02 3190	5		350.00	2.36	1,400.00	2.36	1,400.00	0.00	0.00 %
Total Rental Income					30,441.00	205.68	119,445.00	201.77	128,400.00	(8,955.00)	-6.97 %
Other Income											
Interest Earned on Gen Fund Investments		1 02 3610	5		0.00	0.00	0.00	0.00	164.00	(164.00)	-100.00 %
Interest Earned - Bank Stmt		1 02 3610.01	5		1,437.28	9.71	6,199.39	10.47	164.00	6,035.39	3680.12 %
Other Income - Tenants		1 02 3690	5		4,990.65	33.72	18,938.65	31.99	13,000.00	5,938.65	45.68 %
Other Income - Misc Other Revenue		1 02 3690.1	5		423.86	2.86	9,926.94	16.77	0.00	9,926.94	100.00 %
Other Income - Insurance Equity		1 02 3690.451	5		0.00	0.00	0.00	0.00	104.64	(104.64)	-100.00 %
Other Income - Gain/Loss on Sale of Equi		1 02 3690.88	5		0.00	0.00	8,826.94	14.91	166.64	8,660.30	5197.01 %
Other Income - OP Tran In From CFP		1 02 3690.99	5		0.00	0.00	0.00	0.00	33,348.00	(33,348.00)	-100.00 %
Total Other Income					6,851.79	46.30	43,891.92	74.14	46,947.28	(3,055.36)	-6.51 %
Other Receipts											
Operating Subsidy - Current Year		1 02 8020	0		0.00	0.00	0.00	0.00	271,332.00	(271,332.00)	-100.00 %
Operating Subsidy - 2026		1 02 8020.26	0		36,239.67	244.86	208,029.67	351.40	0.00	208,029.67	100.00 %
Total Other Receipts					36,239.67	244.86	208,029.67	351.40	271,332.00	(63,302.33)	-23.33 %
Total Revenue					73,532.46	496.84	371,366.59	627.31	446,679.28	(75,312.69)	-16.86 %
Administrative Expense											
Nontechnical Salaries		1 02 4110	5		10,462.72	70.69	47,674.39	80.53	42,000.00	(5,674.39)	-13.51 %
Legal Expense		1 02 4130	5		0.00	0.00	1,400.78	2.37	1,500.00	99.22	6.61 %
Staff Training		1 02 4140	5		0.00	0.00	0.00	0.00	1,166.64	1,166.64	100.00 %
Travel		1 02 4150	5		0.00	0.00	(118.68)	(0.20)	1,664.00	1,782.68	107.13 %
Travel-Mileage Reimbursement		1 02 4150.2	5		0.00	0.00	0.00	0.00	332.00	332.00	100.00 %
Audit Fees		1 02 4171	5		0.00	0.00	0.00	0.00	2,182.64	2,182.64	100.00 %
Employee Benefits Cont - Admin		1 02 4182	5		4,018.68	27.15	18,663.90	31.53	12,664.00	(5,999.90)	-47.38 %
Sundry		1 02 4190	5		0.00	0.00	0.00	0.00	166.64	166.64	100.00 %
Postage/FedEx/UPS		1 02 4190.03	5		184.00	1.24	373.15	0.63	400.00	26.85	6.71 %
Advertising and Marketing		1 02 4190.08	5		0.00	0.00	0.00	0.00	1,110.64	1,110.64	100.00 %
Publications		1 02 4190.11	5		0.00	0.00	368.00	0.62	332.00	(36.00)	-10.84 %
Membership Dues and Fees		1 02 4190.12	5		0.00	0.00	1,423.74	2.40	664.00	(759.74)	-114.42 %
Telephone/Cell Phone/Internet		1 02 4190.13	5		7,193.11	48.60	26,333.80	44.48	33,332.00	6,998.20	21.00 %
Forms & Office Supplies		1 02 4190.17	5		2,750.55	18.58	10,244.79	17.31	5,332.00	(4,912.79)	-92.14 %
Other Sundry Expense		1 02 4190.18	5		330.13	2.23	529.13	0.89	1,000.00	470.87	47.09 %

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: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1 02	4190.19 5	15,613.24	105.49	31,192.17	52.69	29,000.00	(2,192.17)	-7.56 %
Management Fee Expense - AMP	1 02	4190.21 5	9,386.76	63.42	37,955.16	64.11	35,664.00	(2,291.16)	-6.42 %
Asset Management Fee - AMP	1 02	4190.22 5	1,480.00	10.00	5,920.00	10.00	6,664.00	744.00	11.16 %
AMP Bookkeeping Fees	1 02	4190.23 5	1,035.00	6.99	4,185.00	7.07	4,500.00	315.00	7.00 %
IT Fees - COCC	1 02	4190.24 5	296.00	2.00	1,184.00	2.00	1,332.00	148.00	11.11 %
Total Administrative Expense			52,750.19	356.42	187,329.33	316.43	181,006.56	(6,322.77)	-3.49 %
Tenant Services									
Tenant Services - Salaries	1 02	4210 5	672.00	4.54	2,604.00	4.40	5,000.00	2,396.00	47.92 %
Ten Services - Recreation, Pubs, Other	1 02	4220 5	818.83	5.53	818.83	1.38	3,332.00	2,513.17	75.43 %
Total Tenant Services			1,490.83	10.07	3,422.83	5.78	8,332.00	4,909.17	58.92 %
Utilities Expense									
Water	1 02	4310 5	246.29	1.66	827.52	1.40	1,064.00	236.48	22.23 %
Electricity	1 02	4320 5	1,310.94	8.86	3,742.68	6.32	5,000.00	1,257.32	25.15 %
Gas	1 02	4330 5	545.20	3.68	1,199.97	2.03	1,100.00	(99.97)	-9.09 %
4150.2-MILEAGE REIMBURSEMENT	1 02	4330.2 5	0.00	0.00	0.00	0.00	333.32	333.32	100.00 %
Other Utility Expense - Sewer	1 02	4390 5	50.81	0.34	163.60	0.28	333.32	169.72	50.92 %
Total Utilities Expense			2,153.24	14.55	5,933.77	10.02	7,830.64	1,896.87	24.22 %
Ordinary Maintenance and Operation									
Labor	1 02	4410 5	3,752.14	25.35	21,634.51	36.54	37,332.00	15,697.49	42.05 %
Materials	1 02	4420 5	4,945.96	33.42	9,884.90	16.70	26,664.00	16,779.10	62.93 %
Contract Costs	1 02	4430 5	0.00	0.00	0.00	0.00	664.00	664.00	100.00 %
Contract Cots-Extermination/Pest Control	1 02	4430.01 5	900.00	6.08	2,725.00	4.60	4,000.00	1,275.00	31.88 %
Contract Costs-Other Repairs	1 02	4430.03 5	0.00	0.00	0.00	0.00	13,332.00	13,332.00	100.00 %
Contract Costs-Maint Cell Phone	1 02	4430.04 5	16.57	0.11	66.29	0.11	133.32	67.03	50.28 %
Contract Costs-Auto/Truck Maint/Repair	1 02	4430.08 5	195.02	1.32	2,345.05	3.96	2,000.00	(345.05)	-17.25 %
Contract Costs-Maintenance	1 02	4430.09 5	2,624.12	17.73	11,852.28	20.02	17,000.00	5,147.72	30.28 %
Contract Costs-Other	1 02	4430.13 5	0.00	0.00	2,075.00	3.51	2,588.00	513.00	19.82 %
Contract Costs-Heating & Cooling Contract	1 02	4430.17 5	0.00	0.00	2,685.00	4.54	13,332.00	10,647.00	79.86 %
Contract Costs-Landscape & Ground	1 02	4430.19 5	2,600.00	17.57	11,575.00	19.55	18,332.00	6,757.00	36.86 %
Contract Costs-Unit Turnaround	1 02	4430.20 5	0.00	0.00	3,990.00	6.74	10,000.00	6,010.00	60.10 %
Contract Costs-Electrical Contracts	1 02	4430.21 5	4,147.00	28.02	6,492.00	10.97	5,000.00	(1,492.00)	-29.84 %
Contract Costs-Plumbing Contracts	1 02	4430.22 5	850.00	5.74	4,350.00	7.35	6,664.00	2,314.00	34.72 %
Connect/Disconnect Fees	1 02	4430.4 5	45.00	0.30	105.00	0.18	332.00	227.00	68.37 %
Garbage and Trash Collection	1 02	4431 5	157.80	1.07	479.18	0.81	1,166.64	687.46	58.93 %
Emp Benefit Cont - Maintenance	1 02	4433 5	2,133.94	14.42	11,092.33	18.74	12,664.00	1,571.67	12.41 %
Total Ordinary Maintenance and Operation			22,367.55	151.13	91,351.54	154.31	171,203.96	79,852.42	46.64 %
Protective Services									

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
BONITA PARK
U/M Month: 148 - U/M YTD: 592 - U/M Year: 1776

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs		1 02 4480	5		3,881.88	26.23	16,421.04	27.74	13,332.00	(3,089.04)	-23.17 %
Total Protective Services					3,881.88	26.23	16,421.04	27.74	13,332.00	(3,089.04)	-23.17 %
General Expense											
Insurance -Property (Fire & EC)		1 02 4510.01	5		12,909.61	87.23	25,819.22	43.61	10,000.00	(15,819.22)	-158.19 %
Insurance - General Liability		1 02 4510.02	5		118.55	0.80	237.10	0.40	200.00	(37.10)	-18.55 %
Insurance - Automobile		1 02 4510.03	5		819.49	5.54	1,638.98	2.77	933.32	(705.66)	-75.61 %
Insurance - Workman's Comp		1 02 4510.04	5		500.28	3.38	1,000.56	1.69	1,100.00	99.44	9.04 %
Insurance - Fidelity Bond		1 02 4510.09	5		158.48	1.07	316.96	0.54	345.00	28.04	8.13 %
Insurance - Windstorm		1 02 4510.15	5		10,549.91	71.28	42,209.93	71.30	40,000.00	(2,209.93)	-5.52 %
Payments in Lieu of Taxes		1 02 4520	5		2,885.00	19.49	11,540.00	19.49	10,664.00	(876.00)	-8.21 %
PROPERTY TAXES		1 02 4520.1	5		0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
Collection Losses		1 02 4570	5		3,804.00	25.70	7,371.00	12.45	1,666.64	(5,704.36)	-342.27 %
Total General Expense					31,745.32	214.50	90,133.75	152.25	64,933.96	(25,199.79)	-38.81 %
Other Expenditures											
Property Better & Add-Contract Costs		1 02 7540.4	5		65,700.00	443.92	160,240.00	270.68	100,000.00	(60,240.00)	-60.24 %
Operating Exp For Property - Contra		1 02 7590	5		(65,700.00)	(443.92)	(160,240.00)	(270.68)	(100,000.00)	60,240.00	60.24 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(114,389.01)	(772.90)	(394,592.26)	(666.54)	(446,639.12)	52,046.86	11.65 %
Net Income (Loss)					(40,856.55)	(276.02)	(23,225.67)	(39.23)	40.16	(23,265.83)	-207932.84 %

Report Criteria PHA: 1 Project: '02'

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

Custom 1:

Custom 2: AMP2

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Le MOYNE GARDENS
U/M Month: 200 - U/M YTD: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	1	03	3110	5	34,061.00	170.31	136,382.00	170.48	151,228.00	(14,846.00)	-9.82 %	
Total Rental Income					34,061.00	170.31	136,382.00	170.48	151,228.00	(14,846.00)	-9.82 %	
Other Income												
Interest Earned on Gen Fund Investments	1	03	3610	5	3,093.89	15.47	12,580.46	15.73	166.68	12,413.78	7447.67 %	
Other Income-Tenants	1	03	3690	5	7,341.00	36.71	24,821.00	31.03	24,000.00	821.00	3.42 %	
Other Income - Misc Other Revenue	1	03	3690.1	5	397.46	1.99	483.84	0.60	333.32	150.52	45.16 %	
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	3,443.50	4.30	332.00	3,111.50	937.20 %	
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	0.00	0.00	44,664.00	(44,664.00)	-100.00 %	
Total Other Income					10,832.35	54.16	41,328.80	51.66	69,496.00	(28,167.20)	-40.53 %	
Other Receipts												
Operating Subsidy - Current Year	1	03	8020	0	0.00	0.00	0.00	0.00	380,664.00	(380,664.00)	-100.00 %	
Operating Subsidy - 2026	1	03	8020.26	0	84,466.33	422.33	352,988.06	441.24	0.00	352,988.06	100.00 %	
Total Other Receipts					84,466.33	422.33	352,988.06	441.24	380,664.00	(27,675.94)	-7.27 %	
Total Revenue					129,359.68	646.80	530,698.86	663.37	601,388.00	(70,689.14)	-11.75 %	
Administrative Expense												
Nontechnical Salaries	1	03	4110	5	20,281.40	101.41	59,763.60	74.70	83,664.00	23,900.40	28.57 %	
Legal Expense	1	03	4130	5	0.00	0.00	1,088.78	1.36	1,332.00	243.22	18.26 %	
Staff Training	1	03	4140	5	0.00	0.00	425.00	0.53	1,664.00	1,239.00	74.46 %	
Travel	1	03	4150	5	0.00	0.00	214.32	0.27	3,332.00	3,117.68	93.57 %	
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	64.46	0.08	332.00	267.54	80.58 %	
Audit Fees	1	03	4171	5	0.00	0.00	0.00	0.00	3,333.32	3,333.32	100.00 %	
Employee Benefits Cont - Admin	1	03	4182	5	6,559.66	32.80	23,677.29	29.60	24,664.00	986.71	4.00 %	
Sundry	1	03	4190	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %	
Postage/FedEx/UPS	1	03	4190.03	5	184.00	0.92	373.15	0.47	332.00	(41.15)	-12.39 %	
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %	
Publications	1	03	4190.11	5	0.00	0.00	368.00	0.46	1,766.64	1,398.64	79.17 %	
Membership Dues and Fees	1	03	4190.12	5	0.00	0.00	1,638.88	2.05	1,032.00	(606.88)	-58.81 %	
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,109.88	50.55	39,469.06	49.34	41,664.00	2,194.94	5.27 %	
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	3,456.00	4.32	3,456.00	0.00	0.00 %	
Forms & Office Supplies	1	03	4190.17	5	937.58	4.69	8,165.69	10.21	8,332.00	166.31	2.00 %	
Other Sundry Expense	1	03	4190.18	5	521.13	2.61	521.13	0.65	860.00	338.87	39.40 %	
Administrative Contact Costs	1	03	4190.19	5	19,308.49	96.54	47,307.88	59.13	33,332.00	(13,975.88)	-41.93 %	
Management Fee Expense - AMP	1	03	4190.21	5	13,195.88	65.98	53,191.64	66.49	48,333.32	(4,858.32)	-10.05 %	

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: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	03 4190.22	5 2,000.00	10.00	8,000.00	10.00	8,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03 4190.23	5 1,455.00	7.28	5,865.00	7.33	6,000.00	135.00	2.25 %
IT Fees - COCC	1	03 4190.24	5 400.00	2.00	1,600.00	2.00	1,600.00	0.00	0.00 %
Total Administrative Expense			75,817.02	379.09	255,189.88	318.99	275,029.28	19,839.40	7.21 %
Tenant Services									
Tenant Services - Salaries	1	03 4210	5 896.00	4.48	3,472.00	4.34	3,332.00	(140.00)	-4.20 %
Ten Services - Recreation, Pubs, Other	1	03 4220	5 0.00	0.00	0.00	0.00	1,664.00	1,664.00	100.00 %
Total Tenant Services			896.00	4.48	3,472.00	4.34	4,996.00	1,524.00	30.50 %
Utilities Expense									
Water	1	03 4310	5 308.59	1.54	1,341.22	1.68	2,666.64	1,325.42	49.70 %
Electricity	1	03 4320	5 2,213.47	11.07	6,068.01	7.58	7,000.00	931.99	13.31 %
Gas	1	03 4330	5 217.55	1.09	675.35	0.84	1,000.00	324.65	32.46 %
4150.2-MILEAGE REIMBURSEMENT	1	03 4330.2	5 0.00	0.00	0.00	0.00	166.64	166.64	100.00 %
Other Utility Expense - Sewer	1	03 4390	5 36.38	0.18	169.87	0.21	666.64	496.77	74.52 %
Total Utilities Expense			2,775.99	13.88	8,254.45	10.32	11,499.92	3,245.47	28.22 %
Ordinary Maintenance and Operation									
Labor	1	03 4410	5 17,272.90	86.36	41,919.76	52.40	39,000.00	(2,919.76)	-7.49 %
Materials	1	03 4420	5 25,107.48	125.54	56,214.17	70.27	26,664.00	(29,550.17)	-110.82 %
Contract Costs	1	03 4430	5 0.00	0.00	0.00	0.00	664.00	664.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03 4430.01	5 3,375.00	16.88	7,575.00	9.47	6,664.00	(911.00)	-13.67 %
Contract Costs-Other Repairs	1	03 4430.03	5 3,000.00	15.00	6,120.00	7.65	10,000.00	3,880.00	38.80 %
Contract Costs-Maint Cell Phone	1	03 4430.04	5 22.10	0.11	88.41	0.11	333.32	244.91	73.48 %
Contract Costs-Auto/Truck Maint/Repair	1	03 4430.08	5 201.99	1.01	312.15	0.39	3,332.00	3,019.85	90.63 %
Contract Costs-Maintenance	1	03 4430.09	5 0.00	0.00	2,257.60	2.82	6,664.00	4,406.40	66.12 %
Contract Costs-Other	1	03 4430.13	5 554.00	2.77	4,544.00	5.68	8,332.00	3,788.00	45.46 %
Contract Costs-Heating & Cooling Contract	1	03 4430.17	5 0.00	0.00	1,200.00	1.50	11,664.00	10,464.00	89.71 %
Contract Costs-Landscape & Ground	1	03 4430.19	5 4,350.00	21.75	10,150.00	12.69	18,128.00	7,978.00	44.01 %
Contract Costs-Unit Turnaround	1	03 4430.20	5 3,990.00	19.95	25,935.00	32.42	33,332.00	7,397.00	22.19 %
Contract Costs-Electrical Contracts	1	03 4430.21	5 0.00	0.00	4,670.00	5.84	16,664.00	11,994.00	71.98 %
Contract Costs-Plumbing Contracts	1	03 4430.22	5 0.00	0.00	0.00	0.00	10,000.00	10,000.00	100.00 %
Contract Costs-Janitorial Contracts	1	03 4430.23	5 0.00	0.00	0.00	0.00	164.00	164.00	100.00 %
Connect/Disconnect Fees	1	03 4430.4	5 15.00	0.08	75.00	0.09	332.00	257.00	77.41 %
Garbage and Trash Collection	1	03 4431	5 432.11	2.16	993.84	1.24	2,000.00	1,006.16	50.31 %
Emp Benefit Cont - Maintenance	1	03 4433	5 4,538.26	22.69	12,907.85	16.13	13,000.00	92.15	0.71 %
Emp Benefit Cont - Maint Unemployment	1	03 4433.8	5 0.00	0.00	0.00	0.00	234.32	234.32	100.00 %
Total Ordinary Maintenance and Operation			62,858.84	314.29	174,962.78	218.70	207,171.64	32,208.86	15.55 %
Protective Services									

Report Criteria PHA: 1 Project: '03'

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

Custom 1:

Custom 2: AMP3

Custom 3: PHA

Housing Authority of the City of Harlingen
Budgeted Income Statement
HHA Low Rent
Le MOYNE GARDENS
U/M Month: 200 - U/M YTD: 800 - U/M Year: 2400

Fiscal Year End Date:	3/31/2027	ACCOUNT			1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs		1 03 4480	5		5,053.22	25.27	20,540.88	25.68	16,664.00	(3,876.88)	-23.27 %
Total Protective Services					5,053.22	25.27	20,540.88	25.68	16,664.00	(3,876.88)	-23.27 %
General Expense											
Insurance -Property (Fire & EC)		1 03 4510.01	5		15,675.96	78.38	31,351.92	39.19	12,664.00	(18,687.92)	-147.57 %
Insurance - General Liability		1 03 4510.02	5		177.83	0.89	355.66	0.44	332.00	(23.66)	-7.13 %
Insurance - Automobile		1 03 4510.03	5		1,104.53	5.52	2,209.06	2.76	1,333.32	(875.74)	-65.68 %
Insurance - Workman's Comp		1 03 4510.04	5		844.22	4.22	1,688.44	2.11	2,466.64	778.20	31.55 %
Insurance - Fidelity Bond		1 03 4510.09	5		267.44	1.34	534.88	0.67	580.00	45.12	7.78 %
Insurance - Windstorm		1 03 4510.15	5		13,636.35	68.18	54,536.85	68.17	53,664.00	(872.85)	-1.63 %
Payments in Lieu of Taxes		1 03 4520	5		3,132.00	15.66	12,528.00	15.66	12,528.00	0.00	0.00 %
PROPERTY TAXES		1 03 4520.1	5		0.00	0.00	0.00	0.00	33.32	33.32	100.00 %
Collection Losses		1 03 4570	5		444.00	2.22	5,759.00	7.20	2,400.00	(3,359.00)	-139.96 %
Total General Expense					35,282.33	176.41	108,963.81	136.20	86,001.28	(22,962.53)	-26.70 %
Other Expenditures											
Property Better & Add-Contract Costs		1 03 7540.4	5		16,064.26	80.32	66,119.26	82.65	191,664.00	125,544.74	65.50 %
Operating Exp For Property - Contra		1 03 7590	5		(16,064.26)	(80.32)	(66,119.26)	(82.65)	(191,664.00)	(125,544.74)	-65.50 %
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses					(182,683.40)	(913.42)	(571,383.80)	(714.23)	(601,362.12)	29,978.32	4.99 %
Net Income (Loss)					(53,323.72)	(266.63)	(40,684.94)	(50.86)	25.88	(40,710.82)	327797.22 %

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: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Rental Income												
Dwelling Rental	3	01	3110	5	4,800.00	600.00	19,200.00	600.00	19,200.00	0.00	0.00 %	
Total Rental Income					4,800.00	600.00	19,200.00	600.00	19,200.00	0.00	0.00 %	
Other Income												
Interest Earned on Gen Fund Investments	3	01	3610	5	186.42	23.30	683.32	21.35	868.00	(184.68)	-21.28 %	
Other Income-Tenants	3	01	3690	5	250.00	31.25	1,014.00	31.69	760.00	254.00	33.42 %	
Total Other Income					436.42	54.55	1,697.32	53.04	1,628.00	69.32	4.26 %	
Total Revenue					5,236.42	654.55	20,897.32	653.04	20,828.00	69.32	0.33 %	
Administrative Expense												
Nontechnical Salaries	3	01	4110	5	200.71	25.09	1,057.98	33.06	5,664.00	4,606.02	81.32 %	
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	128.00	128.00	100.00 %	
Audit Fees	3	01	4171	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %	
Employee Benefits Cont - Admin	3	01	4182	5	74.00	9.25	389.64	12.18	864.00	474.36	54.90 %	
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	83.32	83.32	100.00 %	
Publications	3	01	4190.11	5	0.00	0.00	0.00	0.00	66.64	66.64	100.00 %	
Other Sundry Expense	3	01	4190.18	5	2,032.83	254.10	2,576.45	80.51	1,832.00	(744.45)	-40.64 %	
BOARD MEETING EXPENSES	3	01	4190.9	5	1,739.20	217.40	3,775.40	117.98	0.00	(3,775.40)	-100.00 %	
Total Administrative Expense					4,046.74	505.84	7,799.47	243.73	9,637.96	1,838.49	19.08 %	
Tenant Services												
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	198.98	6.22	0.00	(198.98)	-100.00 %	
Total Tenant Services					0.00	0.00	198.98	6.22	0.00	(198.98)	-100.00 %	
Utilities Expense												
Water	3	01	4310	5	52.69	6.59	199.41	6.23	142.00	(57.41)	-40.43 %	
Other Utility Expense - Sewer	3	01	4390	5	99.50	12.44	372.82	11.65	260.00	(112.82)	-43.39 %	
Total Utilities Expense					152.19	19.02	572.23	17.88	402.00	(170.23)	-42.35 %	
Ordinary Maintenance and Operation												
Labor	3	01	4410	5	0.00	0.00	55.35	1.73	1,000.00	944.65	94.46 %	
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	666.64	666.64	100.00 %	
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	297.00	9.28	392.00	95.00	24.23 %	
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	0.00	0.00	0.00	1,100.00	1,100.00	100.00 %	
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00 %	
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	1,333.32	1,333.32	100.00 %	
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	10.00	10.00	100.00 %	
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	383.76	11.99	433.32	49.56	11.44 %	
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	0.00	28.58	0.89	0.00	(28.58)	-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: 44 - U/M Year: 132

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	PUM	4 Month(s) Ended July 31, 2026	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation			194.94	24.37	764.69	23.90	5,935.28	5,170.59	87.12 %
General Expense									
Insurance -Property (Fire & EC)	3	01 4510.01 5	2,305.29	288.16	4,610.58	144.08	1,100.00	(3,510.58)	-319.14 %
Insurance - General Liability	3	01 4510.02 5	17.78	2.22	35.56	1.11	40.00	4.44	11.10 %
Insurance - Windstorm	3	01 4510.15 5	906.13	113.27	3,624.64	113.27	3,700.00	75.36	2.04 %
Total General Expense			3,229.20	403.65	8,270.78	258.46	4,840.00	(3,430.78)	-70.88 %
Other Expenditures									
Property Better & Add-Contract Costs	3	01 7540.4 5	0.00	0.00	0.00	0.00	18,332.00	18,332.00	100.00 %
Operating Exp For Property - Contra	3	01 7590 5	0.00	0.00	0.00	0.00	(18,332.00)	(18,332.00)	-100.00 %
Total Other Expenditures			0.00	0.00	0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(7,623.07)	(952.88)	(17,606.15)	(550.19)	(20,815.24)	3,209.09	15.42 %
Net Income (Loss)			(2,386.65)	(298.34)	3,291.17	102.85	12.76	3,278.41	169360.58 %

Housing Authority of the City of Harlingen

Budgeted Income Statement

Voucher

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
Revenue							
Operating Income							
Administrative Fees Earned	7 01 3112 5		60,926.00	236,159.00	245,108.00	(8,949.00)	-3.65 %
Interest Income HA Portion	7 01 3300 5		437.39	1,166.19	166.68	999.51	599.66 %
Fraud Recovery PHA Section 8	7 01 3300.3 5		0.00	0.00	2,458.32	(2,458.32)	-100.00 %
Gain or Loss on Sale of Equipment	7 01 3300.88 5		0.00	47.50	0.00	47.50	100.00 %
Portable Admin Fees Earned	7 01 3300.P 5		1,238.86	1,966.64	8,552.00	(6,585.36)	-77.00 %
Other Income	7 01 3690 5		0.00	0.00	35.00	(35.00)	-100.00 %
HAP Earned Income	7 01 4902 5		551,426.00	1,943,472.20	2,019,728.00	(76,255.80)	-3.78 %
SF HAP Earned Income	7 01 4902.SF 5		0.00	88,257.00	0.00	88,257.00	100.00 %
Total Operating Income			614,028.25	2,271,068.53	2,276,048.00	(4,979.47)	-0.22 %
Total Revenue			614,028.25	2,271,068.53	2,276,048.00	(4,979.47)	-0.22 %
Expenses							
Administrative Expense							
Nontechnical Salaries	7 01 4110 5		14,261.63	56,080.65	61,332.00	5,251.35	8.56 %
Legal Expense	7 01 4130 5		0.00	0.00	1,666.64	1,666.64	100.00 %
STAFF TRAINING	7 01 4140 5		2,916.00	3,766.00	3,332.00	(434.00)	-13.03 %
Travel	7 01 4150 5		2,930.40	3,240.36	3,332.00	91.64	2.75 %
Travel-Mileage Reimbursement	7 01 4150.2 5		120.00	255.92	1,000.00	744.08	74.41 %
Audit Fees	7 01 4171 5		0.00	0.00	1,666.64	1,666.64	100.00 %
Office Rent & Utilities	7 01 4180 5		1,068.00	3,204.00	4,412.00	1,208.00	27.38 %
Employee Benefits Cont - Admin	7 01 4182 5		6,037.55	23,511.68	21,000.00	(2,511.68)	-11.96 %
Sundry	7 01 4190 5		0.00	0.00	1,664.00	1,664.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5		914.00	1,853.56	3,333.32	1,479.76	44.39 %
Advertising and Marketing	7 01 4190.08 5		0.00	0.00	5,000.00	5,000.00	100.00 %
Publications	7 01 4190.11 5		0.00	368.00	3,333.32	2,965.32	88.96 %
Membership Dues and Fees	7 01 4190.12 5		0.00	0.00	1,666.64	1,666.64	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5		1,589.73	6,224.46	10,000.00	3,775.54	37.76 %
Forms & Office Supplies	7 01 4190.17 5		1,731.28	2,229.30	7,972.00	5,742.70	72.04 %
Other Sundry Expense	7 01 4190.18 5		0.00	0.00	2,528.00	2,528.00	100.00 %
Administrative Contact Costs	7 01 4190.19 5		7,785.90	26,400.13	33,333.32	6,933.19	20.80 %
Asset Management Fee - AMP	7 01 4190.22 5		8,856.00	35,652.00	35,664.00	12.00	0.03 %
AMP Bookkeeping Fees	7 01 4190.23 5		5,535.00	22,282.50	22,290.00	7.50	0.03 %
Asset Management Fee - AMP	7 03 4190.22 5		960.00	3,864.00	4,176.00	312.00	7.47 %
AMP Bookkeeping Fees	7 03 4190.23 5		600.00	2,415.00	2,610.00	195.00	7.47 %
Total Administrative Expense			55,305.49	191,347.56	231,311.88	39,964.32	17.28 %
Operating Expenses							
Maintenance & Operating Sec 8	7 01 4400 5		1,130.81	3,337.40	8,333.32	4,995.92	59.95 %
Materials	7 01 4420 5		90.93	483.91	0.00	(483.91)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5		55.03	220.11	0.00	(220.11)	-100.00 %
Total Operating Expenses			1,276.77	4,041.42	8,333.32	4,291.90	51.50 %
General Expense							
Insurance - Automobile	7 01 4510.03 5		249.41	498.82	1,166.64	667.82	57.24 %
Insurance - Workman's Comp	7 01 4510.04 5		531.55	1,063.10	5,000.00	3,936.90	78.74 %
Insurance - Fidelity Bond	7 01 4510.09 5		168.38	336.76	0.00	(336.76)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5		0.00	0.00	666.64	666.64	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5		155.29	1,060.58	833.32	(227.26)	-27.27 %
Portability - Port In Deposits	7 01 4590.PID 5		(2,290.00)	(8,646.00)	0.00	8,646.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5		2,290.00	8,646.00	0.00	(8,646.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5		2,275.49	8,609.53	9,000.00	390.47	4.34 %
Portability - Port In Deposits	7 03 4590.PID 5		(1,660.74)	(10,779.97)	0.00	10,779.97	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5		1,660.74	10,779.97	0.00	(10,779.97)	-100.00 %
Total General Expense			3,380.12	11,568.79	16,666.60	5,097.81	30.59 %
Other Expenditures							
Replacement Of Non-Expend Equipm	7 01 7520 5		0.00	0.00	16,664.00	16,664.00	100.00 %
Operating Exp For Property - Contra	7 01 7590 5		0.00	0.00	(16,666.64)	(16,666.64)	-100.00 %
Total Other Expenditures			0.00	0.00	(2.64)	(2.64)	-100.00 %
Housing Assistance Payments							

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

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

Custom 1:

Custom 2: VOUCH

Custom 3:

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date:	3/31/2027	ACCOUNT				1 Month(s) Ended July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
HAP Payments - Rents	7	01	4715.1	5	479,740.00	1,914,064.00	1,811,688.00	(102,376.00)	-5.65 %	
HAP Payments - Utilities	7	01	4715.4	5	8,616.00	30,530.00	38,332.00	7,802.00	20.35 %	
HAP Portability	7	01	4715.P	5	0.00	0.00	16,448.00	16,448.00	100.00 %	
HAP Payments - Port Out	7	01	4715.PO	5	1,879.00	11,142.00	12,000.00	858.00	7.15 %	
HAP Payments - Rents	7	02	4715.1	5	3,740.00	15,039.00	15,000.00	(39.00)	-0.26 %	
HAP Payments - Utilities	7	02	4715.4	5	0.00	0.00	(33.32)	(33.32)	-100.00 %	
HAP Payments - Rent - VASH	7	03	4715.1	5	19,721.36	83,094.30	66,664.00	(16,430.30)	-24.65 %	
HAP Payments - Utilities - VASH	7	03	4715.4	5	205.00	762.00	666.64	(95.36)	-14.30 %	
HAP Payments - Portability	7	03	4715.P	5	453.00	1,359.00	166.64	(1,192.36)	-715.53 %	
HAP Payments - Port Out	7	03	4715.PO	5	20,711.00	77,044.00	53,708.00	(23,336.00)	-43.45 %	
HAP Payments - Rent - Home Owners	7	04	4715.1	5	678.00	2,410.00	0.00	(2,410.00)	-100.00 %	
HAP Payments - Home Ownership Prc	7	04	4715.HO	5	0.00	0.00	13.32	13.32	100.00 %	
HAP Payments - Rent - Foster Youth	7	05	4715.1	5	1,329.00	3,990.00	5,000.00	1,010.00	20.20 %	
HAP Payments - Utilities - Foster Yout	7	05	4715.4	5	0.00	0.00	64.00	64.00	100.00 %	
Total Housing Assistance Payments					537,072.36	2,139,434.30	2,019,717.28	(119,717.02)	-5.93 %	
Total Expenses					(597,034.74)	(2,346,392.07)	(2,276,026.44)	(70,365.63)	-3.09 %	
Total Net Income (Loss)					16,993.51	(75,323.54)	21.56	(75,345.10)	-349763.91 %	

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

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

HARLINGEN



Housing Authority

REGULAR BOARD MEETING

WEDNESDAY, SEPTEMBER 23, 2026

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

Los Vecinos		
Apartment	Tenant Id.	Amounts
117	29413	\$1,553.00
120	31253	\$204.00
Los Vecinos Total		\$1,757.00
Bonita Park		
Apartment	Tenant Id.	Amounts
89	34106	\$376.00
Bonita Park Total		\$376.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
174	33615	\$1,534.00
Le Moyne Gardens Total		\$1,534.00
Grand Total		\$3,667.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramic

DATE: 08/01/26

FOR THE MONTH OF JULY 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
117	29143	\$200.00	\$0.00	\$317.00	\$75.00	\$1,361.00	\$0.00	\$1,553.00	Abandoned Non-payment of rents, late fees, and sales & service fees
Rent Due: May 2026 \$116.00 + June 2026 \$163.00 + July 2026 \$38.00 (prorated move out) + Late Fee: May 2026 \$25.00 + June 2026 \$25.00 + July 2026 \$25.00 + Sales & Service Fees: Spectrum Fee \$78.00 + Removal of Furniture \$360.00 + Cleaning of Stove \$75.00 + Cleaning of Restroom \$75.00 + Key and Lock Replacement \$110.00 + Refrigerator Replacement \$663.00 = \$1,753.00 - Security Deposit \$200.00 = \$1,553.00									
120	31253	\$200.00	\$0.00	\$303.00	\$50.00	\$51.00	\$0.00	\$204.00	Vacated Non-payment of rents, late fees, and sales & service fees
Rent Due: June 2026 \$192.00 + July 2026 \$111.00 (prorated move out) + Late Fee: June 2026 \$25.00 + July 2026 \$25.00 + Sales & Service Fees: Spectrum \$51.00 = \$404.00 - Security Deposit \$200.00 = \$204.00									
	TOTALS	\$400.00	\$0.00	\$620.00	\$125.00	\$1,412.00	\$0.00	\$1,757.00	

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: 08/01/26

FOR THE MONTH OF JULY 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 89	34106	\$200.00	\$0.00	\$300.00	\$50.00	\$226.00	\$0.00	\$376.00	Vacated Rent, late fees, and sales service fees

Rent due: May 2026 \$187.00 + June 2026 \$113.00 (prorated move out) + Late Fees: May 2026 \$25.00 + June 2026 \$25.00 + Sales & Service Fees: Spectrum \$56.00 + Trash and debris removal \$60.00 + Key and lock Replacement \$110.00 = \$576.00 - Security Deposit \$200.00 = \$376.00

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	TOTALS	\$200.00	\$0.00	\$300.00	\$50.00	\$226.00	\$0.00	\$376.00	
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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: 08/01/26

FOR THE MONTH OF JULY 2026

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
174	33615	\$200.00	\$0.00	\$176.00	\$50.00	\$1,508.00	\$0.00	\$1,534.00	Vacated Nonpayment of rents, late fees, and sales and service fees

Rent due: June 2026 (partial) \$64.00 + July 2026 \$112.00 + Late Fee: June 2026 \$25.00 + July 2026 \$25.00 + Sales and Service: Broken Window \$225.00 + Refrigerator Replacement \$663.00 + Trash and debris removal \$360.00 + Cleaning of Stove \$75.00 + Cleaning of Restroom \$75.00 + Key and Lock Replacement \$110.00 = \$1,734.00 - Security Deposit \$200.00 = \$1,534.00

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	TOTALS	\$200.00	\$0.00	\$176.00	\$50.00	\$1,508.00	\$0.00	\$1,534.00	
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REGULAR BOARD MEETING
WEDNESDAY, SEPTEMBER 23, 2026
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
AUGUST 2026

Los Vecinos		
Apartment	Tenant Id.	Amounts
Los Vecinos Total		\$0.00
Bonita Park		
Apartment	Tenant Id.	Amounts
57	34621	\$733.00
72	30994	\$490.00
Bonita Park Total		\$1,223.00
Sunset Terrace		
Apartment	Tenant Id.	Amounts
Sunset Terrace Total		\$0.00
Aragon		
Apartment	Tenant Id.	Amounts
Aragon Total		\$0.00
Arroyo Vista		
Apartment	Tenant Id.	Amounts
Arroyo Vista Total		\$0.00
Le Moyne Gardens		
Apartment	Tenant Id.	Amounts
55	32811	\$1,001.00
Le Moyne Gardens Total		\$1,001.00
Grand Total		\$2,224.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheraimic

DATE: 09/01/26

FOR THE MONTH OF AUGUST 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									NO CHARGE OFFS
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

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

CHARGE-OFF VACATED APARTMENTS

MANAGER: Norma Serino

DATE: 09/01/26

FOR THE MONTH OF AUGUST 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 57	34621	\$200.00	\$0.00	\$105.00	\$0.00	\$828.00	\$0.00	\$733.00	Vacated Rent, sales and service fees

Rent due: July (prorated move out) \$105.00 + Sales & Service Fees: Refrigerator Replacement: \$ 663.00 + Cleaning of Unit \$90.00 + Cleaning of Restroom \$75.00 = \$933.00 - Security Deposit \$200.00 = \$733.00

BP 72	30994	\$200.00	\$398.00	\$9.00	\$0.00	\$283.00	\$0.00	\$490.00	Vacated Rent, sales and service fees
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Rent due: Retroactive Rent/Balance Due \$398.00 + July (pro-rated move out) \$9.00 + Sales & Service Fees: Pest control noncompliance fee \$25.00 + Trash and debris removal \$60.00 + Light lens replacements \$48.00 + Cleaning of Refrigerator \$75.00 + Cleaning of Bathroom \$75.00 = \$690.00 - Security Deposit \$200.00 = \$490.00

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	TOTALS	\$400.00	\$398.00	\$114.00	\$0.00	\$1,111.00	\$0.00	\$1,223.00	
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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: 09/01/26

FOR THE MONTH OF AUGUST 2026

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
55	32811	\$200.00	\$0.00	\$288.00	\$50.00	\$863.00	\$0.00	\$1,001.00	Vacated Nonpayment of rent, late fee, and sales and service fees

Rent due: August (prorated move out) \$288.00 + Late Fee: August 2026 \$50.00 + Sales and Service: Refrigerator Replacement \$663.00 + Cleaning of Stove \$75.00 + Cleaning of Restroom \$75.00 + Wall Repairs \$50.00 = \$1,201.00 - Security Deposit \$200.00 = \$1,001.00

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	TOTALS	\$200.00	\$0.00	\$288.00	\$50.00	\$863.00	\$0.00	\$1,001.00	
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City of Harlingen Housing Authority

July 2026

Bank Balances

Comparative Income Statements/Charts

Accounting Report for August 2026 Activities



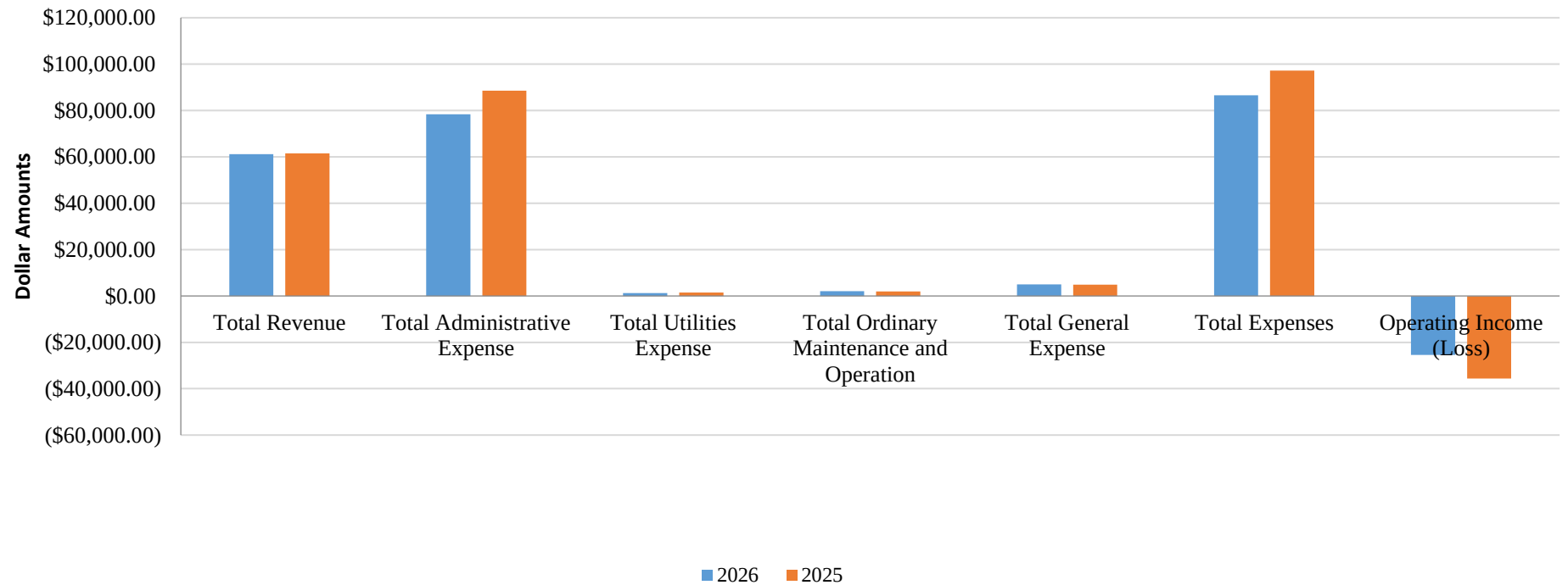
Bank Balances- Reserves as of 7/31/2026

	July 2026 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:		
\$61,822.42 COCC Investment Account		
\$315,267.99 COCC General Fund	\$86,601.37	4.35
Low Rent Reserves:		
\$948,582.70 Los Vecinos	\$143,025.33	6.63
\$533,469.37 Bonita Park	\$114,389.01	4.66
\$1,400,491.46 Le Moyne Gardens	\$182,683.40	7.67
Family Living Center Reserves:		
\$84,063.39 FLC bank cash account	\$7,623.07	11.03
HCV/Section 8 Reserves:		
\$28,858.60 Admin	\$59,962.38	0.48
\$135,764.85 HAP	\$537,072.36	0.25

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

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$61,125.96	\$61,486.00
Total Administrative Expense	\$78,344.93	\$88,559.72
Total Utilities Expense	\$1,223.20	\$1,425.05
Total Ordinary Maintenance and Operation	\$2,031.89	\$1,945.42
Total General Expense	\$4,977.89	\$4,926.94
Total Expenses	\$86,601.37	\$97,151.13
Operating Income (Loss)	(\$25,475.41)	(\$35,665.13)

COCC Comparative July 2026 - July 2025



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

					Start: 07/01/2026 End: 07/31/2026	Start: 07/01/2025 End: 07/31/2025	Variance	Variance %
Revenue								
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	754.19	1,114.69	(360.50)	-32.34 %
OTHER INCOME	1	06	3690	5	71.88	56.88	15.00	26.37 %
Other Income - Management Fee	1	06	3690.2	5	32,581.58	32,717.62	(136.04)	-0.42 %
Other Income - Asset Managemen	1	06	3690.3	5	14,796.00	14,712.00	84.00	0.57 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,727.50	9,690.00	37.50	0.39 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					58,927.15	59,287.19	(360.04)	-0.61 %
Total Revenue					61,125.96	61,486.00	(360.04)	-0.59 %
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	37,445.64	35,186.73	(2,258.91)	-6.42 %
STAFF TRAINING	1	06	4140	5	740.00	1,580.00	840.00	53.16 %
TRAVEL	1	06	4150	5	5,790.10	4,931.35	(858.75)	-17.41 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	47.95	47.95	100.00 %
Employee Benefits Cont - Admin	1	06	4182	5	12,365.16	12,292.80	(72.36)	-0.59 %
SUNDRY	1	06	4190	5	100.00	0.00	(100.00)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	534.00	427.85	(106.15)	-24.81 %
PUBLICATIONS	1	06	4190.11	5	0.00	857.17	857.17	100.00 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,557.29	3,644.76	87.47	2.40 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	387.30	18,642.72	18,255.42	97.92 %
Other Sundry Expense	1	06	4190.18	5	138.13	546.18	408.05	74.71 %
Administrative Contact Costs	1	06	4190.19	5	14,171.34	5,660.96	(8,510.38)	-150.33 %
BOARD MEETING EXPENSE	1	06	4190.9	5	3,115.97	4,741.25	1,625.28	34.28 %
Total Administrative Expense					78,344.93	88,559.72	10,214.79	11.53 %
Utilities Expense								
WATER	1	06	4310	5	124.01	34.75	(89.26)	-256.86 %
ELECTRICITY	1	06	4320	5	1,076.42	1,330.59	254.17	19.10 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	22.77	59.71	36.94	61.87 %
Total Utilities Expense					1,223.20	1,425.05	201.85	14.16 %
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	834.30	760.81	(73.49)	-9.66 %
MATERIALS	1	06	4420	5	639.25	399.92	(239.33)	-59.84 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	55.01	363.77	308.76	84.88 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	256.54	174.13	(82.41)	-47.33 %
Total Ordinary Maintenance and Operation					2,031.89	1,945.42	(86.47)	-4.44 %
Protective Services								
Protective Services - Contract	1	06	4480	5	23.46	294.00	270.54	92.02 %
Total Protective Services					23.46	294.00	270.54	92.02 %
General Expense								
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	1,468.43	2,138.57	670.14	31.34 %

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: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Total General Expense					<u>4,977.89</u>	<u>4,926.94</u>	<u>(50.95)</u>	<u>-1.03 %</u>
Other Expenditures								
Property Better & Add-Contract	1	06	7540.4	5	0.00	41,500.00	41,500.00	100.00 %
Operating Exp For Property - C	1	06	7590	5	0.00	(41,500.00)	(41,500.00)	100.00 %
Total Other Expenditures					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00 %</u>
Total Expenses					<u>(86,601.37)</u>	<u>(97,151.13)</u>	<u>10,549.76</u>	<u>-10.86 %</u>
Net Income (Loss)					<u>(25,475.41)</u>	<u>(35,665.13)</u>	<u>10,189.72</u>	<u>-144.93 %</u>

Report Criteria PHA: 1 Project: '06'

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

Custom 2: COCC

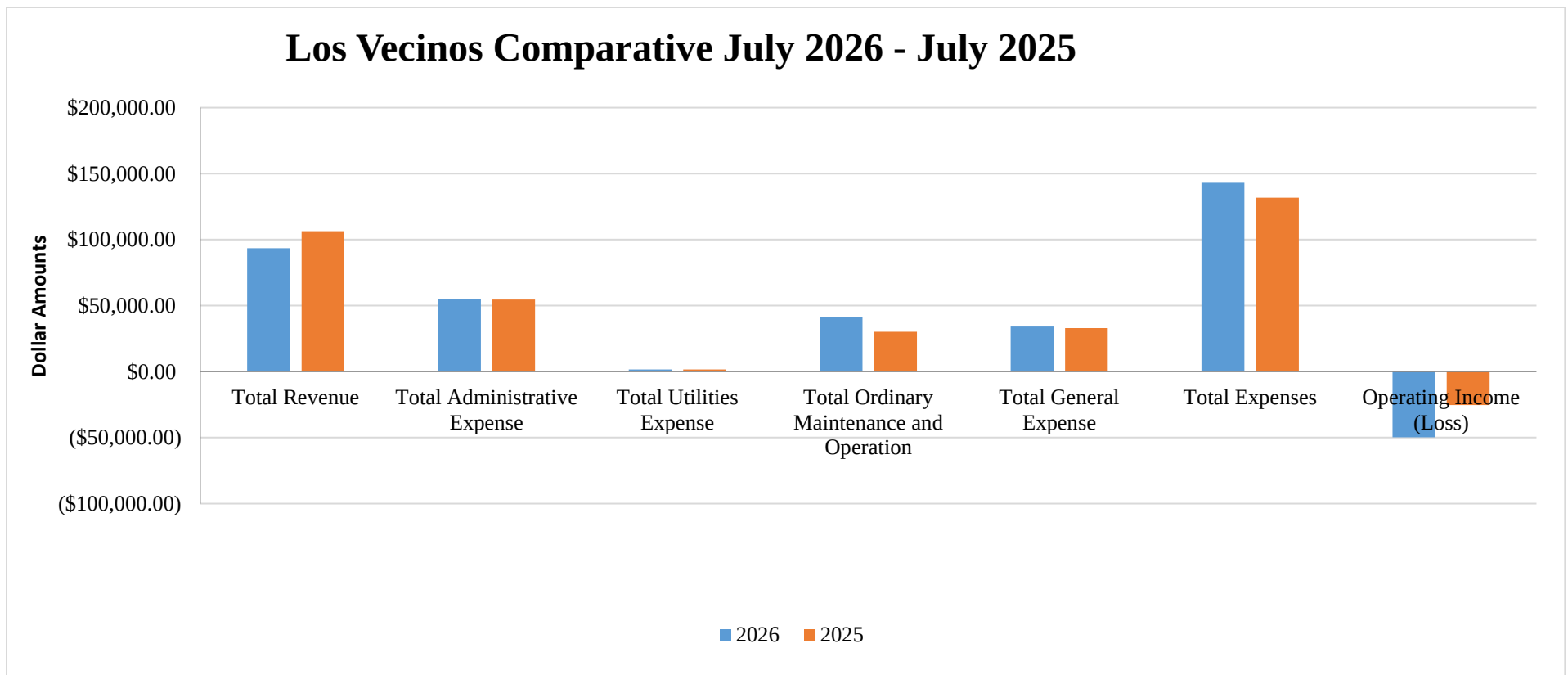
Custom 3:

Housing Authority of the City of Harlingen Comparative Income Statement

HHA Low Rent

LOS VECINOS

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$93,383.45	\$106,417.69
Total Administrative Expense	\$54,720.40	\$54,556.51
Total Utilities Expense	\$1,654.46	\$1,661.35
Total Ordinary Maintenance and Operation	\$41,107.72	\$30,200.73
Total General Expense	\$34,172.85	\$33,009.70
Total Expenses	\$143,025.33	\$131,804.92
Operating Income (Loss)	(\$49,641.88)	(\$25,387.23)



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

					Start: 07/01/2026 End: 07/31/2026	Start: 07/01/2025 End: 07/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	26,392.00	26,616.00	(224.00)	-0.84 %
Total Rental Income					26,392.00	26,616.00	(224.00)	-0.84 %
Other Income								
Interest Income - Bank Stateme	1	01	3610.01	5	2,040.50	2,562.69	(522.19)	-20.38 %
Other Income-Tenants	1	01	3690	5	4,942.00	2,935.00	2,007.00	68.38 %
Other Income - Misc Other Reve	1	01	3690.1	5	399.28	2.00	397.28	19864.00 %
Total Other Income					7,381.78	5,499.69	1,882.09	34.22 %
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	0.00	74,302.00	(74,302.00)	-100.00 %
Operating Subsidy - 2026	1	01	8020.26	0	59,609.67	0.00	59,609.67	0.00 %
Total Other Receipts					59,609.67	74,302.00	(14,692.33)	-19.77 %
Total Revenue					93,383.45	106,417.69	(13,034.24)	-12.25 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	14,716.16	9,644.58	(5,071.58)	-52.58 %
Staff Training	1	01	4140	5	0.00	790.00	790.00	100.00 %
Travel	1	01	4150	5	0.00	1,620.00	1,620.00	100.00 %
Employee Benefits Cont - Admin	1	01	4182	5	5,508.73	4,156.42	(1,352.31)	-32.54 %
Postage/FedEx/UPS	1	01	4190.03	5	184.00	147.42	(36.58)	-24.81 %
Publications	1	01	4190.11	5	0.00	1,846.30	1,846.30	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,407.12	7,409.25	2.13	0.03 %
Rental of Warehouse Space	1	01	4190.14	5	864.00	864.00	0.00	0.00 %
Forms & Office Supplies	1	01	4190.17	5	752.99	4,045.89	3,292.90	81.39 %
Other Sundry Expense	1	01	4190.18	5	138.13	158.57	20.44	12.89 %
Administrative Contact Costs	1	01	4190.19	5	12,247.83	10,283.78	(1,964.05)	-19.10 %
Management Fee Expense - AMP	1	01	4190.21	5	9,998.94	9,930.92	(68.02)	-0.68 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	1,500.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,102.50	1,095.00	(7.50)	-0.68 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
BOARD MEETING EXPENSES	1	01	4190.9	5	0.00	764.38	764.38	100.00 %
Total Administrative Expense					54,720.40	54,556.51	(163.89)	-0.30 %
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	672.00	784.00	112.00	14.29 %
Ten Services - Recreation, Pub	1	01	4220	5	0.00	378.71	378.71	100.00 %
Total Tenant Services					672.00	1,162.71	490.71	42.20 %
Utilities Expense								
Water	1	01	4310	5	107.71	80.59	(27.12)	-33.65 %
Electricity	1	01	4320	5	1,199.04	1,278.82	79.78	6.24 %
Gas	1	01	4330	5	216.90	240.17	23.27	9.69 %
Other Utility Expense - Sewer	1	01	4390	5	130.81	61.77	(69.04)	-111.77 %
Total Utilities Expense					1,654.46	1,661.35	6.89	0.41 %
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	6,134.09	3,058.17	(3,075.92)	-100.58 %
Materials	1	01	4420	5	10,477.24	1,154.71	(9,322.53)	-807.35 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	650.00	650.00	0.00	0.00 %
Contract Costs-Other Repairs	1	01	4430.03	5	650.00	9,650.00	9,000.00	93.26 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.57	33.16	16.59	50.03 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	55.03	58.77	3.74	6.36 %
Contract Costs-Maintenance	1	01	4430.09	5	3,608.58	5,261.63	1,653.05	31.42 %
Contract Costs-Other	1	01	4430.13	5	3,990.00	0.00	(3,990.00)	0.00 %

Report Criteria PHA: 1 Project: '01'

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

Custom 2: AMP1

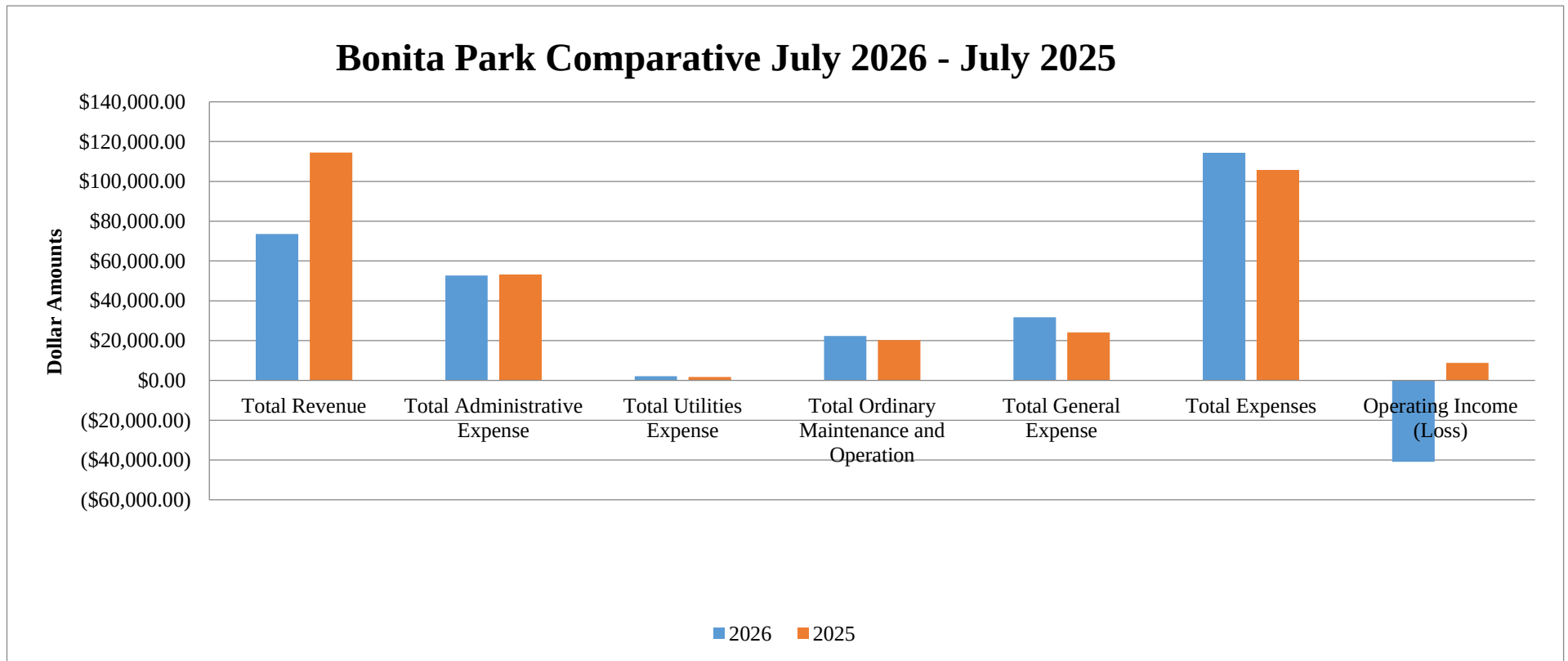
Custom 3: PHA

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

					Start: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Contact Costs-Heating & Coolin	1	01	4430.17	5	0.00	6,250.00	6,250.00	100.00 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	4,545.00	2,550.00	(1,995.00)	-78.24 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	7,980.00	0.00	(7,980.00)	0.00 %
Garbage and Trash Collection	1	01	4431	5	393.68	229.23	(164.45)	-71.74 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,607.53	1,305.06	(1,302.47)	-99.80 %
Total Ordinary Maintenance and Operation					41,107.72	30,200.73	(10,906.99)	-36.11 %
Protective Services								
Protective Services - Contract	1	01	4480	5	10,697.90	11,213.92	516.02	4.60 %
Total Protective Services					10,697.90	11,213.92	516.02	4.60 %
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	16,319.42	19,592.40	3,272.98	16.71 %
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	705.00	825.00	120.00	14.55 %
Total General Expense					34,172.85	33,009.70	(1,163.15)	-3.52 %
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	96,575.90	0.00	(96,575.90)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(96,575.90)	0.00	96,575.90	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(143,025.33)	(131,804.92)	(11,220.41)	8.51 %
Net Income (Loss)					(49,641.88)	(25,387.23)	(24,254.65)	475.95 %

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

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$73,532.46	\$114,490.12
Total Administrative Expense	\$52,750.19	\$53,191.05
Total Utilities Expense	\$2,153.24	\$1,764.21
Total Ordinary Maintenance and Operation	\$22,367.55	\$20,256.66
Total General Expense	\$31,745.32	\$24,155.73
Total Expenses	\$114,389.01	\$105,736.22
Operating Income (Loss)	(\$40,856.55)	\$8,753.90



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

					Start: 07/01/2026 End: 07/31/2026	Start: 07/01/2025 End: 07/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	30,091.00	36,686.00	(6,595.00)	-17.98 %
Nondwelling Rental	1	02	3190	5	350.00	350.00	0.00	0.00 %
Total Rental Income					30,441.00	37,036.00	(6,595.00)	-17.81 %
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,437.28	1,967.12	(529.84)	-26.93 %
Other Income - Tenants	1	02	3690	5	4,990.65	3,539.00	1,451.65	41.02 %
Other Income - Misc Other Reve	1	02	3690.1	5	423.86	0.00	423.86	0.00 %
Total Other Income					6,851.79	5,506.12	1,345.67	24.44 %
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	0.00	71,948.00	(71,948.00)	-100.00 %
Operating Subsidy - 2026	1	02	8020.26	0	36,239.67	0.00	36,239.67	0.00 %
Total Other Receipts					36,239.67	71,948.00	(35,708.33)	-49.63 %
Total Revenue					73,532.46	114,490.12	(40,957.66)	-35.77 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	10,462.72	10,843.39	380.67	3.51 %
Employee Benefits Cont - Admin	1	02	4182	5	4,018.68	4,481.98	463.30	10.34 %
Postage/FedEx/UPS	1	02	4190.03	5	184.00	147.42	(36.58)	-24.81 %
Publications	1	02	4190.11	5	0.00	1,839.20	1,839.20	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,193.11	7,272.22	79.11	1.09 %
Forms & Office Supplies	1	02	4190.17	5	2,750.55	3,504.61	754.06	21.52 %
Other Sundry Expense	1	02	4190.18	5	330.13	216.00	(114.13)	-52.84 %
Administrative Contact Costs	1	02	4190.19	5	15,613.24	11,546.49	(4,066.75)	-35.22 %
Management Fee Expense - AMP	1	02	4190.21	5	9,386.76	9,726.86	340.10	3.50 %
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	1,035.00	1,072.50	37.50	3.50 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Board Meeting Expense	1	02	4190.9	5	0.00	764.38	764.38	100.00 %
Total Administrative Expense					52,750.19	53,191.05	440.86	0.83 %
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	672.00	672.00	0.00	0.00 %
Ten Services - Recreation, Pub	1	02	4220	5	818.83	0.00	(818.83)	0.00 %
Total Tenant Services					1,490.83	672.00	(818.83)	-121.85 %
Utilities Expense								
Water	1	02	4310	5	246.29	106.29	(140.00)	-131.72 %
Electricity	1	02	4320	5	1,310.94	1,257.54	(53.40)	-4.25 %
Gas	1	02	4330	5	545.20	356.47	(188.73)	-52.94 %
Other Utility Expense - Sewer	1	02	4390	5	50.81	43.91	(6.90)	-15.71 %
Total Utilities Expense					2,153.24	1,764.21	(389.03)	-22.05 %
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	3,752.14	3,902.38	150.24	3.85 %
Materials	1	02	4420	5	4,945.96	3,426.37	(1,519.59)	-44.35 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	900.00	750.00	(150.00)	-20.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.57	33.16	16.59	50.03 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	195.02	58.77	(136.25)	-231.84 %
Contract Costs-Maintenance	1	02	4430.09	5	2,624.12	2,596.24	(27.88)	-1.07 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	2,600.00	4,595.00	1,995.00	43.42 %
Contract Costs-Electrical Contr	1	02	4430.21	5	4,147.00	1,950.00	(2,197.00)	-112.67 %
Contract Costs-Plumbing Contrac	1	02	4430.22	5	850.00	0.00	(850.00)	0.00 %
Connect/Disconnect Fees	1	02	4430.4	5	45.00	30.00	(15.00)	-50.00 %

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: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Garbage and Trash Collection	1	02	4431	5	157.80	1,646.57	1,488.77	90.42 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,133.94	1,268.17	(865.77)	-68.27 %
Total Ordinary Maintenance and Operation					22,367.55	20,256.66	(2,110.89)	-10.42 %
Protective Services								
Protective Services - Contract	1	02	4480	5	3,881.88	5,696.57	1,814.69	31.86 %
Total Protective Services					3,881.88	5,696.57	1,814.69	31.86 %
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	10,549.91	9,514.08	(1,035.83)	-10.89 %
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	3,804.00	1,805.00	(1,999.00)	-110.75 %
Total General Expense					31,745.32	24,155.73	(7,589.59)	-31.42 %
Other Expenditures								
Property Better & Add-Contract	1	02	7540.4	5	65,700.00	25,470.00	(40,230.00)	-157.95 %
Operating Exp For Property - C	1	02	7590	5	(65,700.00)	(25,470.00)	40,230.00	-157.95 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(114,389.01)	(105,736.22)	(8,652.79)	8.18 %
Net Income (Loss)					(40,856.55)	8,753.90	(49,610.45)	-1026.29 %

Report Criteria PHA: 1 Project: '02'

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

Custom 2: AMP2

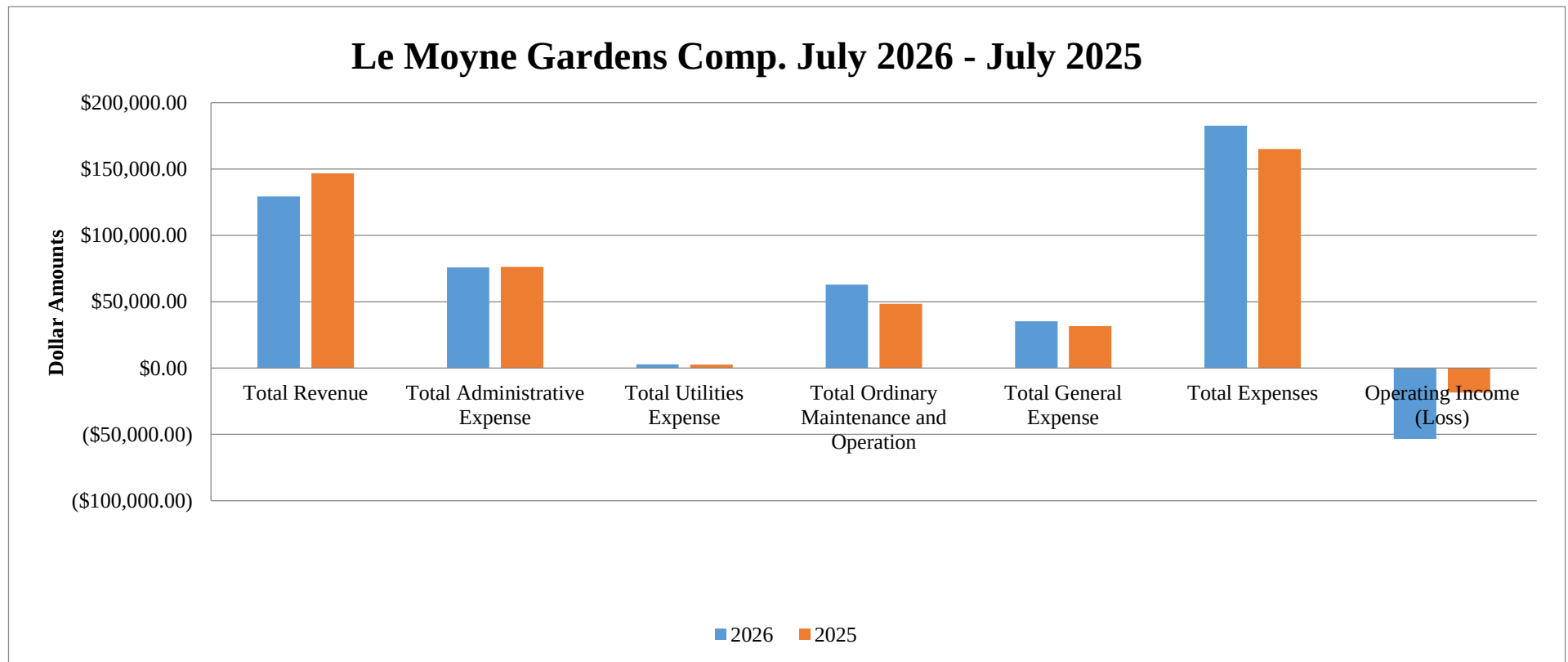
Custom 3: PHA

Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent
Le Moyne Gardens

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$129,359.68	\$146,734.52
Total Administrative Expense	\$75,817.02	\$76,209.08
Total Utilities Expense	\$2,775.99	\$2,610.07
Total Ordinary Maintenance and Operation	\$62,858.84	\$48,337.79
Total General Expense	\$35,282.33	\$31,565.66
Total Expenses	\$182,683.40	\$165,164.92
Operating Income (Loss)	(\$53,323.72)	(\$18,430.40)



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

					Start: 07/01/2026 End: 07/31/2026	Start: 07/01/2025 End: 07/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	34,061.00	38,032.00	(3,971.00)	-10.44 %
Total Rental Income					34,061.00	38,032.00	(3,971.00)	-10.44 %
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	3,093.89	3,370.02	(276.13)	-8.19 %
Other Income-Tenants	1	03	3690	5	7,341.00	4,394.00	2,947.00	67.07 %
Other Income - Misc Other Reve	1	03	3690.1	5	397.46	0.00	397.46	0.00 %
Total Other Income					10,832.35	7,764.02	3,068.33	39.52 %
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	0.00	100,938.50	(100,938.50)	-100.00 %
Operating Subsidy - 2026	1	03	8020.26	0	84,466.33	0.00	84,466.33	0.00 %
Total Other Receipts					84,466.33	100,938.50	(16,472.17)	-16.32 %
Total Revenue					129,359.68	146,734.52	(17,374.84)	-11.84 %
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	20,281.40	13,495.80	(6,785.60)	-50.28 %
Legal Expense	1	03	4130	5	0.00	146.00	146.00	100.00 %
Travel	1	03	4150	5	0.00	1,620.00	1,620.00	100.00 %
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	168.00	168.00	100.00 %
Employee Benefits Cont - Admin	1	03	4182	5	6,559.66	7,255.16	695.50	9.59 %
Postage/FedEx/UPS	1	03	4190.03	5	184.00	147.42	(36.58)	-24.81 %
Publications	1	03	4190.11	5	0.00	2,023.81	2,023.81	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,109.88	10,369.33	259.45	2.50 %
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	937.58	2,954.00	2,016.42	68.26 %
Other Sundry Expense	1	03	4190.18	5	521.13	219.29	(301.84)	-137.64 %
Administrative Contact Costs	1	03	4190.19	5	19,308.49	19,282.05	(26.44)	-0.14 %
Management Fee Expense - AMP	1	03	4190.21	5	13,195.88	13,059.84	(136.04)	-1.04 %
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	1,455.00	1,440.00	(15.00)	-1.04 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Board Meeting Expense	1	03	4190.9	5	0.00	764.38	764.38	100.00 %
Total Administrative Expense					75,817.02	76,209.08	392.06	0.51 %
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	896.00	784.00	(112.00)	-14.29 %
Ten Services - Recreation, Pub	1	03	4220	5	0.00	317.21	317.21	100.00 %
Total Tenant Services					896.00	1,101.21	205.21	18.63 %
Utilities Expense								
Water	1	03	4310	5	308.59	124.06	(184.53)	-148.74 %
Electricity	1	03	4320	5	2,213.47	2,131.66	(81.81)	-3.84 %
Gas	1	03	4330	5	217.55	243.07	25.52	10.50 %
Other Utility Expense - Sewer	1	03	4390	5	36.38	111.28	74.90	67.31 %
Total Utilities Expense					2,775.99	2,610.07	(165.92)	-6.36 %
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	17,272.90	6,131.05	(11,141.85)	-181.73 %
Materials	1	03	4420	5	25,107.48	11,125.64	(13,981.84)	-125.67 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	3,375.00	825.00	(2,550.00)	-309.09 %
Contract Costs-Other Repairs	1	03	4430.03	5	3,000.00	4,395.00	1,395.00	31.74 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.10	44.22	22.12	50.02 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	201.99	83.64	(118.35)	-141.50 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	451.52	451.52	100.00 %

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: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Contract Costs-Other	1	03	4430.13	5	554.00	0.00	(554.00)	0.00 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	4,350.00	4,725.00	375.00	7.94 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	3,990.00	15,960.00	11,970.00	75.00 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	0.00	1,995.00	1,995.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	15.00	105.00	90.00	85.71 %
Garbage and Trash Collection	1	03	4431	5	432.11	343.69	(88.42)	-25.73 %
Emp Benefit Cont - Maintenance	1	03	4433	5	4,538.26	2,153.03	(2,385.23)	-110.78 %
Total Ordinary Maintenance and Operation					62,858.84	48,337.79	(14,521.05)	-30.04 %
Protective Services								
Protective Services - Contract	1	03	4480	5	5,053.22	5,341.11	287.89	5.39 %
Total Protective Services					5,053.22	5,341.11	287.89	5.39 %
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	306.52	39.08	12.75 %
Insurance - Windstorm	1	03	4510.15	5	13,636.35	12,924.98	(711.37)	-5.50 %
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	444.00	2,988.00	2,544.00	85.14 %
Total General Expense					35,282.33	31,565.66	(3,716.67)	-11.77 %
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	16,064.26	0.00	(16,064.26)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(16,064.26)	0.00	16,064.26	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(182,683.40)	(165,164.92)	(17,518.48)	10.61 %
Net Income (Loss)					(53,323.72)	(18,430.40)	(34,893.32)	276.49 %

Report Criteria PHA: 1 Project: '03'

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

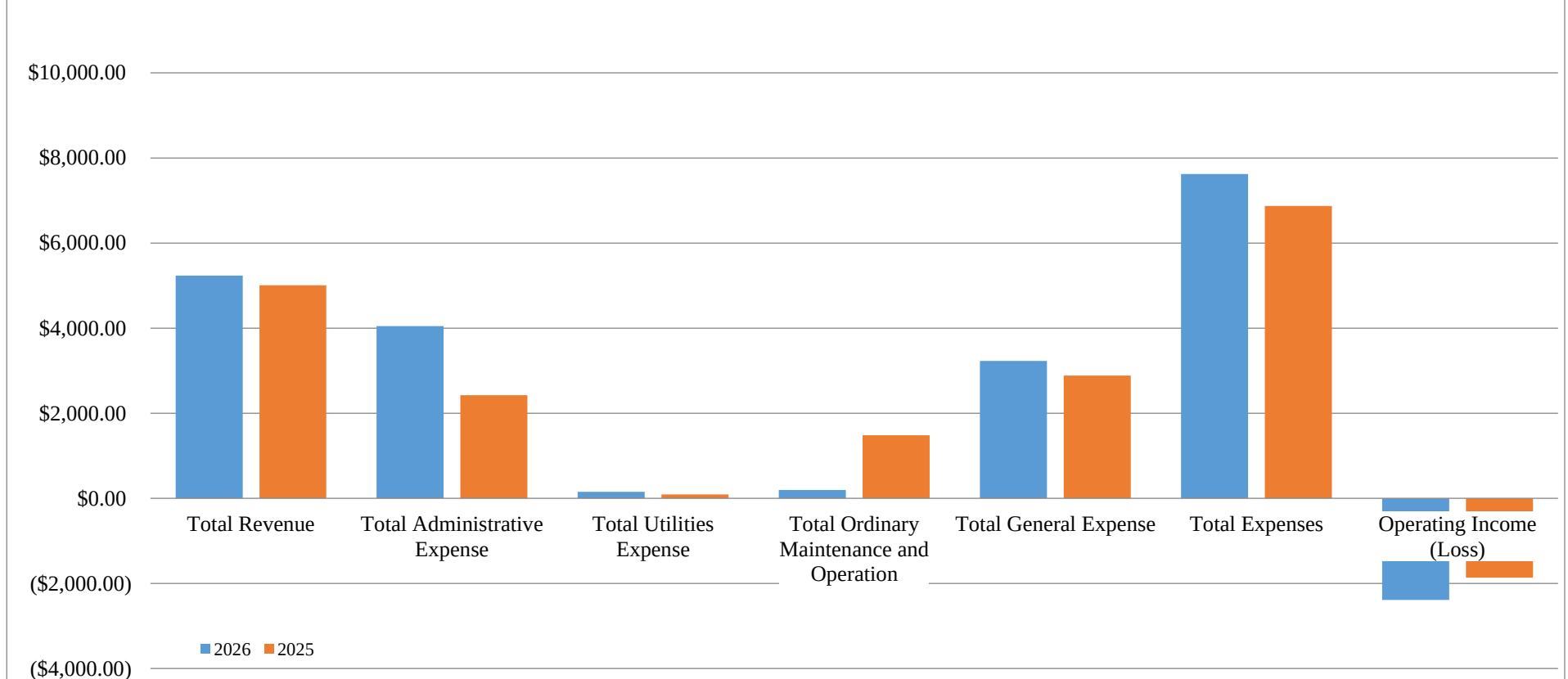
Custom 2: AMP3

Custom 3: PHA

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

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$5,236.42	\$5,006.45
Total Administrative Expense	\$4,046.74	\$2,420.46
Total Utilities Expense	\$152.19	\$89.75
Total Ordinary Maintenance and Operation	\$194.94	\$1,481.58
Total General Expense	\$3,229.20	\$2,881.87
Total Expenses	\$7,623.07	\$6,873.66
Operating Income (Loss)	(\$2,386.65)	(\$1,867.21)

FLC Comparative July 2026 - July 2025

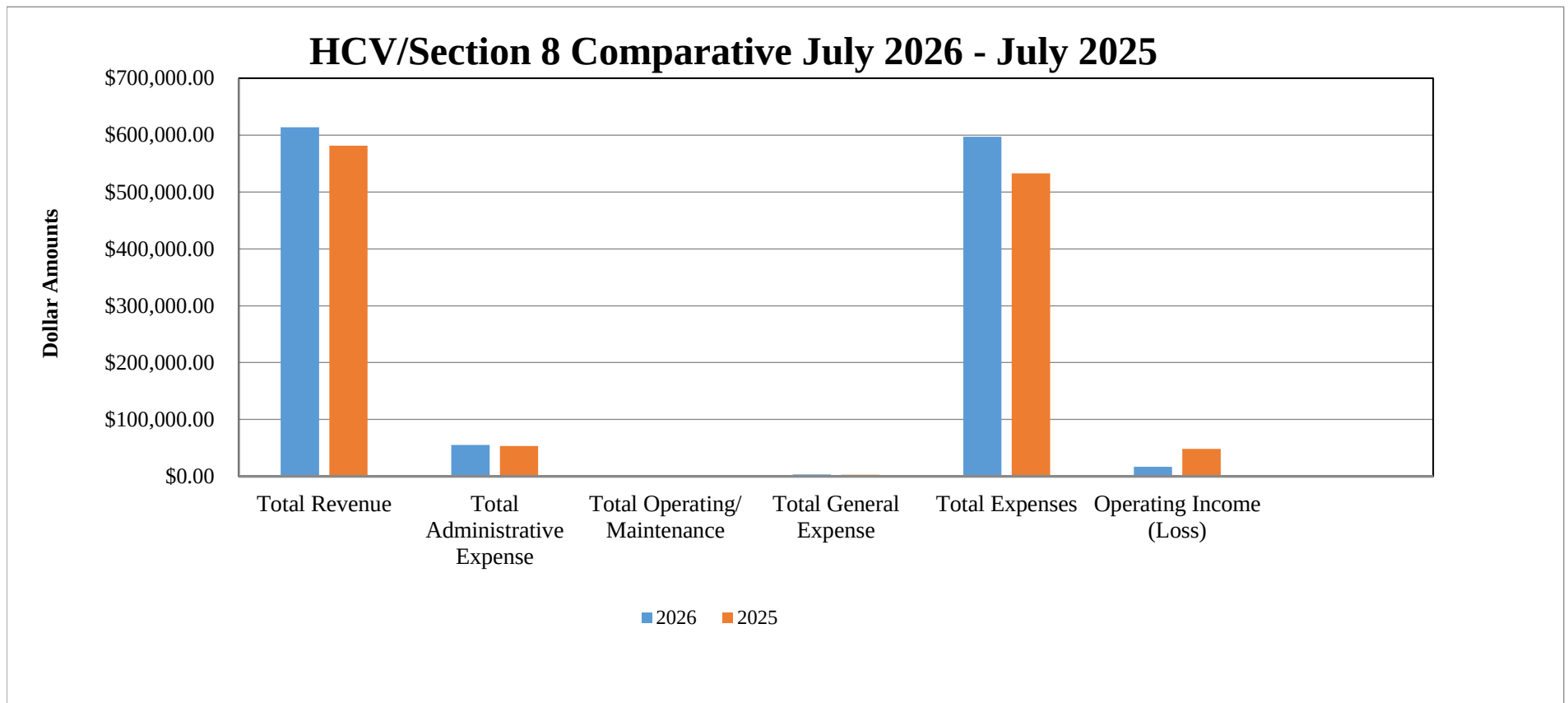


Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,800.00	4,600.00	200.00	4.35 %
Total Rental Income					4,800.00	4,600.00	200.00	4.35 %
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	186.42	211.45	(25.03)	-11.84 %
Other Income-Tenants	3	01	3690	5	250.00	195.00	55.00	28.21 %
Total Other Income					436.42	406.45	29.97	7.37 %
Total Revenue					5,236.42	5,006.45	229.97	4.59 %
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	200.71	234.40	33.69	14.37 %
Employee Benefits Cont - Admin	3	01	4182	5	74.00	79.14	5.14	6.49 %
Publications	3	01	4190.11	5	0.00	42.60	42.60	100.00 %
Other Sundry Expense	3	01	4190.18	5	2,032.83	2,064.32	31.49	1.53 %
BOARD MEETING EXPENSES	3	01	4190.9	5	1,739.20	0.00	(1,739.20)	0.00 %
Total Administrative Expense					4,046.74	2,420.46	(1,626.28)	-67.19 %
Utilities Expense								
Water	3	01	4310	5	52.69	33.29	(19.40)	-58.28 %
Other Utility Expense - Sewer	3	01	4390	5	99.50	56.46	(43.04)	-76.23 %
Total Utilities Expense					152.19	89.75	(62.44)	-69.57 %
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	0.00	60.85	60.85	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	99.00	0.00	0.00 %
Contract Costs-Other Repairs	3	01	4430.03	5	0.00	500.00	500.00	100.00 %
Contact Costs-Heating & Coolin	3	01	4430.17	5	0.00	714.00	714.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	0.00	11.79	11.79	100.00 %
Total Ordinary Maintenance and Operation					194.94	1,481.58	1,286.64	86.84 %
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	906.13	1,354.22	448.09	33.09 %
Total General Expense					3,229.20	2,881.87	(347.33)	-12.05 %
Total Expenses					(7,623.07)	(6,873.66)	(749.41)	10.90 %
Net Income (Loss)					(2,386.65)	(1,867.21)	(519.44)	51.82 %

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

	Start: 7/01/2026 End: 7/31/2026	Start: 7/01/2025 End: 7/31/2025
Total Revenue	\$614,028.25	\$581,286.23
Total Administrative Expense	\$55,305.49	\$53,440.36
Total Operating/ Maintenance	\$1,276.77	\$1,267.67
Total General Expense	\$3,380.12	\$2,879.39
Total Expenses	\$597,034.74	\$532,881.90
Operating Income (Loss)	\$16,993.51	\$48,404.33



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Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 07/01/2026	Start: 07/01/2025		
					End: 07/31/2026	End: 07/31/2025	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	60,926.00	57,520.00	3,406.00	5.92 %
Interest Income HA Portion	7	01	3300	5	437.39	245.16	192.23	78.41 %
Portable Admin Fees Earned	7	01	3300.P	5	1,238.86	414.07	824.79	199.19 %
HAP Earned Income	7	01	4902	5	551,426.00	523,107.00	28,319.00	5.41 %
Total Operating Income					614,028.25	581,286.23	32,742.02	5.63 %
Total Revenue					614,028.25	581,286.23	32,742.02	5.63 %
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	14,261.63	14,408.73	147.10	1.02 %
STAFF TRAINING	7	01	4140	5	2,916.00	0.00	(2,916.00)	0.00 %
Travel	7	01	4150	5	2,930.40	1,620.00	(1,310.40)	-80.89 %
Travel-Mileage Reimbursement	7	01	4150.2	5	120.00	0.00	(120.00)	0.00 %
Office Rent & Utilities	7	01	4180	5	1,068.00	1,068.00	0.00	0.00 %
Employee Benefits Cont - Admin	7	01	4182	5	6,037.55	5,830.62	(206.93)	-3.55 %
Postage/FedEx/UPS	7	01	4190.03	5	914.00	732.34	(181.66)	-24.81 %
Publications	7	01	4190.11	5	0.00	1,496.17	1,496.17	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,589.73	1,837.70	247.97	13.49 %
Forms & Office Supplies	7	01	4190.17	5	1,731.28	2,890.82	1,159.54	40.11 %
Other Sundry Expense	7	01	4190.18	5	0.00	96.60	96.60	100.00 %
Administrative Contact Costs	7	01	4190.19	5	7,785.90	6,880.50	(905.40)	-13.16 %
Asset Management Fee - AMP	7	01	4190.22	5	8,856.00	8,748.00	(108.00)	-1.23 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,535.00	5,467.50	(67.50)	-1.23 %
Board Meeting Expense	7	01	4190.9	5	0.00	764.38	764.38	100.00 %
Asset Management Fee - AMP	7	03	4190.22	5	960.00	984.00	24.00	2.44 %
AMP Bookkeeping Fees	7	03	4190.23	5	600.00	615.00	15.00	2.44 %
Total Administrative Expense					55,305.49	53,440.36	(1,865.13)	-3.49 %
Operating Expenses								
Maintenance & Operating Sec 8	7	01	4400	5	1,130.81	1,130.81	0.00	0.00 %
Materials	7	01	4420	5	90.93	78.09	(12.84)	-16.44 %
Vehicle Maintenance	7	01	4430.1	5	55.03	58.77	3.74	6.36 %
Total Operating Expenses					1,276.77	1,267.67	(9.10)	-0.72 %
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	155.29	170.86	15.57	9.11 %
Portability - Port In Deposits	7	01	4590.PID	5	(2,290.00)	(7,940.00)	(5,650.00)	71.16 %
Portability - Port In Expenses	7	01	4590.PIE	5	2,290.00	7,940.00	5,650.00	71.16 %
Portable Admin Fees Paid	7	03	4590.P	5	2,275.49	1,795.67	(479.82)	-26.72 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,660.74)	(1,105.90)	554.84	-50.17 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,660.74	1,105.90	(554.84)	-50.17 %
Total General Expense					3,380.12	2,879.39	(500.73)	-17.39 %
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	479,740.00	431,282.36	(48,457.64)	-11.24 %
HAP Payments - Utilities	7	01	4715.4	5	8,616.00	8,010.00	(606.00)	-7.57 %
HAP Portability	7	01	4715.P	5	0.00	(6,222.00)	(6,222.00)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	1,879.00	2,153.00	274.00	12.73 %
HAP Payments - Rents	7	02	4715.1	5	3,740.00	3,690.00	(50.00)	-1.36 %
HAP Payments - Rent - VASH	7	03	4715.1	5	19,721.36	19,048.12	(673.24)	-3.53 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	205.00	111.00	(94.00)	-84.68 %
HAP Payments - Portability	7	03	4715.P	5	453.00	0.00	(453.00)	0.00 %
HAP Payments - Port Out	7	03	4715.PO	5	20,711.00	15,323.00	(5,388.00)	-35.16 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	678.00	382.00	(296.00)	-77.49 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	1,329.00	1,517.00	188.00	12.39 %

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: 07/01/2026 End: 07/31/2026	Start: 07/01/2025 End: 07/31/2025	Variance	Variance %
Total Housing Assistance Payments	537,072.36	475,294.48	(61,777.88)	-13.00 %
Total Expenses	(597,034.74)	(532,881.90)	(64,152.84)	12.04 %
Net Income (Loss)	16,993.51	48,404.33	(31,410.82)	-65.28 %

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
Two-Year Tool meeting
PIC Dashboard meetings
LR Weekly Update / Report meetings
CFP/PIC meetings with Mary
HUD San Antonio training
Employee evaluation and approval meeting
Meeting with the City of Harlingen on the internet reimbursement
- Submitted Weekly/Monthly Board and Goals Reports
- Worked with the Low Rent team on Utility Allowance and Security deposit checks
- Worked with the HR/Accounting Coordinator on personnel matters and updates
- Monitored the bank accounts, entered journal entries, deposits, and positive pay exceptions
- Worked with the Fee Accountant on the end-of-the-month 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 Annual Board report
- Worked with the accounting team and maintenance to move offices downstairs due to construction.
- Worked with the Low Rent team on the Internet reimbursements in partnership with the City of Harlingen
- Worked with the Low Rent team on peer reviews and PIC issues
- Worked on and submitted meeting summaries for all meetings attended

Respectfully Submitted,

Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report September 23, 2026

August 2026 Activities

- Attended Weekly staff meetings & Security meetings
- Attended HCVP/Section 8 two-year tool meeting & maintenance meetings
- Attended Administrative meeting & submitted agenda
- Attended HUD field office meeting & HCISD counselor meeting
- Reviewed accounting team reports & combined; Reviewed Financial reports for Board meeting
- Reviewed emails & responded to emails/sent updates/site observations/submit notes for meetings attended
- Printed out all invoices that were emailed to me for payment
- Coded & entered accounts payable invoices into Lindsey for all accounts
- Scanned accounts payable invoices into Lindsey for all accounts
- Processed checks for invoices that have been entered including reimbursements for all accounts
- Uploaded ACH files & Positive Pay files to Lone Star National Bank
- Placed postage on checks & walked checks to the Post office
- Filed invoices after processing checks for all accounts
- Reviewed Positive pay ACH/Checks exemptions in the bank
- 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 & items have been ordered.

SITES	Los Vecinos	Bonita Park	Sunset Terrace	Le Moyne	COCC
SPEAKERS	✓	✓	✓	✓	✓
WEBCAM		✓	✓	✓	✓
MICROPHONE		✓	✓	✓	✓
MIXER/AMP		✓	✓	✓	✓
HDMI SPLITTER	✓	✓		✓	✓

- Texas State Alarm is working on the cameras at Los Vecinos, it is pending
- CNG has fixed camera D16 at Le Moyne Gardens
- CNG is working on TVs at Le Moyne Gardens for cameras; 2 TVs need to be installed
- CNG has been advised to order ASUS ZenBook Duo for Ms. Benavides
- CNG is working on archiving Ms. Benavides's email

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

HR/Accounting Coordinator Report
 September 23, 2026
 Highlights of Activities for August 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
 - Motivational staff meeting
 - Board packet review
 - Board meeting practices
 - Reports corrections reviews
 - Two-year tool meeting
 - Admin meeting
 - San Antonio HUD meeting
 - Open Enrollment
 - Board committee meetings
- 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 August
- Printed out all timesheets and supporting documents, reviewed and organized them, and processed payrolls
- Prepared the Maintenance PowerPoints 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
- Printed out the shifts spreadsheets and matched them to employees' timesheets
- Prepared for and held interviews for the Maintenance Aide B position
- Meeting with employees
- Prepared birthday cards for employees
- Onboarded a new employee
- Renewed a vehicle for August
- Any other duties as assigned

Sincerely,

Melissa Guajardo
 HR/Accounting Coordinator

Date: September 1, 2026

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – August 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.

July 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 three (3) 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 four (4) LR program files.

Files audited:

AMP 30/LMG	Audited on August 21,2026 by:
1	N. Garza
2	D. Perez
199	C. DLF
200	M. Prieto

Meetings:

- Weekly, Monthly and Corrections meeting
- Security meeting
- Construction meetings at Los Vecinos and Le Moyne Gardens
- Maintenance meeting
- Two-Year Tool meeting
- HUD Monthly update meeting
- HUD PIC Dashboard meeting
- CFP/PIC meeting with Ms. Lucio
- Weekly update meetings with Ms. Benavides
- LR staff meeting on program's progress, daily operations and concerns that arise

Other Updates:

- Attended the Back-to-School Event
- Daily online payment lockbox updates
- Worked on Security Deposit reimbursement checks
- Worked on Utility Allowance Reimbursement checks
- CFP fund drawdowns
- Submitted request to Nelrod for the Utility Allowance updates
- Submitted request to Nelrod for the Annual Plan update

- Submitted NSPIRE inspection deficiency mitigations and appeal to HUD
- Attended the Blue Zone Ignite Harlingen Presentation at TSTC
- Reviewed two employee evaluations

HARLINGEN**Maintenance Report**

By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of August 2026

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	0	116,121	0	2
Bonita Park	0	72	86	89,92	4
Le Moyne Gardens	0	0	0	0	0
Sunset Terrace	0	0	17	0	1
Aragon/Arroyo	0	0	0	0	0
Total	0	1	4	2	7

Work orders completed for the Month of August 2026

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
08/01/2026 to 08/31/2026	94	119	225	48	486

**Work orders completed for the Month of August 2025
(Comparison)**

Date	Los Vecinos	Bonita Park/Aragon/Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
08/01/2025 to 08/31/2025	119	118	194	27	458

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

Tenant Association Meetings: Meetings are held twice a month

- **Los Vecinos: Los Vecinos Community Center at 10:00 a.m.**
 - August 11, 2026: Topic: Nutrition Presentation hosted by Tx. AgriLife-10 attended
 - August 25, 2026: Topic: Nutrition Presentation hosted by Tx. AgriLife-14 attended
- **Bonita Park: Bonita Park Community Center at 2:00 p.m.**
 - August 12, 2026: Topic: Resource Fair donations and community service –2 attended
 - August 26, 2026: Topic: Resource Fair donations and community service – 3 attended
- **Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.**
 - August 12, 2026: Topic: Resource Fair donations and community service -3 attended
 - August 26, 2026: Topic: Resource Fair donations and community service- 3 attended
- **Le Moyne Gardens: Le Moyne Gardens Community Center at 2:00 p.m.**
 - August 11, 2026: Topic: Nutrition Presentation hosted by Tx. AgriLife – 10 attended
 - August 25, 2026: Topic: Nutrition Presentation hosted by Tx. AgriLife – 4 attended

Vegetable Garden Meetings:

- Le Moyne Gardens: Every Tuesday at 10:00 a.m.
 - Vegetables were planted – residents attend at their convenience
- Los Vecinos: Every Thursday at 10:00 a.m.
 - Vegetables were planted – 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 July Crime Prevention meeting was re-scheduled for August 18, 2026, at 3:00 p.m. at the Sunset Terrace Community Center due to NSPIRE Preparations.
 - Topic: HPD call log reviews for April, May, and June 2026
 - Blue Line Security, HHA courtesy officers and HHA staff were present- 11 attended

Little Free Libraries:

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

Resident Events Coordinator Board Report

September 23, 2026

By: Norma Serino

August 2026 Activities

Book Rich Environment (BRE) Initiative/ BRE Storytime on Facebook:

- August BRE Storytime was presented by the Bonita Park Apartments, Patty Vega, Accounting Assistant/MIS Coordinator for the Harlingen Housing Authority read, "Busy Little Ladybug" by Salina Yoon

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

(Note: website and link are forwarded to the counselors and master teachers)

- August 4, 2026: Topic – Designing for Connection: Powering Parents to Support Learning at Home and School
- August 11, 2026: Topic – REBROADCAST: Building Public Will for Literacy by Igniting Parent and Family Engagement
- August 18, 2026: Topic – REBROADCAST: The Teacher Pipeline: Creating Enduring Pathways into Teaching
- August 25, 2026: Topic – REBROADCAST: Promises That Matter: Unleashing Kindergarten's Potential for Young Learners

NAHRO Merit Awards: were submitted March 11, 2026, on August 20, 2026, we were advised that we were selected to receive the NAHRO Merit Award for both topics.

The topics for the 2026 NAHRO Merit Awards are:

- The Family Learning Centers Letters to Veterans
- The Le Moyne Garden Boys and Girls Club Butterfly Garden

Art Projects/Newsletter:

- The 2025-26 NAHRO "What Home Means to Me" poster contest, were submitted on March 11, 2026
 - LV: 15 students submitted, pending award notice
 - BP: 3 students submitted, pending award notice
 - ST: 8 students submitted, pending award notice
 - LMG: 8 students submitted, pending award notice
- 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 articles are due December 11, 2026

Feeding Program:

- The Low Rent staff is prepared for the Feeding Program with food handlers' permits and City permits. There are no programs currently available.

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

Events:

- August 1, 2026 - Back to School Supply giveaway at Market Days from 9:00 a.m. to 3:00 p.m. at 219 E. Jackson Avenue parking lot
 - S8 & Admissions - 191 children attended
 - Los Vecinos – 100 children attended
 - Bonita Park – 196 children attended
 - Le Moyne Gardens -140 children attended
- August 7, 2026 – TEXAS PARENTS DAY CELEBRATION from 9:00 a.m. to 12:00 p.m. at the Harlingen Boys & Girls Club. Ms. Angelita Sanchez accompanied me - 211 children attended

Upcoming Events:

- The 11th Annual Resource Fair at Los Vecinos, Pierce Ave. on October 22, 2026, from 4:00 p.m. – 7:00 p.m.
 - *Note Street Closure and port-o-potty request letters were emailed 8/21/2026 to Ms. Herrera and Mr. Mendiola*

Family Learning Centers:

- We meet with the HCISD counselors monthly for updates on activities and supply requests.
- Counselors continue to recruit future student mentors for the Family Learning Centers
- 2026-2027 Learning Center School Year is September 1, 2026, through April 29, 2027

Family Learning Centers and Scholarships
 (Will re-open September 1, 2026)

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: Ms. Villarreal	0	0	0
Sunset Terrace Master Teacher: Mrs. Aguirre	0	0	0
Le Moyne Gardens Ms. Gonzalez & Ms. Chavez	0	0	0

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

2027 Upcoming Scholarships due dates				
Scholarship	Due Date	Students Contacted	Submission	Awarded
PHADA	1/2027	0	0	0
TX NAHRO	2/2027	0	0	0
SWNAHRO	3/2027	0	0	0
HAT	4/2027	0	0	0
HAHC	4/2027	0	0	0
Tenant Associations (LV, BP, LMG & ST)	4/2027	0	0	0

2026 Scholarship Award Updates

2026 PHADA				
Tenant #	Program	Student Name	Amount Awarded	Date Received
33400	S8	Bethany Braun	\$0.00	N/A
29377	PH	Eddie Resendez-Olvera	\$0.00	N/A
2026 TX NAHRO				
33400	S8	Bethany Braun	\$0.00	N/A
30945	S8	Kamila A. Cardenas	\$0.00	N/A
29919	S8	Willow Hollon	\$0.00	N/A
23956	S8	Rayven S. Wylie	\$0.00	N/A
27935	PH	Ivanna Briones-Salazar	\$0.00	N/A
25482	PH	Daniela Cruz	\$1,000.00	Pending
30450	PH	Kimberly Gonzalez	\$0.00	N/A
26642	PH	Cristian Huerta	\$0.00	N/A
26642	PH	Emanuel Huerta	\$0.00	N/A
29377	PH	Eddie Resendez-Olvera	\$1,000.00	Pending
2026 SW NAHRO				
33400	S8	Bethany Braun	\$2,000.00	Pending
29919	S8	Willow Hollon	\$0.00	N/A
23956	S8	Rayven S. Wylie	\$1,250.00	Pending
25482	PH	Daniela Cruz	\$0.00	N/A
29377	PH	Eddie Resendez-Olvera	\$4,000.00	Pending
2026 HAHC				
29919	S8	Willow Hollon	\$500.00	Pending
27935	PH	Ivanna Briones-Salazar	\$500.00	Pending
25482	PH	Daniela Cruz	\$500.00	Pending
30450	PH	Kimberly Gonzalez	\$500.00	8/27/26
26642	PH	Cristian Huerta	\$500.00	8/21/26
26642	PH	Emanuel Huerta	\$500.00	8/21/26
29377	PH	Eddie Resendez-Olvera	\$500.00	7/29/26
26190	PH	Valeria Tudon-Avila	\$500.00	Pending

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

2026 TENANT ASSOCIATIONS						
Tenant #	AMP	Student Name	TA Amount	HAHC Matching	Total Awarded	Date Received
27935	LV	Ivanna Briones-Salazar	\$112.00	\$112.00	\$224.00	Pending
25482	BP	Daniela Cruz	\$105.00	\$105.00	\$210.00	Pending
26642	ST	Cristian Huerta	\$45.00	\$45.00	\$90.00	8/21/26
26642	ST	Emanuel Huerta	\$45.00	\$45.00	\$90.00	8/21/26
29377	ST	Eddie Resendez-Olvera	\$45.00	\$45.00	\$90.00	7/29/26
30450	LMG	Kimberly Gonzalez	\$37.50	\$37.50	\$75.00	8/27/26
26190	LMG	Valeria Tudon-Avila	\$37.50	\$37.50	\$75.00	Pending

Note: Deadline to Request 2026 Scholarship funds is on May 31, 2027

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

BRE Storytime on Facebook

August BRE Storytime presented by the Bonita Park Apartments
Patty Vega, Accounting Assistant/MIS Coordinator for the Harlingen Housing Authority
read, "Busy Little Ladybug" by Salina Yoon



**Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities**

Tenant Association Meetings

August 25, 2026

Topic:

**Nutrition Presentation by Texas A&M AgriLife
At Los Vecinos**



Sunset Terrace



Bonita Park

Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

Back to School Market Days
August 1, 2026



Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

Back to School Market Days
August 1, 2026



Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

Back to School Market Days
August 1, 2026



Resident Events Coordinator Board Report
September 23, 2026
By: Norma Serino
August 2026 Activities

TEXAS PARENTS DAY CELEBRATION
at the Boys & Girls Club
August 7, 2026



Date: September 23, 2026

To: Harlingen Housing Authority Board of Commissioners

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

Subject: August 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 50% complete.

De La Cruz Drywall repaired the sidewalks. This job is 100% complete.

Garza DLC Painting replaced the kitchen cabinets in apartment #306. This job is 100% complete.

Garza DLC Painting prepared apartment #121. This job is 100% complete.

Garza DLC Painting is repairing the floor in apartment #120. This job is 15% complete.

Garza DLC Painting is repairing the floor in apartment #211. This job is 15% complete.

Garza DLC Painting is remodeling the kitchen and bathroom in apartment #224. This job is 25% complete.

De La Cruz Remodel installed kitchen cabinets in apartment #116. This job is 100% complete.

De La Cruz Remodel is remodeling the bathroom in apartment #308. This job is 10% complete.

Texas State Alarm is installing security cameras. This job is 95% complete.

Southern Construction is remodeling apartment #144. This job is 80% complete.

Southern Construction is remodeling apartment #117. This job is 80% complete.

Bonita Park AMP #020:

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

De La Cruz Drywall is adding a lobby window. This job is 0% complete.

Fairway Construction installed flooring in apartment #67. This job is 100% complete.

Aragon Duplexes / Arroyo Vista Court AMP #020:

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

Sunset Terrace AMP #020:

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

Le Moyne Gardens AMP #030:

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

Blue Steel Construction LLC is installing exterior stonework at apartments #1-4 & #5-8. This job is 65% complete.

De La Cruz Drywall remodeled apartment #74. This job is 100% complete.

De La Cruz Remodel remodeled apartment #156. This job is 100% complete.

Fairway Construction remodeled apartment #98. This job is 100% complete.

Fairway Construction repaired the foundation to apartments #95 - #200. This job is 100% complete.

Garza DLC Painting prepared apartment #174. This job is 100% complete.

Garza DLC Painting prepared apartment #178. This job is 100% complete.

Garza DLC Painting is repairing the siding on all apartments. This job is 70% complete.

Garza DLC Painting repaired the water heater closets to apartments #69 - #72 and #75 - #76. This job is 100% complete.

RGV Asphalt is repairing the foundation to apartments #9 - #94. This job is 95% complete.

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

RGV Asphalt repaired the window at 209 ½ East Jackson. This job is 100% complete.

Fairway Construction is remodeling apartment #206 at the Family Living Center. This job is 40% complete.

De La Cruz Drywall is remodeling the upstairs at 219 East Jackson (COCC). This job is 40% complete.

Housing Authority of the City of Harlingen, Texas

100

August 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 →	138	111	19	4	4	197	473
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	0	5
3 bed	10	1	0	0	0	1	12
4 bed	0	1	0	0	0	0	1
Regular Vacancies →	12	6	0	0	0	1	19
Total Vacancies →	12	6	0	0	0	1	19

Total Units per Development →	150	120	20	4	4	200	498
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Notation: Data based on Manager's Monthly Reports Submitted 8/31/2026

Prepared by: Nancy Garza - Admissions Coordinator

* **OCCUPANCY RATE:** 92.00% 95.00% 100.00% 100.00% 100.00% 99.50% **96.18%**

* **VACANCY RATE:** 8.00% 5.00% 0.00% 0.00% 0.00% 0.50% **3.82%**

* does not include CFP units

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

Per unit Fee count 138 114 20 4 4 199 479

Harlingen Housing Authority
 Low Rent Program
 Board Meeting
 September 23, 2026

Activities for the month of August

WAITING LIST AS OF: 8/31/2026

FAMILIES ON THE WAITING LIST:

<u>Bedroom Size</u>	<u>Families</u>
1 Bedroom	56
2 Bedroom	6
3 Bedroom	2
4 Bedroom	4
<u>Total:</u>	<u>68</u>

Unit offers mailed: 70

Security Deposits received: 12

Applications ready for review: 18

Applications pending: 68

Report Submitted By: Nancy Garza - Admissions Coordinator

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 August 2026	820	808	221	345	12	221	65	61	28%
January through August 2025	737	682	160	331	29	244	59	57	23%
Increase	83	126	61	14	0	0	6	4	5%
Decrease	0	0	0	0	17	23	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.

Report Submitted By: Nancy Garza, Admissions Coordinator

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%
Jun-26	119	119	20	9	0	27	9	13	48%
Jul-26	151	148	14	11	0	30	11	5	17%
Aug-26	134	132	18	0	0	70	9	13	19%
YTD Total:	820	808	221	345	12	221	65	61	28%

LOW RENT PROGRAM

Monthly Summary Report

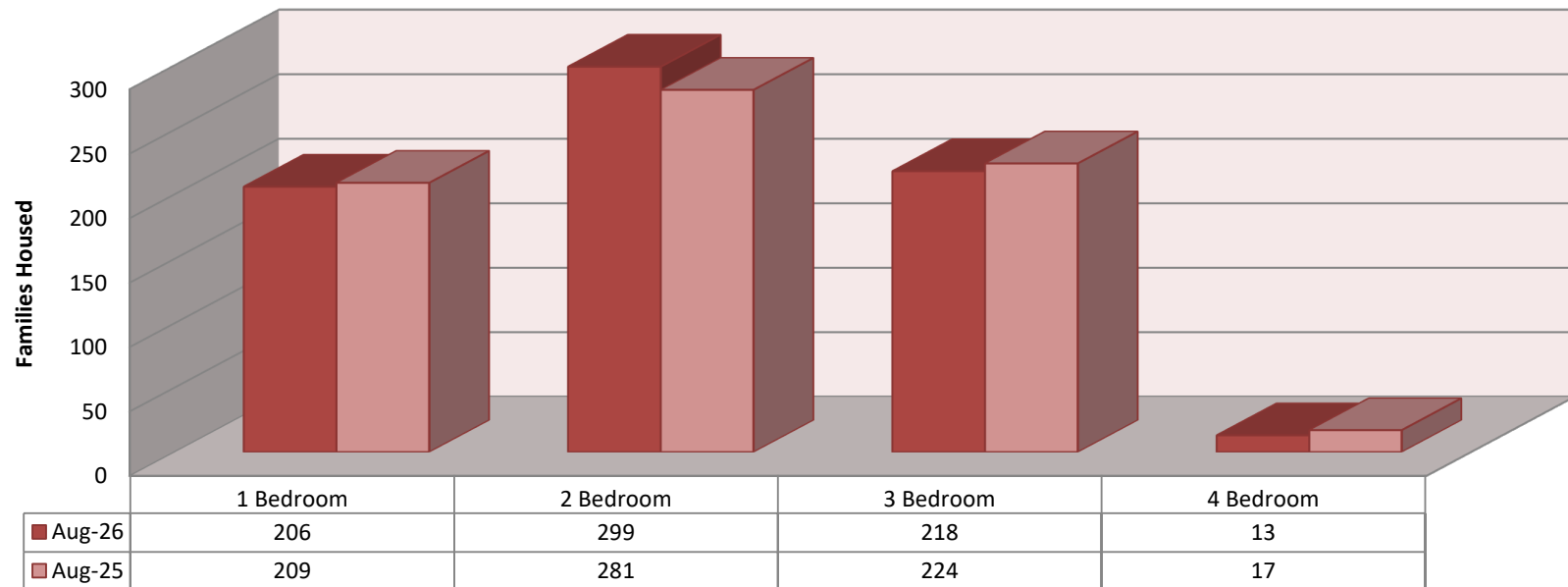
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (<i>after two unit offers</i>)	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	0	47	8	3	6%
Feb-25	86	77	18	12	6	40	5	4	10%
Mar-25	85	86	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%
Jun-25	84	74	15	6	3	15	9	9	60%
Jul-25	119	111	18	73	3	37	5	7	19%
Aug-25	104	97	23	28	0	25	12	12	48%
YTD Total:	737	682	160	331	29	244	59	57	23%

Report Submitted By: Nancy Garza -Admissions Coordinator 8.31.2026

Board Meeting Report September 23, 2026

Total Alloted Vouchers: 743
Vouchers Leased: 736
Pending Vouchers: 7
Vouchers Searching: 19

HCV/Section 8 Program Comparison of Leased Vouchers August 2026/2025



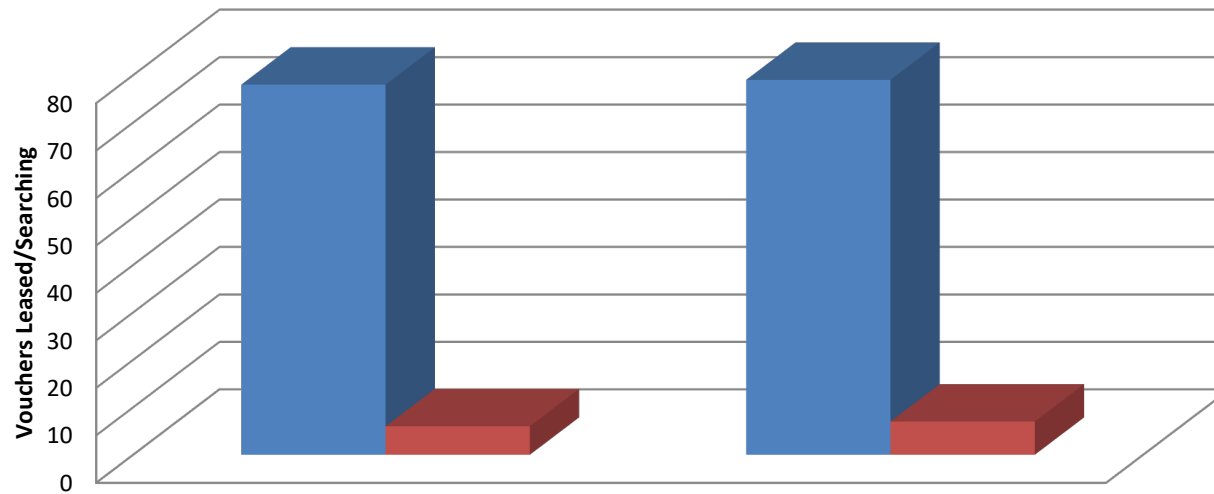
Total Families on Waiting List

455

**Board Meeting Report
September 23, 2026**

**Total Alloted Vouchers: 87
VASH Vouchers Leased: 79
Port-outs: 45
Housed in Harlingen: 34**

**HUD-VASH Program
Comparison of Leased Vouchers
August 2026/2025**



	Aug-25	Aug-26
Vouchers Leased	78	79
Vouchers Searching	6	7

Harlingen Housing Authority Housing Choice Voucher/Section 8 Program Board Meeting Report September 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
July 2026 Score is
98.97%

Quality Control

The QC audit file was held on August 21, 2026, at LMG

AMP 30	Audited by:
1	N. Garza
2	D. Perez
199	C. DLF
200	M. Prieto

Activities for the month of August 2026:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on August 13th (20 were received)
- Issued HAP Checks for September 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 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 Nelrod HOTMA Income & Rent calculation workshop in San Antonio
- Attended Maintenance Meetings
- Attended HUD field office meeting via Microsoft Teams

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 August 2026	308	233	321	27	550	550	46	4	24	35
January through August 2025	288	214	221	57	562	562	109	3	46	69
Increase	20	19	100	0	0	0	0	1	0	0
Decrease	0	0	0	30	12	12	63	0	22	34

Report Submitted By: Diana Perez- HCV/S8 & Admissions Administrator 8.31.2026

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
Jun-26	49	36	38	5	73	73	10	-1	1	2
Jul-26	35	23	35	7	73	73	10	0	5	6
Aug-26	42	30	32	4	73	73	15	0	3	1
YTD	308	233	321	27	550	550	46	4	24	35

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move- Outs
Jan-25	35	22	25	0	51	51	0	7	1	4
Feb-25	37	33	22	0	70	70	6	1	2	16
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	8
May-25	43	30	34	7	65	65	14	1	11	11
Jun-25	30	28	34	6	74	74	21	3	7	6
Jul-25	35	23	33	10	71	71	15	-1	8	7
Aug-25	30	24	28	14	79	79	27	-10	10	9
YTD	288	214	221	57	562	562	109	3	46	69

DATE: September 01, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

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

SUBJECT: Calendar & Report for August Activities, 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 August:

Training & Conferences: Staff and I attended the Texas Housing Association (THA) Annual Conference at Fort Worth, Texas, August 25-27, 2026. The focus of the sessions was on AI, Implementing a Work Requirement, and the phasing out of Public Housing. We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training in inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest.

Administrative Meetings: Most of the staff meetings continue to be virtual. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 98%. Maintenance meetings are held on the 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 & HR Matters: Staff and I are working with Alan T. Ozuna, Attorney at Law. Attorney Ozuna is assisting staff and I with any employee issues and situations. We are also emailing the City of Harlingen HR Department monthly for any training or workshop recommendations. Currently we are working with the City of Harlingen for the employees' health benefits.

Board Recommendations: We continue to rotate restaurants in the downtown area for our board meeting Lunch. Restaurant rotations will continue with 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. At the Board Meeting, on July 15, 2026, Attorney Ozuna established the Washington Street Housing Corporation WSHC for the Washington Property. He presented the bylaws for the Corporations and the Board approved them.

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. HCISD and HHA will share the cost for the master teachers and students mentor, due to the HCISD limited budget. They will invoice us monthly.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded 8 students with \$500.00 scholarships. Students were recognized at the July 15, 2026, board meeting and were featured on our HHA Newsletter. Students are submitting their school enrollment document, for issuance of check.

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. Staff are working on the details for the Annual Board Meeting.

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. Ariana Valle and Mary Prieto attended the Blue Zones Ignite Harlingen event on August 26, 2026. Blue Zones focuses on health and wellness for the Harlingen Community. The Harlingen Housing Authority looks forward to being an active member of the Blue Zones initiative.

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 04/01/2027: The 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, at the AMPs/sites, and Annual Board meetings at the Harlingen Convention Center. The Administrative Staff reviewed the minutes for the July 15, 2026, HHA and HAHC board meetings. We also reviewed the Agendas for the HHA and HAHC. The next HHA and HAHC Annual Board Meetings are scheduled for Wednesday, September 23, 2026, starting at 11:30 a.m. at the Convention Center, 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:

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
- 01: Final Board Reports due 12:00 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: Los Vecinos Construction Mtg at 9:00 a.m.
- 03: Review Board Packet for corrections at 10:30 a.m.
- 03: Review the NSPIRE Portal with M. Prieto at 2:00 p.m. (final scores LV & LMG)
- 03: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 04: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~04: Friday Staff Mtg at 3:00 p.m. Labor Day LMG~~
- 05: **Market Days Downtown!** BRE Reading of Books to Community by Admission & HCV
- 05: LR Team working on Files 9:00 a.m. – 1:00 p.m. (Saturday)
- 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 (by D Cheramie)
- 08: (Tuesday) Security Mtg Monday at 9:00 a.m.
- 08: Chair Perez Appt at 10:30 a.m.
- 08: Mtg with Ariana to review the Calendar at 2:40 p.m.
- 08: **(Tuesday) Monday Staff Mtg at 3:00 p.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: (Tuesday) Monday Reports continuation at 8:30 a.m.
- 09: Pest Control at Bonita Park (by B Caldwell)
- 09: Review (Tuesday) Monday Reports for corrections at 2:00 p.m.
- 09: Review Employee 6-month evaluation with D Perez at 3:00 p.m.
- 10: HCV/S8 Applications (20)
- 10: Maintenance Mtg at 3:00 p.m. Teams (NSPIRE Inspections) final scores LV & LMG
- 11: Practice Board Mtg at LMG at 9:00 a.m.
- 11: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~11: Friday Staff Mtg at 3:00 p.m. Classical Music LMG~~
- 14: Pest Control at Aragon, AV (Brianna) ST (CDLF) and 209 E. Jackson Ave. & COCC
- 14: Security Mtg Monday at 9:00 a.m.
- 14: Employee Evaluation at 10:00 a.m. (C. Lucio)
- 14: Mtg with Ariana to review the Calendar at 2:40 p.m.
- 14: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- ~~15: LMG walk-through with GMS Units 1-8 at 9:00 a.m. (Rescheduled 09/29/26)~~

- 15: Practice Board Mtg at LMG at 10:00 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 (by N. Tome) Notes due 09/18 at 3pm
- 17: Los Vecinos Construction Mtg at 9:00 a.m.
- 17: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 18: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 18: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~18: Friday Staff Mtg at 3:00 p.m. Hispanic Heritage LMG~~
- 21: Security Mtg Monday at 9:00 a.m. LV
- 21: Practice Mtg at LV 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 2:40 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. at 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 ST (Annual Resource Fair)
- 25: HAP Checks October 2026
- 25: Audit files & file room at 8:30 a.m. at Los Vecinos (Nancy G. random selection)
- 25: Board Mtg Overview at 10:00 a.m.
- 25: Board Reports are due at 12:00 p.m. (units selected to visit)
- 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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 p.m.
- 28: Monday Staff Mtg at 3:00 a.m. Maintenance on Call 956-893-2360
- 29: LMG walk-through with GMS Units 1-8 at 9:00 a.m. (Exterior Stonework)
- 29: HCV/S8 Two-Year Tool at 10:00 a.m. via Teams
- 30: Review Monday reports for corrections at 8:30 a.m.
- 30: Review Agenda & Minutes for October 21, 2026, board meeting at 9:15 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. (units selected to visit)
- 01: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 02: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 Admission & HCV
- 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 2:40 p.m.

- 05: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 06: NAHRO Travel Packet Review at 9:00 a.m.
- 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: Friday Staff Mtg at 3:00 p.m. Indigenous People Day Admissions Dept~~
- 09: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- 12: Pest Control at Aragon, AV, ST and 209 E. Jackson, COCC (notes due 10/13 by 3pm)
- 12: Security Mtg Monday at 9:00 a.m.
- 12: Mtg with Ariana to review the Calendar at 2:40 p.m.
- 12: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 13: Pest Control at Los Vecinos (Notes due 10/14 by 3pm)
- 13: Practice Board Mtg at LMG at 9:00 a.m. (unit)
- 14: Pest Control at Bonita Park Notes due 10/15 by 3pm)
- 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: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 15: Practice Board Mtg at 10:00 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 10/27/26
- 16: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 10/28/26
- 19: Mtg with Ariana to review the Calendar at 2:40 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 (notes due 10/23 by 3pm)
- 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. for HCV/S8 COCC (Nancy G. random selection)
- 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 November, December 2026 & January 2027
- 23: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 p.m.
- 26: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 26: HAP Checks November 2026
- 27: Admin Mtg with Administrative Assistant at 8:30 a.m.
- Agenda for Mtg due by Ariana Friday, 10/16/26
- 27: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday, 10/16/26
- 27: Crime Prevention Mtg at 3:00 p.m. at LV
- 28: Review Monday reports for corrections at 8:30 a.m.
- 28: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
- Agenda for Mtg due Monday, 10/19/26
- 28: Admin Mtg with Low Rent Team at 2:00 p.m.
- Agenda for Mtg due by Low Rent Monday, 10/19/26
- 29: Los Vecinos Construction Mtg 9:00 a.m.
- 29: Financial Workshop to begin (FYB 04/01/2027) at 10:00 a.m. at COCC
- 30: Final Board Reports due at 12:00 p.m.
- 30: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)
- 30: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 p.m.
- 02: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
- 02: Final Board Reports due by 12:00 p.m. (units selected to visit)
- 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 Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 Admission & HCV
- 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 2:40 p.m.

- 09: **Monday Staff Mtg at 3:00 p.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 Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 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: HAT San Antonio Travel Packet Review at 11:00 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: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 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 **Sunset Terrace** (Nancy G. random selection)
- 20: Vehicle Inspection at COCC at 9:00 a.m. J Montoya
- 20: Board Reports due at 12:00 p.m.
- 20: December 16, Board Agenda & Minutes for November 18, Board Mtg due 12:00 p.m.
- 20: Tentative Board Agendas due December 2026, January & February 2027
- 20: **PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)**
- 20: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 p.m.
- 23: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 25: Review Monday Reports for corrections at 8:30 a.m.
- 25: LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
- 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 2:40 p.m.
- 30: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 30: Final Board Reports due at 12:00 p.m. (units selected to visit)
- December 2026: Schedule may change at any time**
- 01: Flyers for Scholarship for High School Graduating Seniors 2027!!**
- 01: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
- 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
- 03-04: HAT/HAVE Mtg San Antonio HUD Field Office
- 03: HCISD Counselors Mtg at 4:00 p.m. via Teams
- 04: Review Board Packet for corrections at 9:00 a.m.
- 04: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~04: Friday Staff Mtg at 3:00 p.m. Hanukkah LV~~
- 05: Market Days Downtown!** BRE Reading of Books to Community by Admission & HCV
- 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.
- 07: Mtg with Ariana to review the Calendar at 2:40 p.m.
- 07: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 07: Review Board Packet for corrections at 2:00 p.m.
- 08: Pest Control at Los Vecinos
- 08: Practice Board Mtg at LMG at 9:00 a.m.
- 09: Pest Control at Bonita Park
- 09: Review Monday Reports for corrections at 8:30 a.m.
- 09: Practice Board Mtg at BP at 10:00 a.m.
- 10: HCV/S8 Applications (20)
- 10: Los Vecinos Construction Mtg at 9:00 a.m.
- 10: Practice Board Mtg at LV at 10:00 a.m.
- 10: Maintenance Mtg at 3:00 p.m. Teams (Crime Prevention & Sick Leave Incentive)
- 11: Vehicle Inspection at COCC 9:00 a.m. (J Montoya)
- 11: LR Report review Monday Mtg (LMG at 9am; BP at 10am; LV at 11am)
- 11: Newsletter Articles due for possible distribution January 2027
- 11: HAT/HAVE Annual Holiday Event McAllen, Texas
- 11: HHA 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. ST
- 14: Practice Board Mtg at ST at 9:30 a.m.
- 14: Mtg with Ariana to review the Calendar at 2:40 p.m.
- 14: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 15: Lonestar Shredding COCC (Bins due on Monday)
- 15: Practice Board Mtg at 9:00 a.m. at COCC

- 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: Practice Board Mtg at COCC at 10:00 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
- 17: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- ~~18: No File Audits~~
- 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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
- ~~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 2:40 p.m.
- 21: Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 23: Review Monday Reports for corrections at 8:30 a.m.
- 23: LR Report review Monday Mtg (LMG at 9am; BP at 10am; LV at 11am)
- 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
- 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: LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
- 31: Final Board Report due at 12:00 p.m. (units selected to visit)
- 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 2:40 p.m.
- 04: Monday Staff Mtg at 3:00 p.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: 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 2:40 p.m.
- 11: Monday Staff Mtg at 3:00 p.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: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 01/26/27
- 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: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 01/27/27
- 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 & WSHC 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.
- 21: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 22: Audit files & file rooms at 8:30 a.m. at Los Vecinos (Nancy G. random selection)
- 22: Vehicle inspections at COCC at 9:00 a.m. J Montoya
- 22: Employee Evaluation A Valle
- 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: Admin Mtg with Administrative Assistant at 8:30 a.m.
- Agenda for Mtg due by Ariana Friday 01/15/27 at 12:00 p.m.
- 26: Admin Mtg with the Accounting Team at 10:30 a.m.
- Agenda for Mtg due by Accounting Team, Friday, 01/15/27 at 12:00 p.m.

- 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: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg is due **Monday, 01/18/27 by 12:00 p.m.**
- 27: Admin Mtg with Low Rent Team at 2:00 p.m. at LMG
Agenda for Mtg due **Monday, 01/18/27 at 12:00 p.m.**
- 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. (units selected to visit)
- 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: 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: **Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 02/23/27**
- 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: **Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 02/24/27**
- 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.
- 18: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 19: Audit files & file room at 8:30 a.m. at **Bonita Park** (Nancy G. random selection)
- 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: Admin Mtg with Administrative Assistant at 8:30 a.m.
Agenda for Mtg due by Ariana **Friday 02/12/27 at 12:00 p.m.**
- 23: Admin Mtg with the Accounting Team at 10:30 a.m.
Agenda for Mtg due by Accounting Team, **Friday, 02/12/27 at 12:00 p.m.**
- 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.
- 24: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m.
Agenda for Mtg is due **Monday, 02/15/27 at 12:00 p.m.**
- 24: Admin Mtg with Low Rent Team at 2:00 p.m. at **ST**
Agenda for Mtg is due **Monday, 02/15/27 at 12:00 p.m.**
- 25: Maintenance Mtg at 3:00 p.m. at
- 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. (units selected to visit)
- 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: 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.
- 18: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 19: Audit files & file room at 8:30 a.m. at **Sunset Terrace** (Nancy G. random selection)
- 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. (units selected to visit)

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: 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: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams

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 & WSHC 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** (Nancy G. random selection)
- 23: Board Reports due at 12:00 p.m.
- 23: May 19, Board Agenda & Minutes for April 21, Board Mtgs 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. (units selected to visit)
- 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: 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
- 20: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 21: Audit files & file room at 8:30 a.m. at HCV/S8 (Nancy G. random selection)
- 21: Vehicle inspections at COCC at 9:00 a.m. J Montoya
- 21: Employee Evaluation M Prieto
- 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. (units selected to visit)
- 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: 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.
- 17: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 18: Audit files & file rooms at 8:30 a.m. at **Los Vecinos** (Nancy G. random selection)
- 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** (Nancy G. random selection)
- 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. (units selected to visit)
- 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: 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)
- 15: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 16: Audit files & file rooms at 8:30 a.m. at Bonita Park (Nancy G. random selection)
- 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 & WSHC 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 (Nancy G. random selection)
- 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: Employee Evaluation D Perez
- 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. (units selected to visit)
- 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.
- 19: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 20: Audit files & file room at 8:30 a.m. at Le Moyne Gardens (Nancy G. random selection)
- 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: September 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. (units selected to visit)
- 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.
- 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.
- 08: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.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 at 9:00 a.m. via Teams
- 13: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 13: Monday Staff Mtg at 10:00 a.m. 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.
- 16: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 17: Audit files & file rooms at 8:30 a.m. at **Los Vecinos** (Nancy G. random selection)
- 17: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 17: Practice Board Mtg at COCC at 10:00 a.m.
- 17: Employee Evaluation C Lucio
- 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 & WSHC 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: Audit files & file room at 8:30 a.m. **Sunset Terrace** (Nancy G. random selection)
- 24: Overview of Board Mtg at 10:00 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.
- October 2027: Schedule may change at any time**
- 01: Final Board Reports are due 12:00 p.m. (units selected to visit)
- 01: Friday Staff Mtg at 3:00 p.m.
- 02: Market Days Downtown?
- 04: BRE Reading on HHA Facebook Monday after Market Days by LV, BP, LMG
- 04: Flyers for Scholarship for High School Graduating Seniors 2028!!
- 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: 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: 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: Audit files & file rooms at 8:30 a.m. at Bonita Park (Nancy G. random selection)
- 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.
- 21: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 21: Annual Resource Fair 4-7pm?
- 22: Vehicle inspections at COCC at 9:00 a.m. J Montoya
- 22: Board Report are due at 12:00 p.m.
- 22: November 17, Board Agenda & Minutes for October, Board Mtgs due 12:00 p.m.
- 22: Tentative Board Agendas due November, December 2027 & January 2028
- 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.
- 27: Review Monday Reports for corrections at 8:30 a.m.
- 28: Maintenance Mtg at 11:00 a.m.
- 28: Annual Resource Fair 4-7pm?
- 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.

November 2027: Schedule may change at any time

- 01: Flyers for Scholarship for High School Graduating Seniors 2028!!
- 01: Final Board Reports are due 12:00 p.m. (units selected to visit)
- 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: 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
- 07: Time Change (Fall Back)
- 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.
- 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.
- 11: HCV/S8 Applications (20)
- 11: Practice Board Mtg at LV at 9:00 a.m.
- 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 LV 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.
- 18: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 19: Audit files & file room at 8:30 a.m. at Le Moyne Gardens (Nancy G. random selection)
- 19: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 19: Board Reports due by 12:00 p.m.
- 19: December 15, Board Agenda & Minutes for November 17, Board Mtg due 12:00 p.m.
- 19: Tentative Board Agendas due December 2027 & January, February 2028
- 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.
- 24: Early Release at 3:00 p.m.
- 25: Holiday (Thanksgiving)
- 26: Holiday (Thanksgiving)
- 29: Security Mtg Monday at 9:00 a.m.
- 29: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 29: Monday Staff Mtg at 10:00 a.m. Maintenance on Call 956-893-2360
- 30: Final Board Reports due at 12:00 p.m. (units selected to visit)
- December 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.
- 04: Market Days Downtown! BRE Reading of Books to Community by LV, BP, LMG
- 06: BRE Read a Book on HHA Facebook Monday after Market Days 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 correction at 2:00 p.m.
- 07: Practice Board Mtg at 9:00 a.m. at LMG
- 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.
- 08: Practice Board Mtg at BP at 10:00 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?
- 09: Practice Board Mtg LV at 9:00 a.m.
- 10: HHA Christmas Celebration for Employees at LV or LMG at 12:00 p.m. to 4:00 p.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 ST
- 13: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 13: **Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360
- 14: Pest Control at Los Vecinos
- 14: Practice Board Mtg COCC at 9:00 a.m.
- 15: Review Monday Reports for corrections at 8:30 a.m.
- 15: Practice Board Mtg COCC at 10:00 a.m.
- 15: **HHA Board Mtgs at 12:00 p.m. at COCC** Invocation by
Lunch provided by
- 15: Board Mtg Overview at 2:00 p.m.
- 15: City of Harlingen Mtg at 5:30 p.m.
- 15-16: Pest Control at Le Moyne Gardens & Non-Profit
- 16: Los Vecinos Construction Mtg at 9:00 a.m.
- 16: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
- 17: Audit files & file rooms at 8:30 a.m. at **HCV/S8** (Nancy G. random selection)
- 17: Vehicle inspections at COCC at 9:00 a.m. J. Montoya
- 17: January 19, Board Agendas & Minutes for December 15, Board Mtg due 12:00 p.m.
- 17: Tentative Board Agendas due January, February & March 2028
- 17: **PIC Review with Diana P, Nancy, Mary, Cindy DLF & Norma at 1:30 p.m.**
- 17: Friday Staff Mtg at 3:00 p.m.
- 20: Security Mtg Monday at 9:00 a.m.
- 20: Monthly Report Mtg for Low Rent & HCV/S8 at 11:00 a.m. **(PIC Reports LR & S8)**
- 20: Mtg with Ariana to review the Calendar at 2:30 p.m.
- 20: **Monday Staff Mtg at 3:00 p.m.** Maintenance on Call 956-893-2360
- 21: Calendars due (AMPs will add Resident services and FLC activities)
- 21: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.
- 23: Early Release at 3:00 p.m.
- 24: Holiday (Christmas Eve)
- 27: Holiday (Christmas Day)
- 28: Security Mtg Monday at 9:00 a.m.
- 28: Mtg with Ariana to review the Calendar at 9:40 a.m.
- 28: **(Tuesday) Monday Staff Mtg at 10:00 a.m.** Maintenance on Call 956-893-2360

- 29: Review Monday Reports for corrections at 8:30 a.m.
- 30: Los Vecinos Construction Mtg at 9:00 a.m.
- 30: Early Release at 3:00 p.m.
- 31: Holiday (New Year Day)

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		12:30 P.M.
August 19, 2026, No Board Meeting Scheduled			
Wednesday, September 23, 2026	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
	Washington Property		12:30 P.M.
Wednesday, October 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 18, 2026	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 16, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.