HARLINGEN
Housing Authority

REGULAR BOARD MEETING
Wednesday, November 18, 2026 @ 12:00 p.m.
At the Los Vecinos Family Learning Center
702 South M Street
Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Regular Meeting of its Board of Commissioners on Wednesday, November 18, 2026 @ 12:00 p.m. at the Los Vecinos Family Learning Center, 702 South M Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference Join a Microsoft Teams Meeting by ID | Microsoft Teams, Meeting ID#:219 644 963 359 70, Passcode: 4GQ3AN6d; or join the video conference by phone at 469-480-6297, Password: 810 586 923.

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 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 currently?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Regular Board Meeting of October 21, 2026. *(pg.3-6)*
9. Presentation from Madhouse Development for Tax Credits
   Presenter: Henry Flores

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of September 2026, and to take action to approve the Unaudited Financial Statement as presented. *(pg.7-24)*
   Presenter: Patty Vega

2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the month of October 2026. *(pg.25-28)*
   Presenter: Cynthia De La Fuente

3. Consider and take action to approve Resolution 1537 adopting the Harlingen Housing Authority's Annual Plan as presented. *(pg.29-30)*
   Presenter: Mary Prieto

4. Consider and take action to approve the Amended Audit conducted by Aprio, LLP for the fiscal year ending March 31, 2026. *(pg.31)*
   Presenters: Patty Vega and Jesus Rosales Aprio, LLP Manager

5. Consider and take action to approve Resolution 1538 adopting the Public Housing Program corrective action plan for audit finding as presented. *(pg.32-34)*
   Presenter: Mary Prieto

6. Executive Session:
   Executive Session under Texas Government Code Section 551.074. Personnel Matters: to evaluate the job performance of the employees who were selected as "Employee of the Quarter" and to deliberate the evaluation of these employees for "Employee of the Year" for 2026 – 2027.

7. Consider and take action to approve the selection for "Employee of the Year" for 2026 – 2027.

III. OLD BUSINESS- NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
   a) Financial Report by Cynthia Lucio; *(pg.35-54)*
   b) Accounting Assistant/MIS Coordinator Report by Patty Vega; *(pg.55)*
   c) Human Resources/Accounting Coordinator Report by Melissa Guajardo; *(pg.56)*
   d) Senior Property Manager Report by Mary Prieto; *(pg.57-58)*
   e) Maintenance Report by Mary Prieto; *(pg.59)*
   f) Resident Events Coordinator/Property Manager Report by Norma Serino; *(pg.60-78)*
   g) Procurement Specialist/Property Manager Report by Cynthia De La Fuente; *(pg.79-80)*
   h) Low Rent Occupancy Report by Nancy Garza; *(pg.81-84)*
   (Comparative summary report for January-October 2026-2025)
   i) Housing Choice Voucher/Section 8 Report by Diana Perez; *(pg.85-89)*
   (Comparative summary report for January-October 2026-2025)

2. Chief Executive Officer Report on administrative meetings, legal conferences, other meetings held, and scheduled activities for the next 12+ months. *(pg.90-117)*
   Presenter: Hilda Benavides

IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Avenue, at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Avenue, at the Los Vecinos Apartments, 702 South M Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Thursday, November 12, 2026, at least three business days preceding the scheduled day of said meeting.

November 12, 2026

Ariana Valle

Ariana Valle, Administrative Assistant

EQUAL HOUSING OPPORTUNITY

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

I. OPENING

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

CONFLICT OF INTEREST

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

ADMINISTER OATH OF OFFICE TO INCOMING COMMISSIONER

Attorney Alan Ozuna reappointed and administered the oath of office to Commissioner Maria I. Borjas.

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

Chief Financial Officer Cynthia Lucio gave the invocation.

PLEDGE OF ALLEGIANCE

Chief Financial Officer Cynthia Lucio led the Pledge of Allegiance.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

Administrative Assistant Valle introduced staff, guests, and visitors starting with Hilda Benavides, Chief Executive Officer, Eneida Alonso, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator (virtual), Melissa Guajardo, Human Resources/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Guests/Visitors, Alan Ozuna, Attorney, Anita Silvestro, Computer Network Group, Jesus Rosales, and Augi Cantu, Aprio LLP Managers.

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 ANNUAL BOARD MEETING OF SEPTEMBER 23, 2026.

After the Board reviewed them, Chair Perez entertained a motion to approve the Minutes of the Annual Board Meeting of September 23, 2026. Commissioner Elliott made the motion to approve the Minutes of the Annual Board Meeting of September 23, 2026. Motion was seconded by Commissioner Borjas and passed unanimously.

PRESENTATION OF "EMPLOYEE OF THE QUARTER" AWARD FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER 2026.

Senior Property Manager Prieto read a letter congratulating Eneida Alonso for being selected employee of the quarter. Ms. Alonso's employment began on June 21, 2023, as an Assistant Property Manager. Currently she is the Property Manager at the Le Moyne Gardens Apartments. Ms. Alonso takes pride in the quality of her work and consistently meets deadlines. Ms. Alonso's willingness to assist other teams during the NSPIRE Inspections was impressive. Her hard work and dedication are shown in her daily tasks. It is a pleasure working with Ms. Alonso and seeing her grow with the agency. Ms. Alonso thanked the Board and her colleagues for the recognition.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF AUGUST 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 August 2026 was included in their agenda packets. She reported as follows:

Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended August 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	$744,572.97	$90,647.39	$198,260.57	$179,252.75	$271,844.46	$4,567.80	$620,906.49
Total Expenditures	$489,605.57	$61,748.44	$129,151.44	$91,416.05	$204,416.71	$2,872.93	$604,639.76
Revenues Over (Under) Expenditures	$254,967.40	$28,898.95	$69,109.13	$87,836.70	$67,427.75	$1,694.87	$16,266.73
Cash reserves or funds transferred in	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

No questions were asked. Chair Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of August 2026, and to take action to approve the Unaudited Financial Statement as presented. Commissioner Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of August 2026 as presented by Administration. Motion was seconded by Commissioner Borjas 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 SEPTEMBER 2026.

Procurement Specialist/Property Manager De La Fuente noted that the agenda packet contained a listing of unpaid balances due for vacated unit accounts for the month of September 2026 in the total amount of $12,500.00. The total amount consists of:

For the month of September 2026

Development	Los Vecinos	Bonita Park	Sunset Terrace	Aragon	Arroyo Vista	Le Moyne Gardens
Total Charge-Off	$ 10,451.00	$ -	$ -	$ -	$ -	$ 2,049.00

Grand Total $ 12,500.00

Chair Perez asked why is the total amount for unit 306 so high? Procurement Specialist/Property Manager De La Fuente stated there was fire damage to the unit. Chair Perez asked how often do we inspect our units? Procurement Specialist/ Property Manager De La Fuente stated inspections are done monthly. After some discussion no other questions were asked. Chair Perez entertained a motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2026 in the total amount of $12,500.00. Commissioner Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the month of September 2026 in the total amount of $12,500.00. Motion was seconded by Commissioner Borjas and passed unanimously.

3. **CONSIDER AND TAKE ACTION TO APPROVE THE AUDIT CONDUCTED BY APRIO, LLP FOR THE FISCAL YEAR ENDING MARCH 31, 2026.**

Aprio LLP Manager Rosales started with the Management's Discussion and Analysis and the Statement of Net Position. Aprio LLP Manager Rosales reviewed the report on Internal Controls and stated no weaknesses or significant deficiencies were identified. Next, was the Independent Auditors Report on Compliance for each major program audited. The 2026 major program audited for compliance was the Public Housing Program. Aprio LLP Manager Rosales went over the schedule of federal awards, for Public Housing in the amount of $2,701,729.00 and for the Public Housing Capital Funds Grant in the amount of $2,692,088.00. Total expenditures of federal awards were $12,365,276.00. Aprio LLP Manager Rosales stated there were no financial statement or federal award findings for fiscal year ending March 31, 2026. Prior year's findings were reviewed. Prior year finding was 2025-001, Incomplete Tenant Records-Section 8 HCVP Program (ALN 14.871), reported for the fiscal year ended March 31, 2025. The findings were corrected. Chair Perez asked, do we foresee a need to adjust budgets and expenses at this time, due to the economic factors that may impact the HHA in the future? Aprio LLP Manager Rosales stated the Authority has dedicated itself to strategic planning for the future. After some discussion, no other questions were asked. Chair Perez entertained a motion to approve the Audit conducted by Aprio LLP for the fiscal year ending March 31, 2026. Commissioner Elliott made the motion to approve the Audit conducted by Aprio LLP for the fiscal year ending March 31, 2026. Motion was seconded by Commissioner Borjas and passed unanimously.

4. **CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION #1536 ADOPTING THE HOUSING CHOICE VOUCHER/SECTION 8 (HCV/S8) PROGRAM FAIR MARKET RENTS AT A PAYMENT STANDARD OF 110% EFFECTIVE JANUARY 1, 2027.**

HCVP/S8 & Admissions Administrator Perez told the Board that this is done annually, and it is HUD mandated. The Fair Market Rents (FMRs) are gross rent estimates, and they include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable, satellite television, and internet services. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units in neighborhoods and low enough to serve as many low-income families as possible. Chair Perez asked, are the landlords in agreement with the payment standards? HCVP/S8 & Admissions Administrator Perez stated yes. After some discussion no other questions were asked. Chair Perez entertained a motion to approve Resolution 1536 adopting the Housing Choice Voucher/Section 8 Fair Market Rents at a payment standard of 110% effective January 1, 2027. Commissioner Elliott made the motion to approve Resolution 1536 adopting the Housing Choice Voucher/Section 8 Fair Market Rents at a payment standard of 110% effective January 1, 2027. Motion was seconded by Commissioner Borjas 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) Human Resources/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-September 2026-2025)
i) Housing Choice Voucher/Section 8 Report by Diana Perez
(Comparative summary report for January-September 2026-2025)

Chief Executive Officer Benavides told the Board that the Program Administrators and Coordinators reports were included in their packets. Chair Perez asked what is the progress on the Los Vecinos Street and parking improvements? Chief Executive Officer Benavides stated work should be completed before the Christmas holiday. After some discussion no other questions were asked.

2. WASHINGTON STREET HOUSING CORPORATION PRESENTATION.

Attorney Ozuna recommended having a Washington Street Housing Corporation Board Meeting on November 18, 2026, for further discussion. After some discussion no questions were asked.

3. 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 was included in the agenda packet. She informed the Board that our next Regular Board Meeting will be November 18, 2026, at 12:00 p.m. at the Los Vecinos Family Learning Center. She also informed the board Henry Flores from Madhouse Development wants to give a presentation; the Board agreed to allow Henry Flores to present at the January Board Meeting. Chief Executive Officer Benavides also informed the Board about the upcoming events, the 11th Annual Fall Resource Fair event at Los Vecinos on October 22, 2026, and the Financial Workshops on October 29 and 31, 2026. The Board, CEO, and Staff congratulated Commissioner Elliott for being recognized as Ambassador of the Year for the Harlingen Chamber of Commerce. After some discussion no questions were asked.

IV. ADJOURNMENT

Chair Perez entertained a motion to adjourn. Motion to adjourn was made by Commissioner Elliott. Motion was seconded by Commissioner Borjas. Meeting was adjourned at 12:47 p.m.

Date: _____

_____ _____

Chair, Perez or Vice-Chair, Sánchez Peña Chief Executive Officer, Benavides

Housing Authority of the City of Harlingen

Unaudited Financial Statement

September 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.

EQUAL HOUSING OPPORTUNITY

Harlingen Housing Authority
Summary of Revenues & Expenditures
For the Month Ended September 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	$489,500.66	$76,613.18	$129,080.46	$109,792.27	$169,391.62	$4,623.13	$608,641.21
Total Expenditures	$400,371.01	$69,755.17	$97,455.83	$95,304.74	$135,258.12	$2,597.15	$581,344.61
Revenues Over (Under) Expenditures	$89,129.65	$6,858.01	$31,624.63	$14,487.53	$34,133.50	$2,025.98	$27,296.60
Cash reserves or funds transferred in	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Harlingen Housing Authority
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended September 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	$2,867,496.19	$461,436.00	$743,625.39	$660,411.61	$971,934.94	$30,088.25	$3,500,616.23
Total Expenditures	$2,686,566.09	$464,259.80	$706,858.38	$581,313.05	$911,058.63	$23,076.23	$3,532,376.44
Revenues Over (Under) Expenditures	$180,930.10	($2,823.80)	$36,767.01	$79,098.56	$60,876.31	$7,012.02	($31,760.21)
Cash reserves or funds transferred in	$0.00	$2,823.80	$0.00	$0.00	$0.00	$0.00	$31,760.21

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

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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 September 30, 2026	6 Month(s) Ended September 30, 2026	Budget	Variance	Variance %
Revenue									
Operating Income									
Other Income - Opertating transfer in A	1	06	3690.22	5	0.00	0.00	6,000.00	(6,000.00)	-100.00 %
Other Income - CFP24	1	06	3690.31	5	0.00	0.00	83,496.00	(83,496.00)	-100.00 %
Other Income - CFP25	1	06	3690.32	5	0.00	41,321.00	0.00	41,321.00	100.00 %
Other Income - CFP - Admin fee 0501	1	06	3690.33	5	14,312.00	42,936.00	0.00	42,936.00	100.00 %
Total Operating Income					**14,312.00**	**84,257.00**	**89,496.00**	**(5,239.00)**	**-5.85 %**
Rental Income									
NON-DWELLING RENT	1	06	3190	5	2,198.81	10,994.05	13,188.00	(2,193.95)	-16.64 %
Total Rental Income					**2,198.81**	**10,994.05**	**13,188.00**	**(2,193.95)**	**-16.64 %**
Other Income									
Investment Income - Unrestricted	1	06	3610	5	684.79	4,229.58	6,642.00	(2,412.42)	-36.32 %
OTHER INCOME	1	06	3690	5	56.88	661.01	798.00	(136.99)	-17.17 %
Other Income - Management Fee - CC	1	06	3690.2	5	33,914.70	198,687.56	197,268.00	1,419.56	0.72 %
Other Income - Asset Management Fe	1	06	3690.3	5	14,760.00	88,044.00	89,160.00	(1,116.00)	-1.25 %
Other Income - Bookkeeping Fee - CC	1	06	3690.4	5	9,690.00	58,897.50	58,860.00	37.50	0.06 %
IT Fees	1	06	3690.5	5	996.00	6,576.00	5,976.00	600.00	10.04 %
Other Income - Gain/Loss on Sale of E	1	06	3690.88	5	0.00	1,180.08	48.00	1,132.08	2358.50 %
Total Other Income					**60,102.37**	**358,275.73**	**358,752.00**	**(476.27)**	**-0.13 %**
Total Revenue					**76,613.18**	**453,526.78**	**461,436.00**	**(7,909.22)**	**-1.71 %**
Expenses									
Administrative Expense									
NONTECHNICAL SALARIES	1	06	4110	5	33,960.64	197,819.15	231,830.00	34,010.85	14.67 %
LEGAL EXPENSE	1	06	4130	5	0.00	2,057.16	3,498.00	1,440.84	41.19 %
STAFF TRAINING	1	06	4140	5	1,395.00	3,835.00	6,000.00	2,165.00	36.08 %
TRAVEL	1	06	4150	5	1,948.49	14,097.05	15,000.00	902.95	6.02 %
Travel-Mileage Reimbursment	1	06	4150.2	5	0.00	469.93	999.96	530.03	53.01 %
Audit Fees	1	06	4171	5	1,090.68	1,090.68	996.00	(94.68)	-9.51 %
Employee Benefits Cont - Admin	1	06	4182	5	11,578.93	68,770.78	64,998.00	(3,772.78)	-5.80 %
SUNDRY	1	06	4190	5	0.99	100.99	498.00	397.01	79.72 %
Postage/FedEx/UPS	1	06	4190.03	5	484.60	1,567.54	1,999.98	432.44	21.62 %
Advertising and Marketing	1	06	4190.08	5	0.00	0.00	246.00	246.00	100.00 %
PUBLICATIONS	1	06	4190.11	5	0.00	914.70	2,496.00	1,581.30	63.35 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	345.00	380.00	498.00	118.00	23.69 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,280.88	20,678.09	22,500.00	1,821.91	8.10 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,226.81	4,452.93	3,498.00	(954.93)	-27.30 %
Other Sundry Expense	1	06	4190.18	5	455.76	1,767.92	3,499.98	1,732.06	49.49 %
Administrative Contact Costs	1	06	4190.19	5	7,026.24	37,609.18	47,496.00	9,886.82	20.82 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,177.38	10,852.56	12,498.00	1,645.44	13.17 %
Total Administrative Expense					**63,971.40**	**366,463.66**	**418,551.92**	**52,088.26**	**12.44 %**
Utilities Expense									
WATER	1	06	4310	5	13.21	200.55	246.00	45.45	18.48 %
ELECTRICITY	1	06	4320	5	1,337.74	5,500.75	6,498.00	997.25	15.35 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	11.92	123.01	499.98	376.97	75.40 %
Total Utilities Expense					**1,362.87**	**5,824.31**	**7,243.98**	**1,419.67**	**19.60 %**
Ordinary Maintenance and Operation									
LABOR - WAGES/SALARIES	1	06	4410	5	1,301.17	5,864.88	4,998.00	(866.88)	-17.34 %
MATERIALS	1	06	4420	5	154.67	2,338.45	3,546.00	1,207.55	34.05 %
Contract Cots-Extermination/Pest Con	1	06	4430.01	5	200.00	1,000.00	1,146.00	146.00	12.74 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	2,425.00	2,496.00	71.00	2.84 %
Contract Costs-Auto/Truck Maint/Repa	1	06	4430.08	5	55.01	317.25	600.00	282.75	47.12 %
Contact Costs-Heating & Cooling Cont	1	06	4430.17	5	0.00	0.00	1,746.00	1,746.00	100.00 %
Contact Costs-Electrical Contracts	1	06	4430.21	5	0.00	0.00	600.00	600.00	100.00 %
Garbage and Trash Removal	1	06	4431	5	46.79	233.95	300.00	66.05	22.02 %
Emp Benefit Cont - Maintenance	1	06	4433	5	447.05	1,842.84	396.00	(1,446.84)	-365.36 %
Total Ordinary Maintenance and Operation					**2,204.69**	**14,022.37**	**15,828.00**	**1,805.63**	**11.41 %**

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:

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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 September 30, 2026	6 Month(s) Ended September 30, 2026	Budget	Variance	Variance %
Protective Services						
Protective Services - Contract Costs	1 06 4480 5	787.04	1,739.54	3,096.00	1,356.46	43.81 %
Total Protective Services		**787.04**	**1,739.54**	**3,096.00**	**1,356.46**	**43.81 %**
General Expense						
Insurance -Property (Fire & EC)	1 06 4510.01 5	0.00	3,688.44	2,496.00	(1,192.44)	-47.77 %
Insurance - General Liability	1 06 4510.02 5	0.00	296.38	300.00	3.62	1.21 %
Insurance - Automobile	1 06 4510.03 5	0.00	1,140.16	996.00	(144.16)	-14.47 %
Insurance - Workman's Comp	1 06 4510.04 5	0.00	1,438.30	2,499.96	1,061.66	42.47 %
Insurance - Fidelity Bond	1 06 4510.09 5	0.00	455.64	499.98	44.34	8.87 %
Insurance - Windstorm	1 06 4510.15 5	1,429.17	8,745.17	12,498.00	3,752.83	30.03 %
MATLAND PROPERTY TAXES	1 06 4520.1 5	0.00	0.00	249.96	249.96	100.00 %
Total General Expense		**1,429.17**	**15,764.09**	**19,539.90**	**3,775.81**	**19.32 %**
Other Expenditures						
Property Better & Add-Contract Costs	1 06 7540.4 5	0.00	6,900.00	37,500.00	30,600.00	81.60 %
Operating Exp For Property - Contra	1 06 7590 5	0.00	(6,900.00)	(37,500.00)	(30,600.00)	-81.60 %
Total Other Expenditures		**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**
Total Expenses		**(69,755.17)**	**(403,813.97)**	**(464,259.80)**	**60,445.83**	**13.02 %**
Total Net Income (Loss)		**6,858.01**	**49,712.81**	**(2,823.80)**	**52,536.61**	**2944.14 %**

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: 900 - U/M Year: 1800

Fiscal Year End Date: 3/31/2027	ACCOUNT	1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Rental Income								
Dwelling Rental	1 01 3110 5	25,790.00	171.93	161,092.00	178.99	164,268.00	(3,176.00)	-1.93 %
Total Rental Income		**25,790.00**	**171.93**	**161,092.00**	**178.99**	**164,268.00**	**(3,176.00)**	**-1.93 %**
Other Income								
Interest Earned on Gen Fund Investments	1 01 3610 5	0.00	0.00	0.00	0.00	246.00	(246.00)	-100.00 %
Interest Income - Bank Statement	1 01 3610.01 5	1,623.63	10.82	12,008.76	13.34	0.00	12,008.76	100.00 %
Other Income-Tenants	1 01 3690 5	12,191.00	81.27	32,170.04	35.74	27,000.00	5,170.04	19.15 %
Other Income - Misc Other Revenue	1 01 3690.1 5	0.00	0.00	29,098.28	32.33	750.00	28,348.28	3779.77 %
Other Income - Gain/Loss on Sale of Equi	1 01 3690.88 5	0.00	0.00	4,007.25	4.45	750.00	3,257.25	434.30 %
Other Income - OP Trans In From CFP	1 01 3690.99 5	0.00	0.00	103,048.98	114.50	50,274.00	52,774.98	104.97 %
Total Other Income		**13,814.63**	**92.10**	**180,333.31**	**200.37**	**79,020.00**	**101,313.31**	**128.21 %**
Other Receipts								
Operating Subsidy - Current Year	1 01 8020 0	105.00	0.70	4,108.00	4.56	420,630.00	(416,522.00)	-99.02 %
Operating Subsidy - 2026	1 01 8020.26 0	89,370.83	595.81	398,092.08	442.32	0.00	398,092.08	100.00 %
Total Other Receipts		**89,475.83**	**596.51**	**402,200.08**	**446.89**	**420,630.00**	**(18,429.92)**	**-4.38 %**
Total Revenue		**129,080.46**	**860.54**	**743,625.39**	**826.25**	**663,918.00**	**79,707.39**	**12.01 %**
Administrative Expense								
Nontechnical Salaries	1 01 4110 5	11,613.99	77.43	81,455.80	90.51	84,000.00	2,544.20	3.03 %
Legal Expense	1 01 4130 5	0.00	0.00	1,283.78	1.43	996.00	(287.78)	-28.89 %
Staff Training	1 01 4140 5	166.67	1.11	1,121.67	1.25	1,500.00	378.33	25.22 %
Travel	1 01 4150 5	0.00	0.00	563.36	0.63	2,496.00	1,932.64	77.43 %
Travel-Mileage Reimbursment	1 01 4150.2 5	0.00	0.00	66.28	0.07	240.00	173.72	72.38 %
Audit Fees	1 01 4171 5	2,064.73	13.76	2,064.73	2.29	2,598.00	533.27	20.53 %
Employee Benefits Cont - Admin	1 01 4182 5	4,555.05	30.37	30,125.00	33.47	22,998.00	(7,127.00)	-30.99 %
Sundry	1 01 4190 5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Postage/FedEx/UPS	1 01 4190.03 5	92.00	0.61	465.15	0.52	996.00	530.85	53.30 %
Advertising and Marketing	1 01 4190.08 5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %
Publications	1 01 4190.11 5	0.00	0.00	2,673.00	2.97	2,184.00	(489.00)	-22.39 %
Membership Dues and Fees	1 01 4190.12 5	0.00	0.00	1,423.74	1.58	1,296.00	(127.74)	-9.86 %
Telephone/Cell Phones/Internet	1 01 4190.13 5	7,345.60	48.97	38,362.10	42.62	34,998.00	(3,364.10)	-9.61 %
Rental of Warehouse Space	1 01 4190.14 5	864.00	5.76	5,184.00	5.76	5,184.00	0.00	0.00 %
Forms & Office Supplies	1 01 4190.17 5	0.00	0.00	6,388.49	7.10	3,498.00	(2,890.49)	-82.63 %
Other Sundry Expense	1 01 4190.18 5	143.00	0.95	626.13	0.70	1,998.00	1,371.87	68.66 %
Administrative Contact Costs	1 01 4190.19 5	5,771.16	38.47	35,409.42	39.34	19,998.00	(15,411.42)	-77.06 %

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

Los Vecinos

U/M Month: 150 - U/M YTD: 900 - U/M Year: 1800

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Management Fee Expense - AMP	1	01	4190.21	5	9,811.80	65.41	59,761.56	66.40	60,000.00	238.44	0.40 %
Asset Management Fee - AMP	1	01	4190.22	5	1,500.00	10.00	9,000.00	10.00	9,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	01	4190.23	5	1,035.00	6.90	6,495.00	7.22	6,498.00	3.00	0.05 %
IT Fees-COCC	1	01	4190.24	5	300.00	2.00	1,800.00	2.00	1,800.00	0.00	0.00 %
Total Administrative Expense					**45,263.00**	**301.75**	**284,269.21**	**315.85**	**263,023.98**	**(21,245.23)**	**-8.08 %**
Tenant Services											
Tenant Services - Salaries	1	01	4210	5	672.00	4.48	4,116.00	4.57	4,998.00	882.00	17.65 %
Ten Services - Recreation, Pubs, Other	1	01	4220	5	0.00	0.00	90.02	0.10	1,998.00	1,907.98	95.49 %
Total Tenant Services					**672.00**	**4.48**	**4,206.02**	**4.67**	**6,996.00**	**2,789.98**	**39.88 %**
Utilities Expense											
Water	1	01	4310	5	100.81	0.67	794.08	0.88	750.00	(44.08)	-5.88 %
Electricity	1	01	4320	5	1,423.70	9.49	6,217.83	6.91	6,000.00	(217.83)	-3.63 %
Gas	1	01	4330	5	245.98	1.64	1,164.20	1.29	999.96	(164.24)	-16.42 %
Other Utility Expense - Sewer	1	01	4390	5	118.21	0.79	722.92	0.80	750.00	27.08	3.61 %
Total Utilities Expense					**1,888.70**	**12.59**	**8,899.03**	**9.89**	**8,499.96**	**(399.07)**	**-4.69 %**
Ordinary Maintenance and Operation											
Labor	1	01	4410	5	5,345.13	35.63	41,690.94	46.32	43,998.00	2,307.06	5.24 %
Materials	1	01	4420	5	3,386.54	22.58	61,712.88	68.57	24,996.00	(36,716.88)	-146.89 %
Contract Costs	1	01	4430	5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %
Contract Cots-Extermination/Pest Control	1	01	4430.01	5	750.00	5.00	5,140.00	5.71	4,998.00	(142.00)	-2.84 %
Contract Costs-Other Repairs	1	01	4430.03	5	0.00	0.00	12,190.00	13.54	28,362.00	16,172.00	57.02 %
Contract Costs-Maint Cell Phone	1	01	4430.04	5	16.58	0.11	99.45	0.11	150.00	50.55	33.70 %
Contract Costs-Auto/Truck Maint/Repair	1	01	4430.08	5	55.03	0.37	636.17	0.71	996.00	359.83	36.13 %
Contract Costs-Maintenance	1	01	4430.09	5	0.00	0.00	10,476.04	11.64	21,312.00	10,835.96	50.84 %
Contract Costs-Other	1	01	4430.13	5	472.50	3.15	8,712.50	9.68	12,498.00	3,785.50	30.29 %
Contact Costs-Heating & Cooling Contract	1	01	4430.17	5	0.00	0.00	0.00	0.00	6,498.00	6,498.00	100.00 %
Contract Costs-Landscape & Ground	1	01	4430.19	5	2,550.00	17.00	22,165.00	24.63	12,498.00	(9,667.00)	-77.35 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	4,750.00	31.67	14,725.00	16.36	12,498.00	(2,227.00)	-17.82 %
Contact Costs-Electrical Contracts	1	01	4430.21	5	0.00	0.00	3,920.00	4.36	2,496.00	(1,424.00)	-57.05 %
Contact Costs-Plumbing Contracts	1	01	4430.22	5	2,945.00	19.63	5,145.00	5.72	11,784.00	6,639.00	56.34 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	0.00	45.00	0.05	498.00	453.00	90.96 %
Garbage and Trash Collection	1	01	4431	5	229.23	1.53	1,326.74	1.47	2,352.00	1,025.26	43.59 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,311.09	15.41	14,941.84	16.60	18,000.00	3,058.16	16.99 %
Total Ordinary Maintenance and Operation					**22,811.10**	**152.07**	**202,926.56**	**225.47**	**204,180.00**	**1,253.44**	**0.61 %**
Protective Services											
Protective Services - Contract Costs	1	01	4480	5	10,875.98	72.51	65,607.48	72.90	44,496.00	(21,111.48)	-47.45 %
Total Protective Services					**10,875.98**	**72.51**	**65,607.48**	**72.90**	**44,496.00**	**(21,111.48)**	**-47.45 %**

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: 900 - U/M Year: 1800

Fiscal Year End Date: 3/31/2027	ACCOUNT	1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
General Expense								
Insurance -Property (Fire & EC)	1 01 4510.01 5	0.00	0.00	25,819.22	28.69	14,496.00	(11,323.22)	-78.11 %
Insurance - General Liability	1 01 4510.02 5	0.00	0.00	260.80	0.29	300.00	39.20	13.07 %
Insurance - Automobile	1 01 4510.03 5	0.00	0.00	1,638.98	1.82	1,248.00	(390.98)	-31.33 %
Insurance - Workman's Comp	1 01 4510.04 5	0.00	0.00	1,063.10	1.18	996.00	(67.10)	-6.74 %
Insurance - Fidelity Bond	1 01 4510.09 5	0.00	0.00	336.76	0.37	549.96	213.20	38.77 %
Insurance - Windstorm	1 01 4510.15 5	11,599.05	77.33	90,049.22	100.05	102,498.00	12,448.78	12.15 %
Payments in Lieu of Taxes	1 01 4520 5	2,589.00	17.26	15,534.00	17.26	15,534.00	0.00	0.00 %
PROPERTY TAXES	1 01 4520.1 5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Collection Losses	1 01 4570 5	1,757.00	11.71	6,248.00	6.94	5,700.00	(548.00)	-9.61 %
Total General Expense		**15,945.05**	**106.30**	**140,950.08**	**156.61**	**141,371.94**	**421.86**	**0.30 %**
Other Expenditures								
Property Better & Add-Contract Costs	1 01 7540.4 5	79,000.00	526.67	337,226.60	374.70	274,999.98	(62,226.62)	-22.63 %
Operating Exp For Property - Contra	1 01 7590 5	(79,000.00)	(526.67)	(337,226.60)	(374.70)	(274,999.98)	62,226.62	22.63 %
Total Other Expenditures		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**
Total Expenses		**(97,455.83)**	**(649.71)**	**(706,858.38)**	**(785.40)**	**(668,567.88)**	**(38,290.50)**	**-5.73 %**
Net Income (Loss)		**31,624.63**	**210.83**	**36,767.01**	**40.85**	**(4,649.88)**	**41,416.89**	**-447.53 %**

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: 888 - U/M Year: 1776

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	1	02	3110	5	32,390.00	218.85	180,914.00	203.73	190,500.00	(9,586.00)	-5.03 %
Nondwelling Rental	1	02	3190	5	0.00	0.00	1,750.00	1.97	2,100.00	(350.00)	-16.67 %
Total Rental Income					**32,390.00**	**218.85**	**182,664.00**	**205.70**	**192,600.00**	**(9,936.00)**	**-5.16 %**
Other Income											
Interest Earned on Gen Fund Investments	1	02	3610	5	0.00	0.00	0.00	0.00	246.00	(246.00)	-100.00 %
Interest Earned - Bank Stmt	1	02	3610.01	5	1,143.94	7.73	8,411.43	9.47	246.00	8,165.43	3319.28 %
Other Income - Tenants	1	02	3690	5	4,111.00	27.78	27,492.65	30.96	19,500.00	7,992.65	40.99 %
Other Income - Misc Other Revenue	1	02	3690.1	5	0.00	0.00	9,926.94	11.18	0.00	9,926.94	100.00 %
Other Income - Insurance Equity	1	02	3690.451	5	0.00	0.00	0.00	0.00	156.96	(156.96)	-100.00 %
Other Income - Gain/Loss on Sale of Equi	1	02	3690.88	5	0.00	0.00	8,826.94	9.94	249.96	8,576.98	3431.34 %
Other Income - OP Tran In From CFP	1	02	3690.99	5	0.00	0.00	103,048.98	116.05	50,022.00	53,026.98	106.01 %
Total Other Income					**5,254.94**	**35.51**	**157,706.94**	**177.60**	**70,420.92**	**87,286.02**	**123.95 %**
Other Receipts											
Operating Subsidy - Current Year	1	02	8020	0	101.00	0.68	3,725.00	4.19	406,998.00	(403,273.00)	-99.08 %
Operating Subsidy - 2026	1	02	8020.26	0	72,046.33	486.80	316,315.67	356.21	0.00	316,315.67	100.00 %
Total Other Receipts					**72,147.33**	**487.48**	**320,040.67**	**360.41**	**406,998.00**	**(86,957.33)**	**-21.37 %**
Total Revenue					**109,792.27**	**741.84**	**660,411.61**	**743.71**	**670,018.92**	**(9,607.31)**	**-1.43 %**
Administrative Expense											
Nontechnical Salaries	1	02	4110	5	11,428.54	77.22	69,163.04	77.89	63,000.00	(6,163.04)	-9.78 %
Legal Expense	1	02	4130	5	0.00	0.00	1,400.78	1.58	2,250.00	849.22	37.74 %
Staff Training	1	02	4140	5	166.67	1.13	166.67	0.19	1,749.96	1,583.29	90.48 %
Travel	1	02	4150	5	0.00	0.00	(118.68)	(0.13)	2,496.00	2,614.68	104.75 %
Travel-Mileage Reimbursement	1	02	4150.2	5	0.00	0.00	0.00	0.00	498.00	498.00	100.00 %
Audit Fees	1	02	4171	5	2,273.72	15.36	2,273.72	2.56	3,273.96	1,000.24	30.55 %
Employee Benefits Cont - Admin	1	02	4182	5	4,387.40	29.64	26,995.68	30.40	18,996.00	(7,999.68)	-42.11 %
Sundry	1	02	4190	5	0.00	0.00	0.00	0.00	249.96	249.96	100.00 %
Postage/FedEx/UPS	1	02	4190.03	5	92.00	0.62	465.15	0.52	600.00	134.85	22.48 %
Advertising and Marketing	1	02	4190.08	5	0.00	0.00	0.00	0.00	1,665.96	1,665.96	100.00 %
Publications	1	02	4190.11	5	0.00	0.00	893.40	1.01	498.00	(395.40)	-79.40 %
Membership Dues and Fees	1	02	4190.12	5	0.00	0.00	1,423.74	1.60	996.00	(427.74)	-42.95 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,260.34	49.06	40,986.16	46.16	49,998.00	9,011.84	18.02 %
Forms & Office Supplies	1	02	4190.17	5	0.00	0.00	12,853.39	14.47	7,998.00	(4,855.39)	-60.71 %
Other Sundry Expense	1	02	4190.18	5	0.00	0.00	529.13	0.60	1,500.00	970.87	64.72 %

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: 888 - U/M Year: 1776

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Administrative Contact Costs	1	02	4190.19	5	6,279.21	42.43	40,908.43	46.07	43,500.00	2,591.57	5.96 %
Management Fee Expense - AMP	1	02	4190.21	5	9,954.00	67.26	57,792.06	65.08	53,496.00	(4,296.06)	-8.03 %
Asset Management Fee - AMP	1	02	4190.22	5	1,480.00	10.00	8,880.00	10.00	9,996.00	1,116.00	11.16 %
AMP Bookkeeping Fees	1	02	4190.23	5	1,050.00	7.09	6,277.50	7.07	6,750.00	472.50	7.00 %
IT Fees - COCC	1	02	4190.24	5	296.00	2.00	1,776.00	2.00	1,998.00	222.00	11.11 %
Total Administrative Expense					**44,667.88**	**301.81**	**272,666.17**	**307.06**	**271,509.84**	**(1,156.33)**	**-0.43 %**
Tenant Services											
Tenant Services - Salaries	1	02	4210	5	672.00	4.54	4,116.00	4.64	7,500.00	3,384.00	45.12 %
Ten Services - Recreation, Pubs, Other	1	02	4220	5	0.00	0.00	908.85	1.02	4,998.00	4,089.15	81.82 %
Total Tenant Services					**672.00**	**4.54**	**5,024.85**	**5.66**	**12,498.00**	**7,473.15**	**59.79 %**
Utilities Expense											
Water	1	02	4310	5	325.99	2.20	1,275.83	1.44	1,596.00	320.17	20.06 %
Electricity	1	02	4320	5	1,484.50	10.03	6,634.09	7.47	7,500.00	865.91	11.55 %
Gas	1	02	4330	5	346.09	2.34	1,892.15	2.13	1,650.00	(242.15)	-14.68 %
4150.2-MILEAGE REIMBURSEMENT	1	02	4330.2	5	0.00	0.00	0.00	0.00	499.98	499.98	100.00 %
Other Utility Expense - Sewer	1	02	4390	5	40.92	0.28	261.01	0.29	499.98	238.97	47.80 %
Total Utilities Expense					**2,197.50**	**14.85**	**10,063.08**	**11.33**	**11,745.96**	**1,682.88**	**14.33 %**
Ordinary Maintenance and Operation											
Labor	1	02	4410	5	8,413.08	56.85	34,307.66	38.63	55,998.00	21,690.34	38.73 %
Materials	1	02	4420	5	1,805.60	12.20	17,588.02	19.81	39,996.00	22,407.98	56.03 %
Contract Costs	1	02	4430	5	0.00	0.00	0.00	0.00	996.00	996.00	100.00 %
Contract Cots-Extermination/Pest Control	1	02	4430.01	5	750.00	5.07	4,225.00	4.76	6,000.00	1,775.00	29.58 %
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	0.00	2,645.00	2.98	19,998.00	17,353.00	86.77 %
Contract Costs-Maint Cell Phone	1	02	4430.04	5	16.58	0.11	99.45	0.11	199.98	100.53	50.27 %
Contract Costs-Auto/Truck Maint/Repair	1	02	4430.08	5	62.53	0.42	2,462.61	2.77	3,000.00	537.39	17.91 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	0.00	15,111.25	17.02	25,500.00	10,388.75	40.74 %
Contract Costs-Other	1	02	4430.13	5	2,845.00	19.22	8,910.00	10.03	3,882.00	(5,028.00)	-129.52 %
Contact Costs-Heating & Cooling Contract	1	02	4430.17	5	7,782.50	52.58	13,782.50	15.52	19,998.00	6,215.50	31.08 %
Contract Costs-Landscape & Ground	1	02	4430.19	5	3,900.00	26.35	20,800.00	23.42	27,498.00	6,698.00	24.36 %
Contract Costs-Unit Turnaround	1	02	4430.20	5	0.00	0.00	3,990.00	4.49	15,000.00	11,010.00	73.40 %
Contact Costs-Electrical Contracts	1	02	4430.21	5	2,250.00	15.20	8,742.00	9.84	7,500.00	(1,242.00)	-16.56 %
Contact Costs-Plumbing Contracts	1	02	4430.22	5	0.00	0.00	5,445.00	6.13	9,996.00	4,551.00	45.53 %
Connect/Disconnect Fees	1	02	4430.4	5	45.00	0.30	150.00	0.17	498.00	348.00	69.88 %
Garbage and Trash Collection	1	02	4431	5	119.78	0.81	718.29	0.81	1,749.96	1,031.67	58.95 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,646.77	17.88	15,551.57	17.51	18,996.00	3,444.43	18.13 %
Total Ordinary Maintenance and Operation					**30,636.84**	**207.01**	**154,528.35**	**174.02**	**256,805.94**	**102,277.59**	**39.83 %**
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: 888 - U/M Year: 1776

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	02	4480	5	3,726.81	25.18	24,309.43	27.38	19,998.00	(4,311.43)	-21.56 %
Total Protective Services					**3,726.81**	**25.18**	**24,309.43**	**27.38**	**19,998.00**	**(4,311.43)**	**-21.56 %**
General Expense											
Insurance -Property (Fire & EC)	1	02	4510.01	5	0.00	0.00	25,819.22	29.08	15,000.00	(10,819.22)	-72.13 %
Insurance - General Liability	1	02	4510.02	5	0.00	0.00	237.10	0.27	300.00	62.90	20.97 %
Insurance - Automobile	1	02	4510.03	5	0.00	0.00	1,638.98	1.85	1,399.98	(239.00)	-17.07 %
Insurance - Workman's Comp	1	02	4510.04	5	0.00	0.00	1,000.56	1.13	1,650.00	649.44	39.36 %
Insurance - Fidelity Bond	1	02	4510.09	5	0.00	0.00	316.96	0.36	517.50	200.54	38.75 %
Insurance - Windstorm	1	02	4510.15	5	10,518.71	71.07	61,048.35	68.75	60,000.00	(1,048.35)	-1.75 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	19.49	17,310.00	19.49	15,996.00	(1,314.00)	-8.21 %
PROPERTY TAXES	1	02	4520.1	5	0.00	0.00	0.00	0.00	37.50	37.50	100.00 %
Collection Losses	1	02	4570	5	0.00	0.00	7,350.00	8.28	2,499.96	(4,850.04)	-194.00 %
Total General Expense					**13,403.71**	**90.57**	**114,721.17**	**129.19**	**97,400.94**	**(17,320.23)**	**-17.78 %**
Other Expenditures											
Property Better & Add-Contract Costs	1	02	7540.4	5	0.00	0.00	179,575.00	202.22	150,000.00	(29,575.00)	-19.72 %
Operating Exp For Property - Contra	1	02	7590	5	0.00	0.00	(179,575.00)	(202.22)	(150,000.00)	29,575.00	19.72 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**
Total Expenses					**(95,304.74)**	**(643.95)**	**(581,313.05)**	**(654.63)**	**(669,958.68)**	**88,645.63**	**13.23 %**
Net Income (Loss)					**14,487.53**	**97.91**	**79,098.56**	**89.07**	**60.24**	**79,038.32**	**82110.42 %**

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: 1200 - U/M Year: 2400

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	1	03	3110	5	33,344.00	166.72	204,546.00	170.46	226,842.00	(22,296.00)	-9.83 %
Total Rental Income					**33,344.00**	**166.72**	**204,546.00**	**170.46**	**226,842.00**	**(22,296.00)**	**-9.83 %**
Other Income											
Interest Earned on Gen Fund Investments	1	03	3610	5	2,459.53	12.30	17,701.48	14.75	250.02	17,451.46	6980.03 %
Other Income-Tenants	1	03	3690	5	6,766.00	33.83	38,630.00	32.19	36,000.00	2,630.00	7.31 %
Other Income - Misc Other Revenue	1	03	3690.1	5	45.42	0.23	529.26	0.44	499.98	29.28	5.86 %
Other Income - Gain/Loss on Sale of Equi	1	03	3690.88	5	0.00	0.00	3,443.50	2.87	498.00	2,945.50	591.47 %
Other Income - OP Trans In From CFP	1	03	3690.99	5	0.00	0.00	137,398.64	114.50	66,996.00	70,402.64	105.08 %
Total Other Income					**9,270.95**	**46.35**	**197,702.88**	**164.75**	**104,244.00**	**93,458.88**	**89.65 %**
Other Receipts											
Operating Subsidy - Current Year	1	03	8020	0	140.00	0.70	5,595.00	4.66	570,996.00	(565,401.00)	-99.02 %
Operating Subsidy - 2026	1	03	8020.26	0	126,636.67	633.18	564,091.06	470.08	0.00	564,091.06	100.00 %
Total Other Receipts					**126,776.67**	**633.88**	**569,686.06**	**474.74**	**570,996.00**	**(1,309.94)**	**-0.23 %**
Total Revenue					**169,391.62**	**846.96**	**971,934.94**	**809.95**	**902,082.00**	**69,852.94**	**7.74 %**
Administrative Expense											
Nontechnical Salaries	1	03	4110	5	12,972.38	64.86	92,866.61	77.39	125,496.00	32,629.39	26.00 %
Legal Expense	1	03	4130	5	0.00	0.00	1,088.78	0.91	1,998.00	909.22	45.51 %
Staff Training	1	03	4140	5	166.66	0.83	1,121.66	0.93	2,496.00	1,374.34	55.06 %
Travel	1	03	4150	5	0.00	0.00	1,067.12	0.89	4,998.00	3,930.88	78.65 %
Travel-Mileage Reimbursement	1	03	4150.2	5	0.00	0.00	64.46	0.05	498.00	433.54	87.06 %
Audit Fees	1	03	4171	5	3,107.82	15.54	3,107.82	2.59	4,999.98	1,892.16	37.84 %
Employee Benefits Cont - Admin	1	03	4182	5	6,188.38	30.94	37,174.74	30.98	36,996.00	(178.74)	-0.48 %
Sundry	1	03	4190	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Postage/FedEx/UPS	1	03	4190.03	5	92.00	0.46	465.15	0.39	498.00	32.85	6.60 %
Advertising and Marketing	1	03	4190.08	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Publications	1	03	4190.11	5	0.00	0.00	1,078.00	0.90	2,599.96	1,521.96	58.54 %
Membership Dues and Fees	1	03	4190.12	5	0.00	0.00	1,638.88	1.37	1,548.00	(90.88)	-5.87 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,077.31	50.39	59,855.36	49.88	62,496.00	2,640.64	4.23 %
Rental of Warehouse Space	1	03	4190.14	5	864.00	4.32	5,184.00	4.32	5,184.00	0.00	0.00 %
Forms & Office Supplies	1	03	4190.17	5	1,400.00	7.00	9,751.36	8.13	12,498.00	2,746.64	21.98 %
Other Sundry Expense	1	03	4190.18	5	124.00	0.62	645.13	0.54	1,290.00	644.87	49.99 %
Administrative Contact Costs	1	03	4190.19	5	6,638.51	33.19	58,501.06	48.75	49,998.00	(8,503.06)	-17.01 %
Management Fee Expense - AMP	1	03	4190.21	5	14,148.90	70.74	81,133.94	67.61	72,499.98	(8,633.96)	-11.91 %

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: 1200 - U/M Year: 2400

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Asset Management Fee - AMP	1	03	4190.22	5	2,000.00	10.00	12,000.00	10.00	12,000.00	0.00	0.00 %
AMP Bookkeeping Fees	1	03	4190.23	5	1,492.50	7.46	8,812.50	7.34	9,000.00	187.50	2.08 %
IT Fees - COCC	1	03	4190.24	5	400.00	2.00	2,400.00	2.00	2,400.00	0.00	0.00 %
Total Administrative Expense					**59,672.46**	**298.36**	**377,956.57**	**314.96**	**412,493.92**	**34,537.35**	**8.37 %**
Tenant Services											
Tenant Services - Salaries	1	03	4210	5	896.00	4.48	5,488.00	4.57	4,998.00	(490.00)	-9.80 %
Ten Services - Recreation, Pubs, Other	1	03	4220	5	0.00	0.00	90.02	0.07	2,496.00	2,405.98	96.39 %
Total Tenant Services					**896.00**	**4.48**	**5,578.02**	**4.65**	**7,494.00**	**1,915.98**	**25.57 %**
Utilities Expense											
Water	1	03	4310	5	633.02	3.17	2,322.21	1.94	3,999.96	1,677.75	41.94 %
Electricity	1	03	4320	5	2,446.63	12.23	10,822.45	9.02	10,500.00	(322.45)	-3.07 %
Gas	1	03	4330	5	249.10	1.25	1,170.22	0.98	1,500.00	329.78	21.99 %
4150.2-MILEAGE REIMBURSEMENT	1	03	4330.2	5	0.00	0.00	0.00	0.00	249.96	249.96	100.00 %
Other Utility Expense - Sewer	1	03	4390	5	132.79	0.66	353.31	0.29	999.96	646.65	64.67 %
Total Utilities Expense					**3,461.54**	**17.31**	**14,668.19**	**12.22**	**17,249.88**	**2,581.69**	**14.97 %**
Ordinary Maintenance and Operation											
Labor	1	03	4410	5	7,305.32	36.53	62,897.03	52.41	58,500.00	(4,397.03)	-7.52 %
Materials	1	03	4420	5	15,309.61	76.55	125,238.70	104.37	39,996.00	(85,242.70)	-213.13 %
Contract Costs	1	03	4430	5	0.00	0.00	0.00	0.00	996.00	996.00	100.00 %
Contract Cots-Extermination/Pest Control	1	03	4430.01	5	1,575.00	7.88	11,925.00	9.94	9,996.00	(1,929.00)	-19.30 %
Contract Costs-Other Repairs	1	03	4430.03	5	11,040.00	55.20	22,955.00	19.13	15,000.00	(7,955.00)	-53.03 %
Contract Costs-Maint Cell Phone	1	03	4430.04	5	22.12	0.11	132.65	0.11	499.98	367.33	73.47 %
Contract Costs-Auto/Truck Maint/Repair	1	03	4430.08	5	71.78	0.36	460.46	0.38	4,998.00	4,537.54	90.79 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	0.00	2,257.60	1.88	9,996.00	7,738.40	77.41 %
Contract Costs-Other	1	03	4430.13	5	911.50	4.56	21,430.50	17.86	12,498.00	(8,932.50)	-71.47 %
Contact Costs-Heating & Cooling Contract	1	03	4430.17	5	0.00	0.00	1,200.00	1.00	17,496.00	16,296.00	93.14 %
Contract Costs-Landscape & Ground	1	03	4430.19	5	2,900.00	14.50	23,200.00	19.33	27,192.00	3,992.00	14.68 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,995.00	9.98	31,920.00	26.60	49,998.00	18,078.00	36.16 %
Contact Costs-Electrical Contracts	1	03	4430.21	5	625.00	3.13	8,838.00	7.37	24,996.00	16,158.00	64.64 %
Contact Costs-Plumbing Contracts	1	03	4430.22	5	1,425.00	7.13	2,300.00	1.92	15,000.00	12,700.00	84.67 %
Contract Costs-Janitorial Contracts	1	03	4430.23	5	0.00	0.00	0.00	0.00	246.00	246.00	100.00 %
Connect/Disconnect Fees	1	03	4430.4	5	0.00	0.00	105.00	0.09	498.00	393.00	78.92 %
Garbage and Trash Collection	1	03	4431	5	149.57	0.75	1,324.38	1.10	3,000.00	1,675.62	55.85 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,225.24	16.13	20,655.64	17.21	19,500.00	(1,155.64)	-5.93 %
Emp Benefit Cont - Maint Unemployment	1	03	4433.8	5	0.00	0.00	0.00	0.00	351.48	351.48	100.00 %
Total Ordinary Maintenance and Operation					**46,555.14**	**232.78**	**336,839.96**	**280.70**	**310,757.46**	**(26,082.50)**	**-8.39 %**
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: 1200 - U/M Year: 2400

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Protective Services - Contract Costs	1	03	4480	5	5,343.98	26.72	31,106.08	25.92	24,996.00	(6,110.08)	-24.44 %
Total Protective Services					**5,343.98**	**26.72**	**31,106.08**	**25.92**	**24,996.00**	**(6,110.08)**	**-24.44 %**
General Expense											
Insurance -Property (Fire & EC)	1	03	4510.01	5	0.00	0.00	31,351.92	26.13	18,996.00	(12,355.92)	-65.04 %
Insurance - General Liability	1	03	4510.02	5	0.00	0.00	355.66	0.30	498.00	142.34	28.58 %
Insurance - Automobile	1	03	4510.03	5	0.00	0.00	2,209.06	1.84	1,999.98	(209.08)	-10.45 %
Insurance - Workman's Comp	1	03	4510.04	5	0.00	0.00	1,688.44	1.41	3,699.96	2,011.52	54.37 %
Insurance - Fidelity Bond	1	03	4510.09	5	0.00	0.00	534.88	0.45	870.00	335.12	38.52 %
Insurance - Windstorm	1	03	4510.15	5	13,662.00	68.31	81,860.85	68.22	80,496.00	(1,364.85)	-1.70 %
Payments in Lieu of Taxes	1	03	4520	5	3,132.00	15.66	18,792.00	15.66	18,792.00	0.00	0.00 %
PROPERTY TAXES	1	03	4520.1	5	0.00	0.00	0.00	0.00	49.98	49.98	100.00 %
Collection Losses	1	03	4570	5	2,535.00	12.68	8,117.00	6.76	3,600.00	(4,517.00)	-125.47 %
Total General Expense					**19,329.00**	**96.64**	**144,909.81**	**120.76**	**129,001.92**	**(15,907.89)**	**-12.33 %**
Other Expenditures											
Property Better & Add-Contract Costs	1	03	7540.4	5	49,621.75	248.11	253,413.39	211.18	287,496.00	34,082.61	11.85 %
Operating Exp For Property - Contra	1	03	7590	5	(49,621.75)	(248.11)	(253,413.39)	(211.18)	(287,496.00)	(34,082.61)	-11.85 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**
Total Expenses					**(135,258.12)**	**(676.29)**	**(911,058.63)**	**(759.22)**	**(901,993.18)**	**(9,065.45)**	**-1.01 %**
Net Income (Loss)					**34,133.50**	**170.64**	**60,876.31**	**50.73**	**88.82**	**60,787.49**	**106811.64 %**

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: 66 - U/M Year: 132

Fiscal Year End Date: 3/31/2027	ACCOUNT				1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Rental Income											
Dwelling Rental	3	01	3110	5	4,200.00	525.00	27,600.00	575.00	28,800.00	(1,200.00)	-4.17 %
Total Rental Income					**4,200.00**	**525.00**	**27,600.00**	**575.00**	**28,800.00**	**(1,200.00)**	**-4.17 %**
Other Income											
Interest Earned on Gen Fund Investments	3	01	3610	5	163.13	20.39	1,014.25	21.13	1,302.00	(287.75)	-22.10 %
Other Income-Tenants	3	01	3690	5	260.00	32.50	1,474.00	30.71	1,140.00	334.00	29.30 %
Total Other Income					**423.13**	**52.89**	**2,488.25**	**51.84**	**2,442.00**	**46.25**	**1.89 %**
Total Revenue					**4,623.13**	**577.89**	**30,088.25**	**626.84**	**31,242.00**	**(1,153.75)**	**-3.69 %**
Administrative Expense											
Nontechnical Salaries	3	01	4110	5	257.92	32.24	1,467.33	30.57	8,496.00	7,028.67	82.73 %
Legal Expense	3	01	4130	5	0.00	0.00	0.00	0.00	192.00	192.00	100.00 %
Audit Fees	3	01	4171	5	371.33	46.42	371.33	7.74	1,500.00	1,128.67	75.24 %
Employee Benefits Cont - Admin	3	01	4182	5	74.88	9.36	525.30	10.94	1,296.00	770.70	59.47 %
Advertising and Marketing	3	01	4190.08	5	0.00	0.00	0.00	0.00	124.98	124.98	100.00 %
Publications	3	01	4190.11	5	0.00	0.00	42.60	0.89	99.96	57.36	57.38 %
Other Sundry Expense	3	01	4190.18	5	184.00	23.00	3,453.30	71.94	2,748.00	(705.30)	-25.67 %
BOARD MEETING EXPENSES	3	01	4190.9	5	22.71	2.84	3,798.11	79.13	0.00	(3,798.11)	-100.00 %
Total Administrative Expense					**910.84**	**113.86**	**9,657.97**	**201.21**	**14,456.94**	**4,798.97**	**33.19 %**
Tenant Services											
Ten Services - Recreation, Pubs, Other	3	01	4220	5	0.00	0.00	822.66	17.14	0.00	(822.66)	-100.00 %
Total Tenant Services					**0.00**	**0.00**	**822.66**	**17.14**	**0.00**	**(822.66)**	**-100.00 %**
Utilities Expense											
Water	3	01	4310	5	51.41	6.43	318.51	6.64	213.00	(105.51)	-49.54 %
Other Utility Expense - Sewer	3	01	4390	5	96.65	12.08	602.26	12.55	390.00	(212.26)	-54.43 %
Total Utilities Expense					**148.06**	**18.51**	**920.77**	**19.18**	**603.00**	**(317.77)**	**-52.70 %**
Ordinary Maintenance and Operation											
Labor	3	01	4410	5	68.31	8.54	123.66	2.58	1,500.00	1,376.34	91.76 %
Materials	3	01	4420	5	0.00	0.00	0.00	0.00	999.96	999.96	100.00 %
Contract Cots-Extermination	3	01	4430.01	5	99.00	12.38	495.00	10.31	588.00	93.00	15.82 %
Contract Costs-Other Repairs	3	01	4430.03	5	350.00	43.75	350.00	7.29	1,650.00	1,300.00	78.79 %
Contract Costs-Other	3	01	4430.13	5	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00 %
Contact Costs-Heating & Cooling Contract	3	01	4430.17	5	0.00	0.00	0.00	0.00	1,999.98	1,999.98	100.00 %
Connect/Disconnect Fees	3	01	4430.4	5	0.00	0.00	0.00	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	11.99	575.64	11.99	649.98	74.34	11.44 %
Emp Benefit Cont - Maintenance	3	01	4433	5	18.83	2.35	47.41	0.99	0.00	(47.41)	-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: 66 - U/M Year: 132

Fiscal Year End Date: 3/31/2027	ACCOUNT	1 Month(s) Ended September 30, 2026	PUM	6 Month(s) Ended September 30, 2026	PUM	Budget	Variance	Variance %
Total Ordinary Maintenance and Operation		**632.08**	**79.01**	**1,591.71**	**33.16**	**8,902.92**	**7,311.21**	**82.12 %**
General Expense								
Insurance -Property (Fire & EC)	3 01 4510.01 5	0.00	0.00	4,610.58	96.05	1,650.00	(2,960.58)	-179.43 %
Insurance - General Liability	3 01 4510.02 5	0.00	0.00	35.56	0.74	60.00	24.44	40.73 %
Insurance - Windstorm	3 01 4510.15 5	906.17	113.27	5,436.98	113.27	5,550.00	113.02	2.04 %
Total General Expense		**906.17**	**113.27**	**10,083.12**	**210.06**	**7,260.00**	**(2,823.12)**	**-38.89 %**
Other Expenditures								
Property Better & Add-Contract Costs	3 01 7540.4 5	19,500.00	2,437.50	19,500.00	406.25	27,498.00	7,998.00	29.09 %
Operating Exp For Property - Contra	3 01 7590 5	(19,500.00)	(2,437.50)	(19,500.00)	(406.25)	(27,498.00)	(7,998.00)	-29.09 %
Total Other Expenditures		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**
Total Expenses		**(2,597.15)**	**(324.64)**	**(23,076.23)**	**(480.75)**	**(31,222.86)**	**8,146.63**	**26.09 %**
Net Income (Loss)		**2,025.98**	**253.24**	**7,012.02**	**146.08**	**19.14**	**6,992.88**	**78322.26 %**

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

11/03/2026 10:14 AM

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date: 3/31/2027	ACCOUNT	1 Month(s) Ended September 30, 2026	6 Month(s) Ended September 30, 2026	Budget	Variance	Variance %
Revenue						
Operating Income						
Administrative Fees Earned	7 01 3112 5	59,253.00	363,462.00	367,662.00	(4,200.00)	-1.14 %
Interest Income HA Portion	7 01 3300 5	496.03	2,092.57	250.02	1,842.55	736.96 %
Fraud Recovery PHA Section 8	7 01 3300.3 5	130.00	130.00	3,687.48	(3,557.48)	-96.47 %
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	1,415.18	3,488.96	12,828.00	(9,339.04)	-72.80 %
Other Income	7 01 3690 5	0.00	0.00	52.50	(52.50)	-100.00 %
HAP Earned Income	7 01 4902 5	547,347.00	3,043,138.20	3,029,592.00	13,546.20	0.45 %
SF HAP Earned Income	7 01 4902.SF 5	0.00	88,257.00	0.00	88,257.00	100.00 %
Total Operating Income		**608,641.21**	**3,500,616.23**	**3,414,072.00**	**86,544.23**	**2.53 %**
Total Revenue		**608,641.21**	**3,500,616.23**	**3,414,072.00**	**86,544.23**	**2.53 %**
Expenses						
Administrative Expense						
Nontechnical Salaries	7 01 4110 5	15,145.11	86,527.94	91,998.00	5,470.06	5.95 %
Legal Expense	7 01 4130 5	0.00	0.00	2,499.96	2,499.96	100.00 %
STAFF TRAINING	7 01 4140 5	0.00	3,766.00	4,998.00	1,232.00	24.65 %
Travel	7 01 4150 5	3,364.44	6,604.80	4,998.00	(1,606.80)	-32.15 %
Travel-Mileage Reimbursement	7 01 4150.2 5	0.00	255.92	1,500.00	1,244.08	82.94 %
Audit Fees	7 01 4171 5	289.23	289.23	2,499.96	2,210.73	88.43 %
Office Rent & Utilities	7 01 4180 5	1,068.00	5,340.00	6,618.00	1,278.00	19.31 %
Employee Benefits Cont - Admin	7 01 4182 5	6,063.01	35,715.45	31,500.00	(4,215.45)	-13.38 %
Sundry	7 01 4190 5	0.00	0.00	2,496.00	2,496.00	100.00 %
Postage/FedEx/UPS	7 01 4190.03 5	457.00	2,310.56	4,999.98	2,689.42	53.79 %
Advertising and Marketing	7 01 4190.08 5	0.00	0.00	7,500.00	7,500.00	100.00 %
Publications	7 01 4190.11 5	0.00	1,553.70	4,999.98	3,446.28	68.93 %
Membership Dues and Fees	7 01 4190.12 5	0.00	0.00	2,499.96	2,499.96	100.00 %
Telephone/Cell Phone/Internet	7 01 4190.13 5	1,556.96	9,371.15	15,000.00	5,628.85	37.53 %
Forms & Office Supplies	7 01 4190.17 5	743.11	2,972.41	11,958.00	8,985.59	75.14 %
Other Sundry Expense	7 01 4190.18 5	100.00	100.00	3,792.00	3,692.00	97.36 %
Administrative Contact Costs	7 01 4190.19 5	6,705.56	41,338.04	49,999.98	8,661.94	17.32 %
Asset Management Fee - AMP	7 01 4190.22 5	8,832.00	53,352.00	53,496.00	144.00	0.27 %
AMP Bookkeeping Fees	7 01 4190.23 5	5,520.00	33,345.00	33,435.00	90.00	0.27 %
Asset Management Fee - AMP	7 03 4190.22 5	948.00	5,772.00	6,264.00	492.00	7.85 %
AMP Bookkeeping Fees	7 03 4190.23 5	592.50	3,607.50	3,915.00	307.50	7.85 %
Total Administrative Expense		**51,384.92**	**292,221.70**	**346,967.82**	**54,746.12**	**15.78 %**
Operating Expenses						
Maintenance & Operating Sec 8	7 01 4400 5	1,130.81	5,599.02	12,499.98	6,900.96	55.21 %
Materials	7 01 4420 5	154.68	1,000.70	0.00	(1,000.70)	-100.00 %
Vehicle Maintenance	7 01 4430.1 5	55.03	330.17	0.00	(330.17)	-100.00 %
Total Operating Expenses		**1,340.52**	**6,929.89**	**12,499.98**	**5,570.09**	**44.56 %**
General Expense						
Insurance - Automobile	7 01 4510.03 5	0.00	498.82	1,749.96	1,251.14	71.50 %
Insurance - Workman's Comp	7 01 4510.04 5	0.00	1,063.10	7,500.00	6,436.90	85.83 %
Insurance - Fidelity Bond	7 01 4510.09 5	0.00	336.76	0.00	(336.76)	-100.00 %
Insurance - Windstorm	7 01 4510.15 5	0.00	0.00	999.96	999.96	100.00 %
Admin Fee - Paid for Portability	7 01 4590.P 5	219.73	1,500.04	1,249.98	(250.06)	-20.01 %
Portability - Port In Deposits	7 01 4590.PID 5	(1,667.00)	(11,980.00)	0.00	11,980.00	100.00 %
Portability - Port In Expenses	7 01 4590.PIE 5	1,667.00	11,980.00	0.00	(11,980.00)	-100.00 %
Portable Admin Fees Paid	7 03 4590.P 5	2,173.44	13,277.11	13,500.00	222.89	1.65 %
Portability - Port In Deposits	7 03 4590.PID 5	(1,578.20)	(16,318.52)	0.00	16,318.52	100.00 %
Portability - Port In Expenses	7 03 4590.PIE 5	1,578.20	16,318.52	0.00	(16,318.52)	-100.00 %
Total General Expense		**2,393.17**	**16,675.83**	**24,999.90**	**8,324.07**	**33.30 %**
Other Expenditures						
Replacement Of Non-Expend Equipme	7 01 7520 5	0.00	0.00	24,996.00	24,996.00	100.00 %
Operating Exp For Property - Contra	7 01 7590 5	0.00	0.00	(24,999.96)	(24,999.96)	-100.00 %
Total Other Expenditures		**0.00**	**0.00**	**(3.96)**	**(3.96)**	**-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:

11/03/2026 10:14 AM

Housing Authority of the City of Harlingen
Budgeted Income Statement
Voucher

Fiscal Year End Date: 3/31/2027	ACCOUNT	1 Month(s) Ended September 30, 2026	6 Month(s) Ended September 30, 2026	Budget	Variance	Variance %
HAP Payments - Rents	7 01 4715.1 5	473,319.00	2,876,830.00	2,717,532.00	(159,298.00)	-5.86 %
HAP Payments - Utilities	7 01 4715.4 5	7,535.00	45,909.00	57,498.00	11,589.00	20.16 %
Fraud Recovery HUD	7 01 4715.8 5	(130.00)	(130.00)	0.00	130.00	100.00 %
HAP Portability	7 01 4715.P 5	0.00	0.00	24,672.00	24,672.00	100.00 %
HAP Payments - Port Out	7 01 4715.PO 5	2,377.00	15,896.00	18,000.00	2,104.00	11.69 %
HAP Payments - Rents	7 02 4715.1 5	4,189.00	23,417.00	22,500.00	(917.00)	-4.08 %
HAP Payments - Utilities	7 02 4715.4 5	0.00	0.00	(49.98)	(49.98)	-100.00 %
HAP Payments - Rent - VASH	7 03 4715.1 5	16,331.00	119,185.02	99,996.00	(19,189.02)	-19.19 %
HAP Payments - Utilities - VASH	7 03 4715.4 5	141.00	1,108.00	999.96	(108.04)	-10.80 %
HAP Payments - Portability	7 03 4715.P 5	453.00	2,265.00	249.96	(2,015.04)	-806.14 %
HAP Payments - Port Out	7 03 4715.PO 5	19,281.00	118,509.00	80,562.00	(37,947.00)	-47.10 %
HAP Payments - Rent - Home Owners	7 04 4715.1 5	673.00	3,761.00	0.00	(3,761.00)	-100.00 %
HAP Payments - Home Ownership Pro	7 04 4715.HO 5	0.00	0.00	19.98	19.98	100.00 %
HAP Payments - Rent - Foster Youth	7 05 4715.1 5	2,054.00	9,793.00	7,500.00	(2,293.00)	-30.57 %
HAP Payments - Utilities - Foster Yout	7 05 4715.4 5	3.00	6.00	96.00	90.00	93.75 %
Total Housing Assistance Payments		**526,226.00**	**3,216,549.02**	**3,029,575.92**	**(186,973.10)**	**-6.17 %**
Total Expenses		**(581,344.61)**	**(3,532,376.44)**	**(3,414,039.66)**	**(118,336.78)**	**-3.47 %**
Total Net Income (Loss)		**27,296.60**	**(31,760.21)**	**32.34**	**(31,792.55)**	**-98585.50 %**

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, NOVEMBER 18, 2026
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTH OF
OCTOBER 2026

Los Vecinos		
Apartment	Tenant Id.	Amounts
203	13269	$1,055.00
208	16409	$39.00
Los Vecinos Total		**$1,094.00**
Bonita Park		
Apartment	Tenant Id.	Amounts
89	32389	$264.00
116	21033	$1,585.00
Bonita Park Total		**$1,849.00**
Sunset Terrace		
Apartment	Tenant Id.	Amounts
18	26642	$707.00
Sunset Terrace Total		**$707.00**
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
Le Moyne Gardens Total		**$0.00**
Grand Total		**$3,650.00**

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: AMP 10 - Los Vecinos

CHARGE-OFF VACATED APARTMENTS

MANAGER: Diana Cheramie

DATE: 11/01/26

FOR THE MONTH OF OCTOBER 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
203	13269	$200.00	$0.00	$660.00	$150.00	$445.00	$0.00	$1,055.00	Abandoned Non-payment of rents, late fees, and sales & service fees
Rent Due: August 2026 $108.00 + September 2026 $325.00 + October 2026 $227.00 (prorated move out) + Late Fee: August 2026 $50.00 + September 2026 $50.00 + October 2026 $50.00 + Sales & Service Fee: Spectrum $95.00 + Trash & Debri Removal $90.00 + Cleaning of Stove $75.00 + Cleaning of Refrigerator $75.00 + Key & Lock Replacement $110.00 = $1,255.00 - Security Deposit $200.00 = $1,055.00									
208	16409	$50.00	$0.00	$39.00	$50.00	$0.00	$0.00	$39.00	Vacated Non-payment of rent, & late fee
Rent Due: September 2026 $39.00 (prorated move out) + Late Fee: September 2026 $50.00 = $89.00 - Security Deposit $50.00 = $39.00									
	TOTALS	$250.00	$0.00	$699.00	$200.00	$445.00	$0.00	$1,094.00	

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: 11/01/26

FOR THE MONTH OF OCTOBER 2026

APT #	TENANT ID #	SECURITY DEPOSIT	RETROACTIVE RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
BP 89	32389	$200.00	$0.00	$389.00	$50.00	$25.00	$0.00	$264.00	Vacated Rent due, Late Fee and Sales & Service Fee

Rent due: September 2026 (prorated move out) $389.00 + Late Fee: September 2026 $50.00 + Sales and Service Fee: Spectrum (partial) $25.00 = $464.00 - Security Deposit $200.00 = $264.00

BP 116	21033	$100.00	$0.00	$1,425.00	$150.00	$110.00	$0.00	$1,585.00	Abandoned Rents due, Late Fees, Sales and Service Fee

Rent due: July 2026 $2.00 (partial) + August 2026 $527.00 + September 2026 $527.00 + October 2026 $369.00 (prorated move out) + Late fee: August 2026 $50.00 + September 2026 $50.00 + October 2026 $50.00 + Sales and Service Fee: Key and Lock Replacement $110.00 = $1,685.00 - Security Deposit $100.00 = $1,585.00

ST 18	26642	$100.00	$732.00	$0.00	$0.00	$75.00	$0.00	$707.00	Vacated Retroactive rent/Balance due and Sales & Service Fee

Retroactive Rent/Balance due: $732.00 + Sales and Service fee: Stove cleaning $75.00 = $807.00 - Security Deposit $100.00 = $707.00

	TOTALS	$400.00	$2,157.00	$1,814.00	$200.00	$210.00	$0.00	$2,556.00	

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

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

DATE: 11/01/26

FOR THE MONTH OF OCTOBER 2026

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

Board Resolution No. 1537
Housing Authority of the City of Harlingen

Resolution to Approve FYB 2027 Annual PHA Plan for Submission to HUD and Approve the PHA Certification of Compliance with the PHA Plans and Related Regulations

WHEREAS: The United States Congress passed the Quality Housing and Work Responsibility Act (QHWRA) of 1998 on October 21,1998; and

WHEREAS: The QHWRA requires Public Housing Authorities to approve the Housing Authority's PHA Plan for submission to HUD; and

WHEREAS: The PHA Plans establish the basic goals, objectives and policies of the Housing Authority, and serves as the request to HUD for the Capital Fund Program; and

WHEREAS: HUD requires PHA to approve the attached "PHA Certification of Compliance with the PHA Plans and Related Regulations."

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Harlingen hereby approve the FYB 2027 Annual PHA Plan for submission to HUD and approve the required "PHA Certification of Compliance with the PHA Plans and Related Regulations" on this 18th day of November 2026.

_____ _____

Chairperson or Vice Chairperson
Board of Commissioners

Chief Executive Officer

PHA Annual Plan Summary
Resolution # 1537

November 18, 2026

The PHA Annual Plan was updated with information that was gathered from every department including the Accounting Dept., Housing Choice Voucher, Low Rent, and from the residents of the Housing Authority. The update consists of planning goals and achievements. The plan was provided by Nelrod.

An ad was advertised in the Valley Morning Star on September 12, 2026, announcing the Public Hearing and the availability of the plans for public view. The Public Hearing was held on November 12, 2026. The Annual plan draft was displayed at all the Low Rent offices, the Harlingen Public Library, the Administration office, and at the City of Harlingen. It was placed for a public comment period of 45 days. Resident meetings were held and comments from the residents were addressed.

The funding has fluctuated in the last few years for capital funds; in 2023 we received $1,628,473.00, in 2024 we received $1,667,416.00, in 2025 we received $1,675,947.00, and in 2026 we received $1,717,483.00. The future proposed budgets are being estimated with the last amount funded, $1,717,483.00.

Today we are asking you, the Board of Commissioners, to pass resolution #1537 adopting the Harlingen Housing Authority's Annual Plan. It will be submitted to HUD; it is due on January 15, 2027.

Amended Audit Conducted

by Aprio, LLP

Pending

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TEXAS

Corrective Action Plan

Fiscal Year Ending: March 31, 2026

Finding Number: Finding 2026-001

Title: Inadequate Income Verification – Public Housing Program

Program Name: Public Housing Program

ALN: 14.850

Description: During testing of forty tenant files, the auditor identified one tenant for whom current income verification was not obtained. The Authority completed the tenant's recertification using previously available 2023 income information after the tenant did not provide the requested documentation. As a result, the Authority did not have current information necessary to verify the tenant's household income, eligibility, and appropriate rent calculation.

Planned Corrective Action:

Timeline for Completion: Ongoing

Status:
☐ Not Started ☒ In Progress ☐ Completed

Contact Person Responsible: Mary Prieto, Senior Property Manager

Signature: Mary Prieto

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

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

Counselor:
Law Office of
Alan T. Ozuna

Chief Executive Officer:
Hilda Benavides

Resolution 1538
Corrective Action Plan

Housing Authority of the City of Harlingen
Financial Audit, FYE March 31, 2026

Finding: Finding 2026-001, Inadequate Income Verification – Public Housing Program

Condition:

During the review of forty (40) tenant files under the Public Housing Program, the auditor identified one tenant for whom current income verification was not obtained.

- The Authority completed the tenant's recertification using previously available 2023 income information after the tenant did not provide the requested documentation. As a result, the Authority did not have current information necessary to verify the tenant's household income, eligibility, and appropriate rent calculation.

Recommendation:

We recommend that the Housing Authority strengthen internal controls over tenant file documentation by implementing a standardized checklist to ensure all required forms, income information, and records are consistently retained. Staff must utilize the HUD Earned Income Verification System (EIV) and will verify income through MRI'S Work Number software. Staff should receive periodic training on HUD documentation and compliance requirements to reinforce expectations and reduce errors. Management should also conduct routine internal file reviews to verify that income verification and lease documentation are properly completed and maintained. These measures will help ensure that tenant eligibility and payment determinations are adequately supported and compliant with federal regulations.

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

Corrective Action Plan:

To address the finding, the Housing Authority will implement a standardized checklist for all tenant file changes, ensuring that all required forms, income information, and records are current and consistently retained. The Senior Property Manager and staff will conduct monthly reviews of completed re-certifications to verify that all necessary documentation is present and properly filed. All paperwork related to annual re-certifications, transfers, move-ins, and interims will be scanned into the Lindsey software system within ten working days of receipt, prior to physical filing. The Senior Property Manager will organize training sessions on Public Housing program requirements, with participation tracked to ensure all staff attend. Monthly spot checks will be performed to confirm that the checklist is being used appropriately. These actions will be supported by updated training materials, access to the Lindsey software, and dedicated staff time for audits and mandatory training. Management will monitor the implementation of these corrective actions and conduct follow-up reviews to ensure sustained compliance with HUD regulations.

Timeline for completion: Ongoing process

Status: In progress

Contact Person Responsible: Mary Prieto, Senior Property Manager

Signature: Mary Prieto

Chairperson or Vice-Chairperson

Chief Executive Officer

City of Harlingen Housing Authority

September 2026

Bank Balances

Comparative Income Statements/Charts

Accounting Report for October 2026 Activities



Bank Balances- Reserves as of 9/30/2026

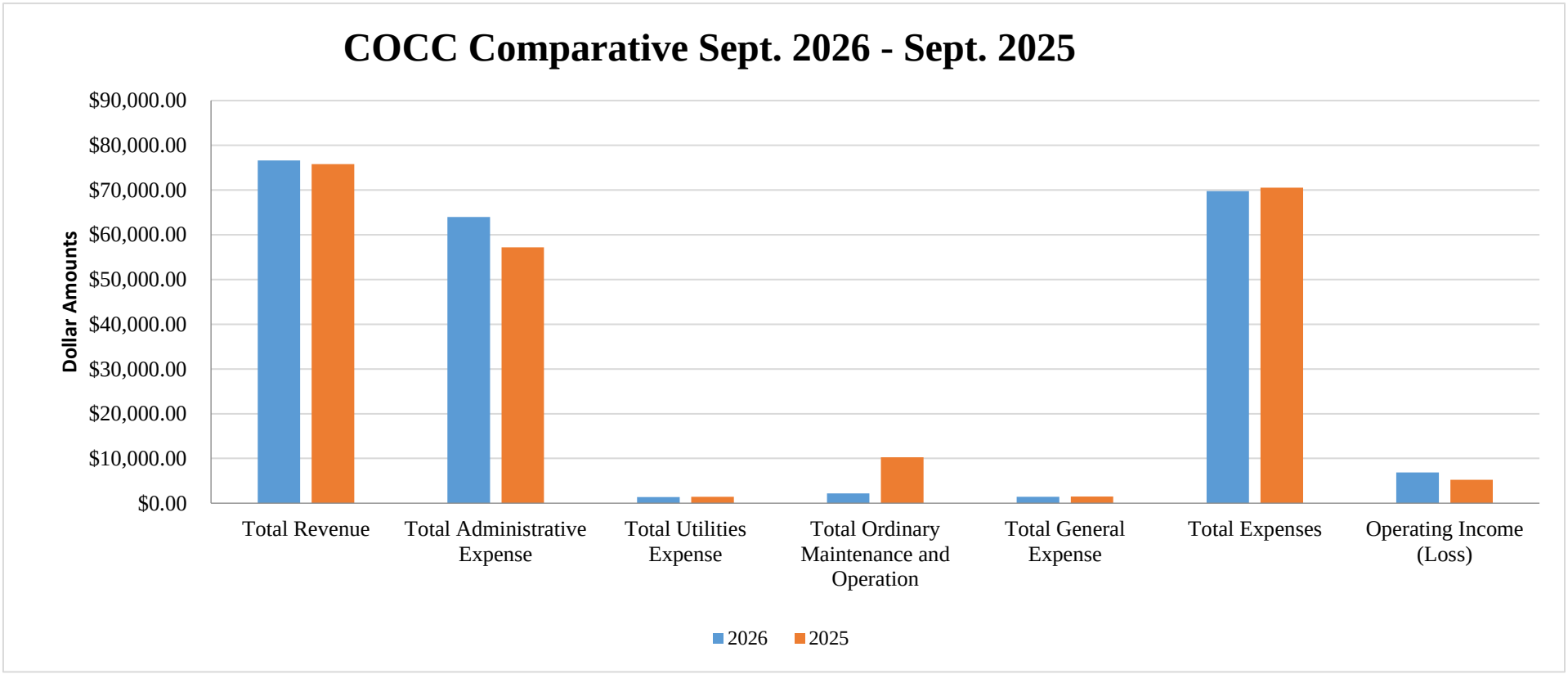
		September 2026 Expenses	Operating Reserve Ratio in Months
Conventional Program Reserves:			
$62,054.92	COCC Investment Account		
$342,863.66	COCC General Fund	$69,755.17	5.80
Low Rent Reserves:			
$721,724.69	Los Vecinos	$97,455.83	7.41
$565,379.63	Bonita Park	$95,304.74	5.93
$1,223,666.80	Le Moyne Gardens	$135,258.12	9.05
Family Living Center Reserves:			
$69,145.86	FLC bank cash account	$2,597.15	26.62
HCV/Section 8 Reserves:			
$64,699.90	Admin	$55,118.61	1.17
$140,982.50	HAP	$526,344.61	0.27

Housing Authority of the City of Harlingen

Comparative Income Statement

ADMINISTRATION BUILDING

	Start: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$76,613.18**	**$75,787.35**
Total Administrative Expense	**$63,971.40**	**$57,178.90**
Total Utilities Expense	**$1,362.87**	**$1,413.30**
Total Ordinary Maintenance and Operation	**$2,204.69**	**$10,237.99**
Total General Expense	**$1,429.17**	**$1,472.80**
Total Expenses	**$69,755.17**	**$70,550.07**
Operating Income (Loss)	**$6,858.01**	**$5,237.28**



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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Operating Income								
Other Income - CFP25	1	06	3690.32	5	0.00	13,895.00	(13,895.00)	-100.00 %
Other Income - CFP - Admin fee	1	06	3690.33	5	14,312.00	0.00	14,312.00	0.00 %
Total Operating Income					**14,312.00**	**13,895.00**	**417.00**	**3.00 %**
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	684.79	1,294.48	(609.69)	-47.10 %
OTHER INCOME	1	06	3690	5	56.88	95.88	(39.00)	-40.68 %
Other Income - Management Fee	1	06	3690.2	5	33,914.70	32,921.68	993.02	3.02 %
Other Income - Asset Managemen	1	06	3690.3	5	14,760.00	14,688.00	72.00	0.49 %
Other Income - Bookkeeping Fee	1	06	3690.4	5	9,690.00	9,697.50	(7.50)	-0.08 %
IT Fees	1	06	3690.5	5	996.00	996.00	0.00	0.00 %
Total Other Income					**60,102.37**	**59,693.54**	**408.83**	**0.68 %**
Total Revenue					**76,613.18**	**75,787.35**	**825.83**	**1.09 %**
Expenses								
Administrative Expense								
NONTECHNICAL SALARIES	1	06	4110	5	33,960.64	32,926.85	(1,033.79)	-3.14 %
STAFF TRAINING	1	06	4140	5	1,395.00	524.00	(871.00)	-166.22 %
TRAVEL	1	06	4150	5	1,948.49	2,954.02	1,005.53	34.04 %
Audit Fees	1	06	4171	5	1,090.68	0.00	(1,090.68)	0.00 %
Employee Benefits Cont - Admin	1	06	4182	5	11,578.93	11,872.82	293.89	2.48 %
SUNDRY	1	06	4190	5	0.99	0.00	(0.99)	0.00 %
Postage/FedEx/UPS	1	06	4190.03	5	484.60	0.00	(484.60)	0.00 %
MEMBERSHIP DUES AND FEES	1	06	4190.12	5	345.00	245.00	(100.00)	-40.82 %
Telephone/Cell Phone/Internet	1	06	4190.13	5	3,280.88	3,238.66	(42.22)	-1.30 %
FORMS & OFFICE SUPPLIES	1	06	4190.17	5	1,226.81	1,364.90	138.09	10.12 %
Other Sundry Expense	1	06	4190.18	5	455.76	444.83	(10.93)	-2.46 %
Administrative Contact Costs	1	06	4190.19	5	7,026.24	1,831.76	(5,194.48)	-283.58 %
BOARD MEETING EXPENSE	1	06	4190.9	5	1,177.38	1,776.06	598.68	33.71 %
Total Administrative Expense					**63,971.40**	**57,178.90**	**(6,792.50)**	**-11.88 %**
Utilities Expense								
WATER	1	06	4310	5	13.21	20.66	7.45	36.06 %
ELECTRICITY	1	06	4320	5	1,337.74	1,364.19	26.45	1.94 %
OTHER UTILITY EXPENSE - SEWER	1	06	4390	5	11.92	28.45	16.53	58.10 %
Total Utilities Expense					**1,362.87**	**1,413.30**	**50.43**	**3.57 %**
Ordinary Maintenance and Operation								
LABOR - WAGES/SALARIES	1	06	4410	5	1,301.17	942.42	(358.75)	-38.07 %
MATERIALS	1	06	4420	5	154.67	253.69	99.02	39.03 %
Contract Cots-Extermination/Pe	1	06	4430.01	5	200.00	200.00	0.00	0.00 %
Contract Costs-Other Repairs	1	06	4430.03	5	0.00	8,500.00	8,500.00	100.00 %
Contract Costs-Auto/Truck Main	1	06	4430.08	5	55.01	58.77	3.76	6.40 %
Garbage and Trash Removal	1	06	4431	5	46.79	46.79	0.00	0.00 %
Emp Benefit Cont - Maintenance	1	06	4433	5	447.05	236.32	(210.73)	-89.17 %
Total Ordinary Maintenance and Operation					**2,204.69**	**10,237.99**	**8,033.30**	**78.47 %**
Protective Services								
Protective Services - Contract	1	06	4480	5	787.04	247.08	(539.96)	-218.54 %
Total Protective Services					**787.04**	**247.08**	**(539.96)**	**-218.54 %**
General Expense								

Report Criteria PHA: 1 Project: '06'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: COCC Custom 3:

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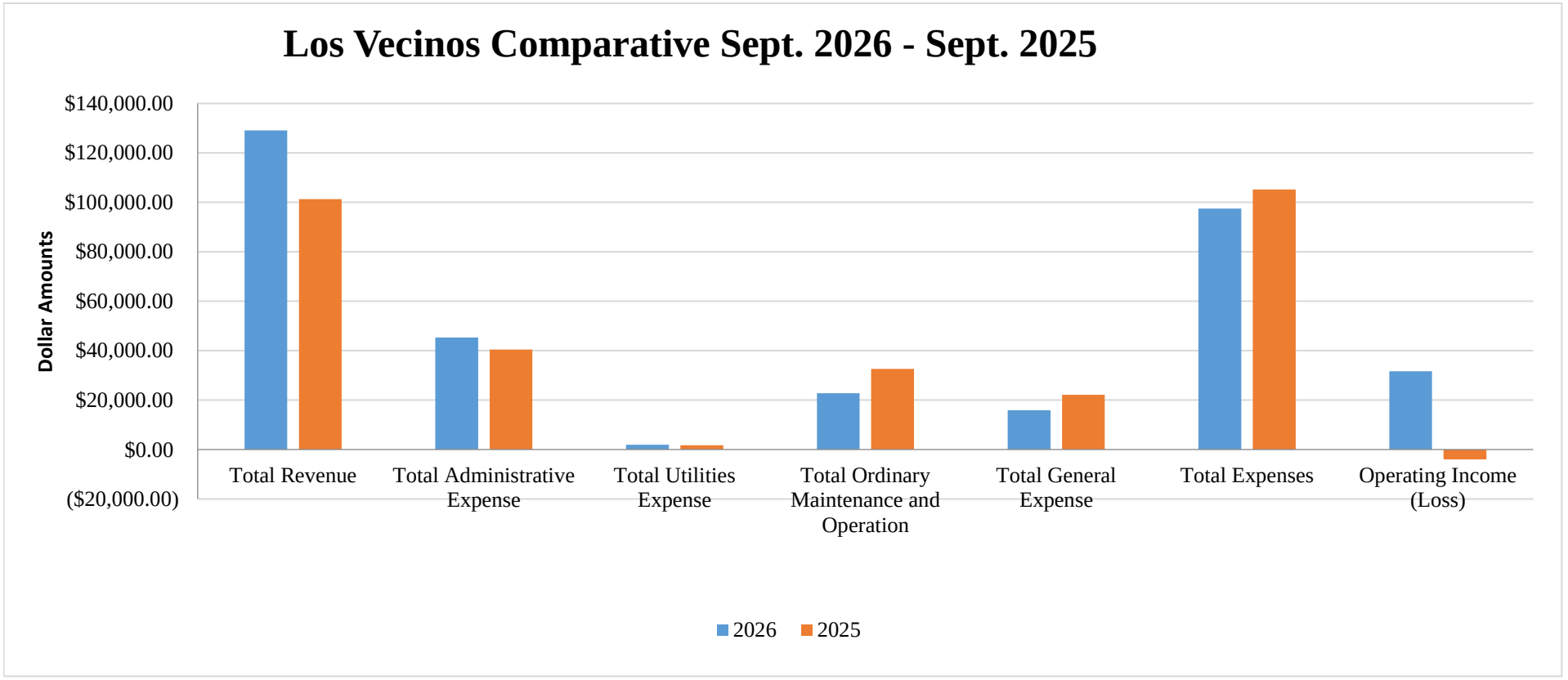
Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
ADMINISTRATION BUILDING

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Insurance - Windstorm	1	06	4510.15	5	1,429.17	1,472.80	43.63	2.96 %
Total General Expense					**1,429.17**	**1,472.80**	**43.63**	**2.96 %**
Total Expenses					**(69,755.17)**	**(70,550.07)**	**794.90**	**-1.13 %**
Net Income (Loss)					**6,858.01**	**5,237.28**	**1,620.73**	**30.11 %**

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: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$129,080.46**	**$101,256.88**
Total Administrative Expense	**$45,263.00**	**$40,445.99**
Total Utilities Expense	**$1,888.70**	**$1,727.00**
Total Ordinary Maintenance and Operation	**$22,811.10**	**$32,671.14**
Total General Expense	**$15,945.05**	**$22,093.90**
Total Expenses	**$97,455.83**	**$105,232.39**
Operating Income (Loss)	**$31,624.63**	**($3,975.51)**



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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	01	3110	5	25,790.00	26,478.00	(688.00)	-2.60 %
Total Rental Income					**25,790.00**	**26,478.00**	**(688.00)**	**-2.60 %**
Other Income								
Interest Income - Bank Stateme	1	01	3610.01	5	1,623.63	3,031.21	(1,407.58)	-46.44 %
Other Income-Tenants	1	01	3690	5	12,191.00	2,858.00	9,333.00	326.56 %
Total Other Income					**13,814.63**	**5,889.21**	**7,925.42**	**134.58 %**
Other Receipts								
Operating Subsidy - Current Ye	1	01	8020	0	105.00	68,889.67	(68,784.67)	-99.85 %
Operating Subsidy - 2026	1	01	8020.26	0	89,370.83	0.00	89,370.83	0.00 %
Total Other Receipts					**89,475.83**	**68,889.67**	**20,586.16**	**29.88 %**
Total Revenue					**129,080.46**	**101,256.88**	**27,823.58**	**27.48 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	1	01	4110	5	11,613.99	10,799.62	(814.37)	-7.54 %
Staff Training	1	01	4140	5	166.67	0.00	(166.67)	0.00 %
Travel	1	01	4150	5	0.00	387.00	387.00	100.00 %
Audit Fees	1	01	4171	5	2,064.73	0.00	(2,064.73)	0.00 %
Employee Benefits Cont - Admin	1	01	4182	5	4,555.05	5,364.52	809.47	15.09 %
Postage/FedEx/UPS	1	01	4190.03	5	92.00	0.00	(92.00)	0.00 %
Membership Dues and Fees	1	01	4190.12	5	0.00	116.25	116.25	100.00 %
Telephone/Cell Phones/Internet	1	01	4190.13	5	7,345.60	7,305.69	(39.91)	-0.55 %
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	0.00	723.75	723.75	100.00 %
Other Sundry Expense	1	01	4190.18	5	143.00	257.04	114.04	44.37 %
Administrative Contact Costs	1	01	4190.19	5	5,771.16	1,726.68	(4,044.48)	-234.23 %
Management Fee Expense - AMP	1	01	4190.21	5	9,811.80	9,998.94	187.14	1.87 %
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	1,035.00	1,102.50	67.50	6.12 %
IT Fees-COCC	1	01	4190.24	5	300.00	300.00	0.00	0.00 %
Total Administrative Expense					**45,263.00**	**40,445.99**	**(4,817.01)**	**-11.91 %**
Tenant Services								
Tenant Services - Salaries	1	01	4210	5	672.00	784.00	112.00	14.29 %
Total Tenant Services					**672.00**	**784.00**	**112.00**	**14.29 %**
Utilities Expense								
Water	1	01	4310	5	100.81	91.93	(8.88)	-9.66 %
Electricity	1	01	4320	5	1,423.70	1,274.38	(149.32)	-11.72 %
Gas	1	01	4330	5	245.98	240.17	(5.81)	-2.42 %
Other Utility Expense - Sewer	1	01	4390	5	118.21	120.52	2.31	1.92 %
Total Utilities Expense					**1,888.70**	**1,727.00**	**(161.70)**	**-9.36 %**
Ordinary Maintenance and Operation								
Labor	1	01	4410	5	5,345.13	3,043.47	(2,301.66)	-75.63 %
Materials	1	01	4420	5	3,386.54	2,475.48	(911.06)	-36.80 %
Contract Cots-Extermination/Pe	1	01	4430.01	5	750.00	950.00	200.00	21.05 %
Contract Costs-Other Repairs	1	01	4430.03	5	0.00	10,945.00	10,945.00	100.00 %
Contract Costs-Maint Cell Phon	1	01	4430.04	5	16.58	16.58	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	01	4430.08	5	55.03	58.77	3.74	6.36 %
Contract Costs-Maintenance	1	01	4430.09	5	0.00	3,894.47	3,894.47	100.00 %
Contract Costs-Other	1	01	4430.13	5	472.50	1,995.00	1,522.50	76.32 %
Contract Costs-Landscape & Gro	1	01	4430.19	5	2,550.00	3,825.00	1,275.00	33.33 %
Contract Costs-Unit Turnaround	1	01	4430.20	5	4,750.00	0.00	(4,750.00)	0.00 %

Report Criteria PHA: 1 Project: '01'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: AMP1 Custom 3: PHA

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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Contact Costs-Plumbing Contrac	1	01	4430.22	5	2,945.00	3,850.00	905.00	23.51 %
Connect/Disconnect Fees	1	01	4430.4	5	0.00	30.00	30.00	100.00 %
Garbage and Trash Collection	1	01	4431	5	229.23	248.89	19.66	7.90 %
Emp Benefit Cont - Maintenance	1	01	4433	5	2,311.09	1,338.48	(972.61)	-72.67 %
Total Ordinary Maintenance and Operation					**22,811.10**	**32,671.14**	**9,860.04**	**30.18 %**
Protective Services								
Protective Services - Contract	1	01	4480	5	10,875.98	7,510.36	(3,365.62)	-44.81 %
Total Protective Services					**10,875.98**	**7,510.36**	**(3,365.62)**	**-44.81 %**
General Expense								
Insurance - Windstorm	1	01	4510.15	5	11,599.05	16,843.90	5,244.85	31.14 %
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	1,757.00	2,661.00	904.00	33.97 %
Total General Expense					**15,945.05**	**22,093.90**	**6,148.85**	**27.83 %**
Other Expenditures								
Property Better & Add-Contract	1	01	7540.4	5	79,000.00	0.00	(79,000.00)	0.00 %
Operating Exp For Property - C	1	01	7590	5	(79,000.00)	0.00	79,000.00	0.00 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00 %**
Total Expenses					**(97,455.83)**	**(105,232.39)**	**7,776.56**	**-7.39 %**
Net Income (Loss)					**31,624.63**	**(3,975.51)**	**35,600.14**	**1091.68 %**

Report Criteria PHA: 1 Project: '01'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: AMP1 Custom 3: PHA

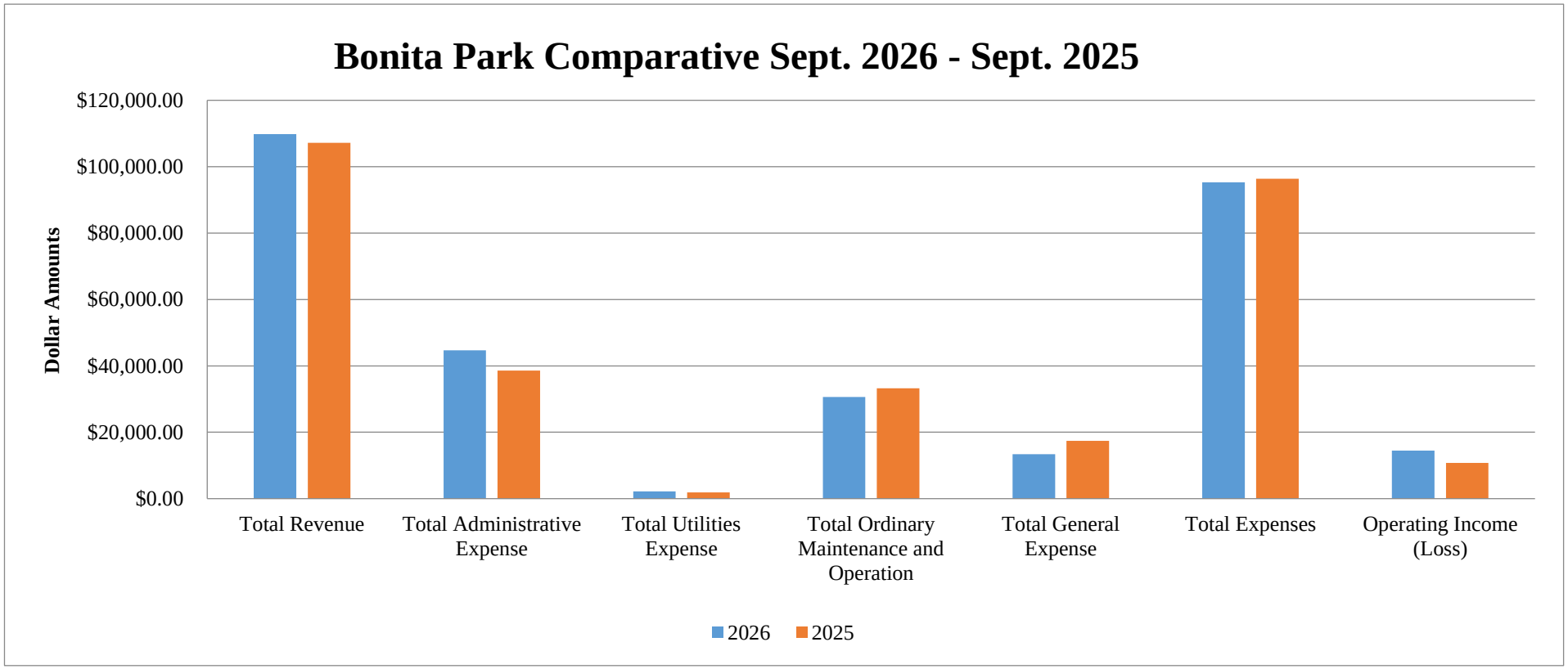
Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent

BONITA PARK

	Start: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$109,792.27**	**$107,190.86**
Total Administrative Expense	**$44,667.88**	**$38,599.47**
Total Utilities Expense	**$2,197.50**	**$1,873.12**
Total Ordinary Maintenance and Operation	**$30,636.84**	**$33,285.92**
Total General Expense	**$13,403.71**	**$17,429.36**
Total Expenses	**$95,304.74**	**$96,401.25**
Operating Income (Loss)	**$14,487.53**	**$10,789.61**



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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	02	3110	5	32,390.00	33,746.00	(1,356.00)	-4.02 %
Nondwelling Rental	1	02	3190	5	0.00	350.00	(350.00)	-100.00 %
Total Rental Income					**32,390.00**	**34,096.00**	**(1,706.00)**	**-5.00 %**
Other Income								
Interest Earned - Bank Stmt	1	02	3610.01	5	1,143.94	2,365.53	(1,221.59)	-51.64 %
Other Income - Tenants	1	02	3690	5	4,111.00	3,568.00	543.00	15.22 %
Other Income - Misc Other Reve	1	02	3690.1	5	0.00	500.00	(500.00)	-100.00 %
Total Other Income					**5,254.94**	**6,433.53**	**(1,178.59)**	**-18.32 %**
Other Receipts								
Operating Subsidy - Current Ye	1	02	8020	0	101.00	66,661.33	(66,560.33)	-99.85 %
Operating Subsidy - 2026	1	02	8020.26	0	72,046.33	0.00	72,046.33	0.00 %
Total Other Receipts					**72,147.33**	**66,661.33**	**5,486.00**	**8.23 %**
Total Revenue					**109,792.27**	**107,190.86**	**2,601.41**	**2.43 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	1	02	4110	5	11,428.54	10,979.96	(448.58)	-4.09 %
Staff Training	1	02	4140	5	166.67	0.00	(166.67)	0.00 %
Audit Fees	1	02	4171	5	2,273.72	0.00	(2,273.72)	0.00 %
Employee Benefits Cont - Admin	1	02	4182	5	4,387.40	4,591.63	204.23	4.45 %
Postage/FedEx/UPS	1	02	4190.03	5	92.00	0.00	(92.00)	0.00 %
Membership Dues and Fees	1	02	4190.12	5	0.00	116.25	116.25	100.00 %
Telephone/Cell Phone/Internet	1	02	4190.13	5	7,260.34	7,412.80	152.46	2.06 %
Forms & Office Supplies	1	02	4190.17	5	0.00	828.48	828.48	100.00 %
Other Sundry Expense	1	02	4190.18	5	0.00	272.04	272.04	100.00 %
Administrative Contact Costs	1	02	4190.19	5	6,279.21	1,898.47	(4,380.74)	-230.75 %
Management Fee Expense - AMP	1	02	4190.21	5	9,954.00	9,658.84	(295.16)	-3.06 %
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	1,050.00	1,065.00	15.00	1.41 %
IT Fees - COCC	1	02	4190.24	5	296.00	296.00	0.00	0.00 %
Total Administrative Expense					**44,667.88**	**38,599.47**	**(6,068.41)**	**-15.72 %**
Tenant Services								
Tenant Services - Salaries	1	02	4210	5	672.00	672.00	0.00	0.00 %
Total Tenant Services					**672.00**	**672.00**	**0.00**	**0.00 %**
Utilities Expense								
Water	1	02	4310	5	325.99	130.57	(195.42)	-149.67 %
Electricity	1	02	4320	5	1,484.50	1,313.84	(170.66)	-12.99 %
Gas	1	02	4330	5	346.09	355.75	9.66	2.72 %
Other Utility Expense - Sewer	1	02	4390	5	40.92	72.96	32.04	43.91 %
Total Utilities Expense					**2,197.50**	**1,873.12**	**(324.38)**	**-17.32 %**
Ordinary Maintenance and Operation								
Labor	1	02	4410	5	8,413.08	3,723.39	(4,689.69)	-125.95 %
Materials	1	02	4420	5	1,805.60	3,375.08	1,569.48	46.50 %
Contract Cots-Extermination/Pe	1	02	4430.01	5	750.00	750.00	0.00	0.00 %
Contract Costs-Other Repairs	1	02	4430.03	5	0.00	9,150.00	9,150.00	100.00 %
Contract Costs-Maint Cell Phon	1	02	4430.04	5	16.58	16.58	0.00	0.00 %
Contract Costs-Auto/Truck Main	1	02	4430.08	5	62.53	58.77	(3.76)	-6.40 %
Contract Costs-Maintenance	1	02	4430.09	5	0.00	1,580.32	1,580.32	100.00 %
Contract Costs-Other	1	02	4430.13	5	2,845.00	1,995.00	(850.00)	-42.61 %
Contact Costs-Heating & Coolin	1	02	4430.17	5	7,782.50	0.00	(7,782.50)	0.00 %
Contract Costs-Landscape & Gro	1	02	4430.19	5	3,900.00	4,150.00	250.00	6.02 %

Report Criteria PHA: 1 Project: '02'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: AMP2 Custom 3: PHA

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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Contract Costs-Unit Turnaround	1	02	4430.20	5	0.00	1,995.00	1,995.00	100.00 %
Contact Costs-Electrical Contr	1	02	4430.21	5	2,250.00	1,250.00	(1,000.00)	-80.00 %
Contact Costs-Plumbing Contrac	1	02	4430.22	5	0.00	3,090.00	3,090.00	100.00 %
Connect/Disconnect Fees	1	02	4430.4	5	45.00	15.00	(30.00)	-200.00 %
Garbage and Trash Collection	1	02	4431	5	119.78	226.74	106.96	47.17 %
Emp Benefit Cont - Maintenance	1	02	4433	5	2,646.77	1,910.04	(736.73)	-38.57 %
Total Ordinary Maintenance and Operation					**30,636.84**	**33,285.92**	**2,649.08**	**7.96 %**
Protective Services								
Protective Services - Contract	1	02	4480	5	3,726.81	4,541.38	814.57	17.94 %
Total Protective Services					**3,726.81**	**4,541.38**	**814.57**	**17.94 %**
General Expense								
Insurance - Windstorm	1	02	4510.15	5	10,518.71	10,553.34	34.63	0.33 %
Payments in Lieu of Taxes	1	02	4520	5	2,885.00	2,885.00	0.00	0.00 %
Employee Benefit Contributions	1	02	4540	5	0.00	0.02	0.02	100.00 %
Collection Losses	1	02	4570	5	0.00	3,991.00	3,991.00	100.00 %
Total General Expense					**13,403.71**	**17,429.36**	**4,025.65**	**23.10 %**
Total Expenses					**(95,304.74)**	**(96,401.25)**	**1,096.51**	**-1.14 %**
Net Income (Loss)					**14,487.53**	**10,789.61**	**3,697.92**	**-2.72 %**

Report Criteria PHA: 1 Project: '02'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: AMP2 Custom 3: PHA

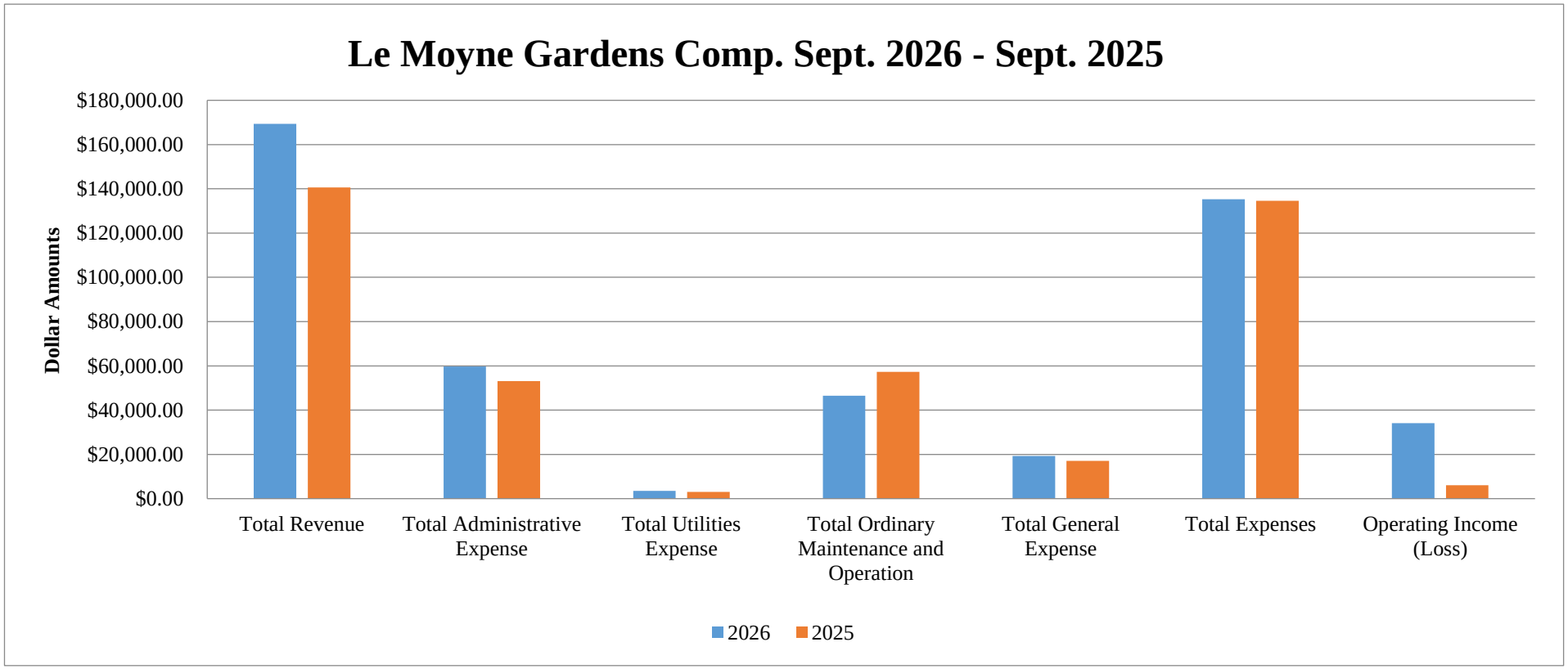
Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent

Le Moyne Gardens

	Start: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$169,391.62**	**$140,601.87**
Total Administrative Expense	**$59,672.46**	**$53,072.86**
Total Utilities Expense	**$3,461.54**	**$3,017.85**
Total Ordinary Maintenance and Operation	**$46,555.14**	**$57,240.42**
Total General Expense	**$19,329.00**	**$17,063.50**
Total Expenses	**$135,258.12**	**$134,571.16**
Operating Income (Loss)	**$34,133.50**	**$6,030.71**



11/03/2026 12:29 PM

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

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	1	03	3110	5	33,344.00	36,627.00	(3,283.00)	-8.96 %
Total Rental Income					**33,344.00**	**36,627.00**	**(3,283.00)**	**-8.96 %**
Other Income								
Interest Earned on Gen Fund In	1	03	3610	5	2,459.53	4,061.87	(1,602.34)	-39.45 %
Other Income-Tenants	1	03	3690	5	6,766.00	6,338.00	428.00	6.75 %
Other Income - Misc Other Reve	1	03	3690.1	5	45.42	0.00	45.42	0.00 %
Total Other Income					**9,270.95**	**10,399.87**	**(1,128.92)**	**-10.86 %**
Other Receipts								
Operating Subsidy - Current Ye	1	03	8020	0	140.00	93,575.00	(93,435.00)	-99.85 %
Operating Subsidy - 2026	1	03	8020.26	0	126,636.67	0.00	126,636.67	0.00 %
Total Other Receipts					**126,776.67**	**93,575.00**	**33,201.67**	**35.48 %**
Total Revenue					**169,391.62**	**140,601.87**	**28,789.75**	**20.48 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	1	03	4110	5	12,972.38	11,675.18	(1,297.20)	-11.11 %
Staff Training	1	03	4140	5	166.66	0.00	(166.66)	0.00 %
Audit Fees	1	03	4171	5	3,107.82	0.00	(3,107.82)	0.00 %
Employee Benefits Cont - Admin	1	03	4182	5	6,188.38	7,000.31	811.93	11.60 %
Postage/FedEx/UPS	1	03	4190.03	5	92.00	0.00	(92.00)	0.00 %
Membership Dues and Fees	1	03	4190.12	5	0.00	116.25	116.25	100.00 %
Telephone/Cell Phone/Internet	1	03	4190.13	5	10,077.31	9,995.58	(81.73)	-0.82 %
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	1,400.00	1,338.72	(61.28)	-4.58 %
Other Sundry Expense	1	03	4190.18	5	124.00	257.05	133.05	51.76 %
Administrative Contact Costs	1	03	4190.19	5	6,638.51	4,699.37	(1,939.14)	-41.26 %
Management Fee Expense - AMP	1	03	4190.21	5	14,148.90	13,263.90	(885.00)	-6.67 %
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	1,492.50	1,462.50	(30.00)	-2.05 %
IT Fees - COCC	1	03	4190.24	5	400.00	400.00	0.00	0.00 %
Total Administrative Expense					**59,672.46**	**53,072.86**	**(6,599.60)**	**-12.43 %**
Tenant Services								
Tenant Services - Salaries	1	03	4210	5	896.00	784.00	(112.00)	-14.29 %
Total Tenant Services					**896.00**	**784.00**	**(112.00)**	**-14.29 %**
Utilities Expense								
Water	1	03	4310	5	633.02	387.89	(245.13)	-63.20 %
Electricity	1	03	4320	5	2,446.63	2,305.33	(141.30)	-6.13 %
Gas	1	03	4330	5	249.10	242.96	(6.14)	-2.53 %
Other Utility Expense - Sewer	1	03	4390	5	132.79	81.67	(51.12)	-62.59 %
Total Utilities Expense					**3,461.54**	**3,017.85**	**(443.69)**	**-14.70 %**
Ordinary Maintenance and Operation								
Labor	1	03	4410	5	7,305.32	6,214.67	(1,090.65)	-17.55 %
Materials	1	03	4420	5	15,309.61	9,540.94	(5,768.67)	-60.46 %
Contract Cots-Extermination/Pe	1	03	4430.01	5	1,575.00	1,475.00	(100.00)	-6.78 %
Contract Costs-Other Repairs	1	03	4430.03	5	11,040.00	9,400.00	(1,640.00)	-17.45 %
Contract Costs-Maint Cell Phon	1	03	4430.04	5	22.12	22.09	(0.03)	-0.14 %
Contract Costs-Auto/Truck Main	1	03	4430.08	5	71.78	2,059.16	1,987.38	96.51 %
Contract Costs-Maintenance	1	03	4430.09	5	0.00	1,128.80	1,128.80	100.00 %
Contract Costs-Other	1	03	4430.13	5	911.50	220.00	(691.50)	-314.32 %
Contract Costs-Landscape & Gro	1	03	4430.19	5	2,900.00	4,350.00	1,450.00	33.33 %
Contract Costs-Unit Turnaround	1	03	4430.20	5	1,995.00	15,960.00	13,965.00	87.50 %

Report Criteria PHA: 1 Project: '03'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: AMP3 Custom 3: PHA

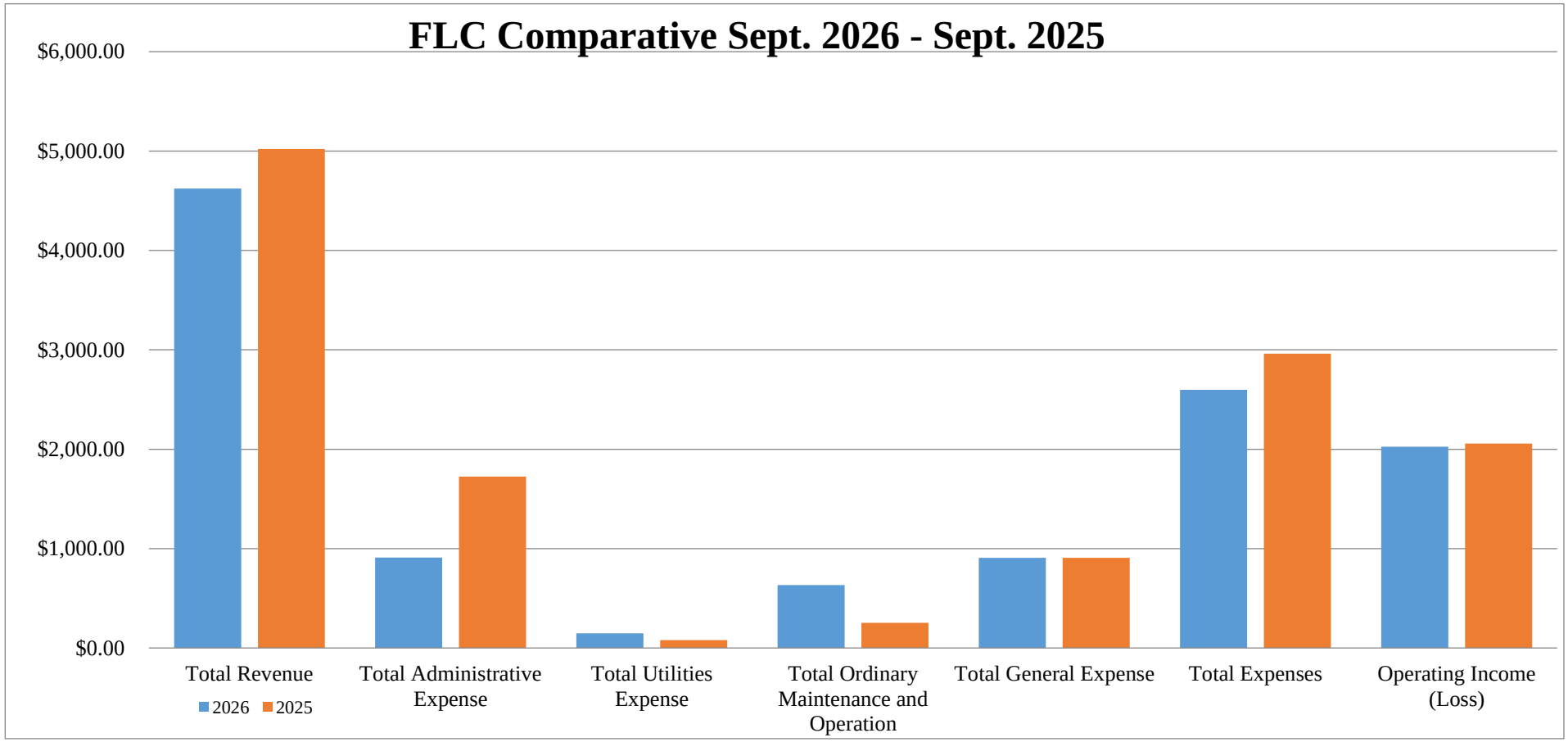
Housing Authority of the City of Harlingen
Comparative Income Statement
HHA Low Rent
Le MOYNE GARDENS

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Contact Costs-Electrical Contr	1	03	4430.21	5	625.00	4,250.00	3,625.00	85.29 %
Contact Costs-Plumbing Contrac	1	03	4430.22	5	1,425.00	0.00	(1,425.00)	0.00 %
Connect/Disconnect Fees	1	03	4430.4	5	0.00	15.00	15.00	100.00 %
Garbage and Trash Collection	1	03	4431	5	149.57	195.55	45.98	23.51 %
Emp Benefit Cont - Maintenance	1	03	4433	5	3,225.24	2,409.21	(816.03)	-33.87 %
Total Ordinary Maintenance and Operation					**46,555.14**	**57,240.42**	**10,685.28**	**18.67 %**
Protective Services								
Protective Services - Contract	1	03	4480	5	5,343.98	3,392.53	(1,951.45)	-57.52 %
Total Protective Services					**5,343.98**	**3,392.53**	**(1,951.45)**	**-57.52 %**
General Expense								
Insurance - Windstorm	1	03	4510.15	5	13,662.00	13,633.50	(28.50)	-0.21 %
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	2,535.00	298.00	(2,237.00)	-750.67 %
Total General Expense					**19,329.00**	**17,063.50**	**(2,265.50)**	**-13.28 %**
Other Expenditures								
Property Better & Add-Contract	1	03	7540.4	5	49,621.75	0.00	(49,621.75)	0.00 %
Operating Exp For Property - C	1	03	7590	5	(49,621.75)	0.00	49,621.75	0.00 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00 %**
Total Expenses					**(135,258.12)**	**(134,571.16)**	**(686.96)**	**0.51 %**
Net Income (Loss)					**34,133.50**	**6,030.71**	**28,102.79**	**-356.82 %**

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: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$4,623.13**	**$5,019.78**
Total Administrative Expense	**$910.84**	**$1,724.24**
Total Utilities Expense	**$148.06**	**$80.32**
Total Ordinary Maintenance and Operation	**$632.08**	**$252.02**
Total General Expense	**$906.17**	**$906.17**
Total Expenses	**$2,597.15**	**$2,962.75**
Operating Income (Loss)	**$2,025.98**	**$2,057.03**



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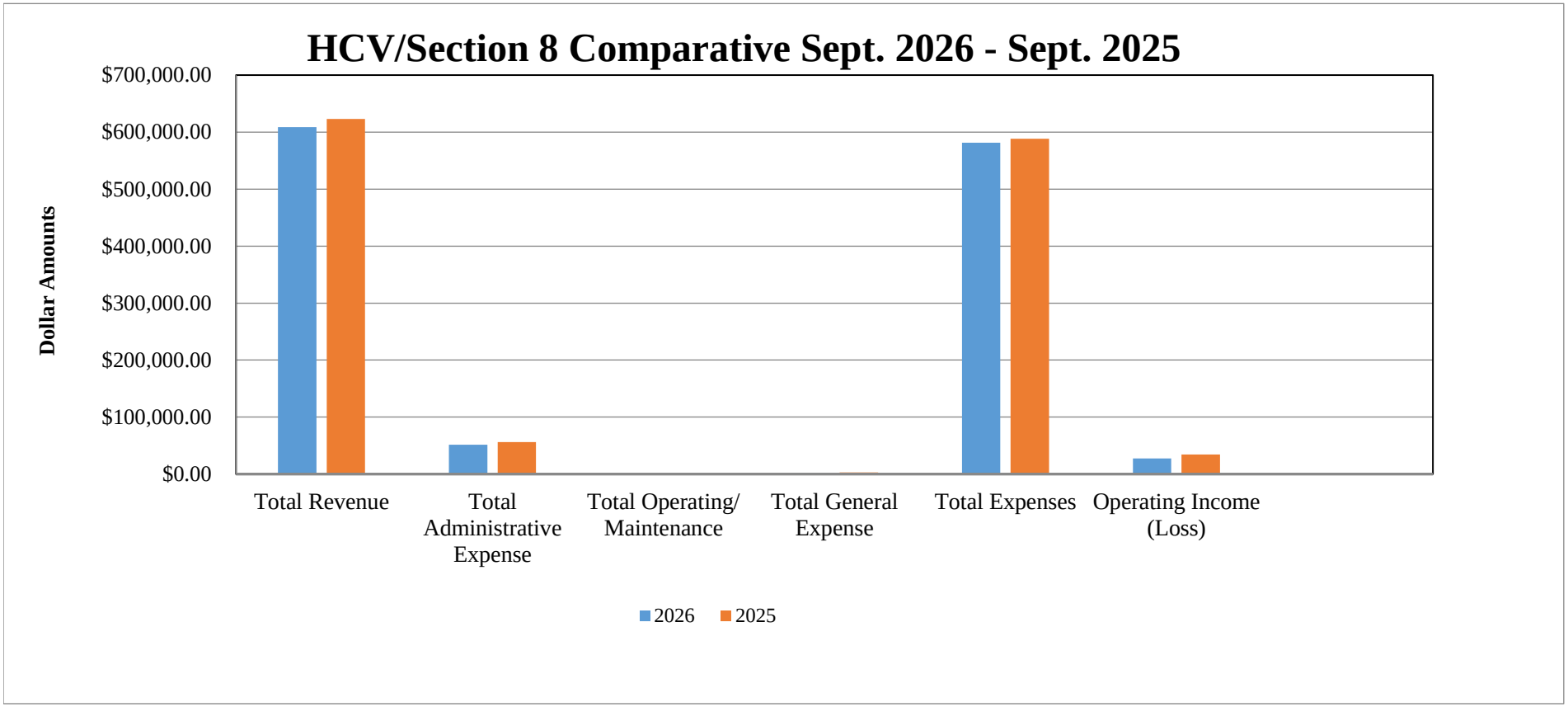
Housing Authority of the City of Harlingen
Comparative Income Statement
Family Living Center

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rental	3	01	3110	5	4,200.00	4,600.00	(400.00)	-8.70 %
Total Rental Income					**4,200.00**	**4,600.00**	**(400.00)**	**-8.70 %**
Other Income								
Interest Earned on Gen Fund In	3	01	3610	5	163.13	234.78	(71.65)	-30.52 %
Other Income-Tenants	3	01	3690	5	260.00	185.00	75.00	40.54 %
Total Other Income					**423.13**	**419.78**	**3.35**	**0.80 %**
Total Revenue					**4,623.13**	**5,019.78**	**(396.65)**	**-7.90 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	3	01	4110	5	257.92	234.40	(23.52)	-10.03 %
Audit Fees	3	01	4171	5	371.33	0.00	(371.33)	0.00 %
Employee Benefits Cont - Admin	3	01	4182	5	74.88	86.07	11.19	13.00 %
Other Sundry Expense	3	01	4190.18	5	184.00	87.72	(96.28)	-109.76 %
BOARD MEETING EXPENSES	3	01	4190.9	5	22.71	1,316.05	1,293.34	98.27 %
Total Administrative Expense					**910.84**	**1,724.24**	**813.40**	**47.17 %**
Utilities Expense								
Water	3	01	4310	5	51.41	30.36	(21.05)	-69.33 %
Other Utility Expense - Sewer	3	01	4390	5	96.65	49.96	(46.69)	-93.45 %
Total Utilities Expense					**148.06**	**80.32**	**(67.74)**	**-84.34 %**
Ordinary Maintenance and Operation								
Labor	3	01	4410	5	68.31	53.27	(15.04)	-28.23 %
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	350.00	0.00	(350.00)	0.00 %
Garbage and Trash Collection	3	01	4431	5	95.94	95.94	0.00	0.00 %
Emp Benefit Cont - Maintenance	3	01	4433	5	18.83	3.81	(15.02)	-394.23 %
Total Ordinary Maintenance and Operation					**632.08**	**252.02**	**(380.06)**	**-150.81 %**
General Expense								
Insurance - Windstorm	3	01	4510.15	5	906.17	906.17	0.00	0.00 %
Total General Expense					**906.17**	**906.17**	**0.00**	**0.00 %**
Other Expenditures								
Property Better & Add-Contract	3	01	7540.4	5	19,500.00	0.00	(19,500.00)	0.00 %
Operating Exp For Property - C	3	01	7590	5	(19,500.00)	0.00	19,500.00	0.00 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00 %**
Total Expenses					**(2,597.15)**	**(2,962.75)**	**365.60**	**-12.34 %**
Net Income (Loss)					**2,025.98**	**2,057.03**	**(31.05)**	**-949.48 %**

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

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

	Start: 9/01/2026 End: 9/30/2026	Start: 9/01/2025 End: 9/30/2025
Total Revenue	**$608,641.21**	**$623,022.84**
Total Administrative Expense	**$51,384.92**	**$56,017.01**
Total Operating/ Maintenance	**$1,340.52**	**$1,189.58**
Total General Expense	**$2,393.17**	**$2,708.26**
Total Expenses	**$581,344.61**	**$588,441.99**
Operating Income (Loss)	**$27,296.60**	**$34,580.85**



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Housing Authority of the City of Harlingen
Comparative Income Statement
Voucher

					Start: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	59,253.00	105,227.00	(45,974.00)	-43.69 %
Interest Income HA Portion	7	01	3300	5	496.03	250.17	245.86	98.28 %
Fraud Recovery PHA Section 8	7	01	3300.3	5	130.00	0.00	130.00	0.00 %
Portable Admin Fees Earned	7	01	3300.P	5	1,415.18	108.67	1,306.51	1202.27 %
Other Income	7	01	3690	5	0.00	400.00	(400.00)	-100.00 %
HAP Earned Income	7	01	4902	5	547,347.00	517,037.00	30,310.00	5.86 %
Total Operating Income					**608,641.21**	**623,022.84**	**(14,381.63)**	**-2.31 %**
Total Revenue					**608,641.21**	**623,022.84**	**(14,381.63)**	**-2.31 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	7	01	4110	5	15,145.11	14,574.64	(570.47)	-3.91 %
Travel	7	01	4150	5	3,364.44	0.00	(3,364.44)	0.00 %
Audit Fees	7	01	4171	5	289.23	0.00	(289.23)	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	6,063.01	6,598.72	535.71	8.12 %
Postage/FedEx/UPS	7	01	4190.03	5	457.00	0.00	(457.00)	0.00 %
Membership Dues and Fees	7	01	4190.12	5	0.00	116.25	116.25	100.00 %
Telephone/Cell Phone/Internet	7	01	4190.13	5	1,556.96	1,587.73	30.77	1.94 %
Forms & Office Supplies	7	01	4190.17	5	743.11	2,274.31	1,531.20	67.33 %
Other Sundry Expense	7	01	4190.18	5	100.00	8,500.00	8,400.00	98.82 %
Administrative Contact Costs	7	01	4190.19	5	6,705.56	5,521.86	(1,183.70)	-21.44 %
Asset Management Fee - AMP	7	01	4190.22	5	8,832.00	8,772.00	(60.00)	-0.68 %
AMP Bookkeeping Fees	7	01	4190.23	5	5,520.00	5,482.50	(37.50)	-0.68 %
Asset Management Fee - AMP	7	03	4190.22	5	948.00	936.00	(12.00)	-1.28 %
AMP Bookkeeping Fees	7	03	4190.23	5	592.50	585.00	(7.50)	-1.28 %
Total Administrative Expense					**51,384.92**	**56,017.01**	**4,632.09**	**8.27 %**
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	154.68	0.00	(154.68)	0.00 %
Vehicle Maintenance	7	01	4430.1	5	55.03	58.77	3.74	6.36 %
Total Operating Expenses					**1,340.52**	**1,189.58**	**(150.94)**	**-12.69 %**
General Expense								
Admin Fee - Paid for Portabili	7	01	4590.P	5	219.73	507.32	287.59	56.69 %
Portability - Port In Deposits	7	01	4590.PID	5	(1,667.00)	(2,129.00)	(462.00)	21.70 %
Portability - Port In Expenses	7	01	4590.PIE	5	1,667.00	2,129.00	462.00	21.70 %
Portable Admin Fees Paid	7	03	4590.P	5	2,173.44	2,200.94	27.50	1.25 %
Portability - Port In Deposits	7	03	4590.PID	5	(1,578.20)	(1,295.20)	283.00	-21.85 %
Portability - Port In Expenses	7	03	4590.PIE	5	1,578.20	1,295.20	(283.00)	-21.85 %
Total General Expense					**2,393.17**	**2,708.26**	**315.09**	**11.63 %**
Housing Assistance Payments								
HAP Payments - Rents	7	01	4715.1	5	473,319.00	471,324.00	(1,995.00)	-0.42 %
HAP Payments - Utilities	7	01	4715.4	5	7,535.00	8,342.00	807.00	9.67 %
Fraud Recovery HUD	7	01	4715.8	5	(130.00)	0.00	130.00	0.00 %
HAP Portability	7	01	4715.P	5	0.00	(511.00)	(511.00)	100.00 %
HAP Payments - Port Out	7	01	4715.PO	5	2,377.00	5,479.00	3,102.00	56.62 %
HAP Payments - Rents	7	02	4715.1	5	4,189.00	3,813.00	(376.00)	-9.86 %
HAP Payments - Rent - VASH	7	03	4715.1	5	16,331.00	17,680.14	1,349.14	7.63 %
HAP Payments - Utilities - VAS	7	03	4715.4	5	141.00	25.00	(116.00)	-464.00 %
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	19,281.00	20,699.00	1,418.00	6.85 %
HAP Payments - Rent - Home Own	7	04	4715.1	5	673.00	374.00	(299.00)	-79.95 %
HAP Payments - Rent - Foster Y	7	05	4715.1	5	2,054.00	1,199.00	(855.00)	-71.31 %
HAP Payments - Utilities - Fos	7	05	4715.4	5	3.00	103.00	100.00	97.09 %

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: 09/01/2026 End: 09/30/2026	Start: 09/01/2025 End: 09/30/2025	Variance	Variance %
Total Housing Assistance Payments	**526,226.00**	**528,527.14**	**2,301.14**	**0.44 %**
Total Expenses	**(581,344.61)**	**(588,441.99)**	**7,097.38**	**-1.21 %**
Net Income (Loss)	**27,296.60**	**34,580.85**	**(7,284.25)**	**-21.35 %**

Report Criteria PHA: 7 Project: '01','02','03','04','05'
Include Unapproved: False Include Zero Balance: False Custom 1: Custom 2: VOUCH Custom 3:

Chief Financial Officer Report
November 18, 2026
Highlights of Activities for October 2026

- Meetings for the month:
  Weekly & Monthly staff meetings / Security meetings / Corrections meetings
  Maintenance meetings
  Los Vecinos and LMG construction meetings
  LR Work order meetings
  Board packet reviews
  Board practices and Board meeting
  Two-Year Tool meeting
  HCISD Counselor meeting
  Resource Fair planning meetings
  LR Report Reviews and meetings
  CFP meetings with the Low Rent Team
  HUD San Antonio training
  SAM.gov meeting with staff
  Admin meeting
  Financial Workshops

- 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

- Audited one file from the HCV program; follow-up on Nov. 6th

- Monitored – Accounting Asst./MIS Coord., HR/Accounting Coord., and Accounting Clerk

- Worked on and submitted the 941 Quarterly tax return

- Worked with the Low Rent team on peer reviews and Tenant account errors

- Worked on and submitted meeting summaries for all meetings attended

- Worked on and submitted the TWC quarterly wage reports

- Master of Ceremonies for the 11th Annual Resource Fair

Respectfully Submitted,
Cynthia Lucio
Chief Financial Officer

Accounting Assistant /MIS Coordinator

Board Report November 18, 2026

October 2026 Activities

- Attended Weekly staff meetings & Security meetings
- Attended Resource Fair committee meetings & Annual Resource Fair
- Attended HUD field office meeting, HCISD counselor meeting, & Maintenance meetings
- Attended Board packet review meeting, board revisions meeting, & board practices
- Attended Board meeting, Board overview meeting, & Admin meeting
- Attended Financial workshops and completed file audits for HCVP
- 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	✓	✓	✓	✓	✓
SHURE MICROPHONE					✓
MIXER/AMP	✓	✓	✓	✓	✓
HDMI SPLITTER	✓	✓	✓	✓	✓
HDMI CORD	✓	✓			✓

  - CNG is working on TVs at Le Moyne Gardens for cameras; 2 TVs need to be installed
  - CNG emailed quote for a new tape drive for the backups will be processing check
  - CNG is working on cleaning up the wiring at Bonita Park

Thank you,

Patty Vega

Accounting Assistant /MIS Coordinator

Human Resources/Accounting Coordinator Report
November 18, 2026
Highlights of Activities for October 2026

- Prepared and submitted my Weekly Reports, Monthly Board Reports, Admin Agenda, and Goals Reports
- Attended the following meetings:
    - Staff Meetings on Mondays
    - Security Meeting
    - Maintenance Meetings
    - Board Packet Review Meetings
    - Board Meeting Practices
    - Board packet corrections review
    - Board Meeting
    - Report Correction Reviews
    - Two-Year Tool Meeting
    - San Antonio HUD Meeting
    - Annual Resource Fair Meetings
    - Annual Resource Fair
    - Low Rent Reports Review meetings
    - Admin meeting
    - Audit files for HCV
    - Financial Workshops
- 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 for mailing and took them to the post office
- Entered and reviewed deposits made into the bank accounts
- Met with the CFO regarding personnel matters
- Updated employee annual and sick leave balances
- Printed time sheets and supporting documents, reviewed and organized them, and processed payrolls
- Prepared Maintenance PowerPoint presentations and conducted Maintenance Meetings
- Assisted with balancing the General Ledger Report
- Reviewed all completed vehicle inspections
- Processed and submitted the HART retirement spreadsheet
- Printed bank ACH verifications for online rent payments
- Worked on and distributed employee evaluations and updated the employee pay rates on completed evaluations
- Took notes and saved them on the “S” Drive for all meetings attended
- Updated employee emergency contact listings
- Downloaded and saved bank statements for all accounts
- Printed shift spreadsheets and matched them to employees’ timesheets
- Prepared a birthday card for an employee
- Submitted a recommendation for Employee of the Quarter
- Reviewed Positive Pay in the bank
- Worked on purchase orders and updated the purchase order listing
- Prepared for the Employee Luncheon
- Was the backup for the Administrative Assistant
- Worked on the 2027 schedules
- Performed any other duties as assigned

Sincerely,

Melissa Guajardo
Human Resources/Accounting Coordinator

Date: November 1, 2026

To: Harlingen Housing Authority Board of Commissioners

From: Mary Prieto, Senior Property Manager

Subject: Public Housing Board Report – October 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.

September 2026 Score is 100%

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

Quality Control:
Monitored the applicant denials monthly for the Public Housing Program. I had one (1) tenant concern. I had zero (0) Termination of Assistance Hearings for the Public Housing Program, zero (0) Denial Hearings for the HCV/S8 Program and audited six (6) HCV/S8 participant files.

Files audited:

HCV/S8	Audited on October 23, 2026, by:
29563	M. Prieto
21314	D. Perez
30461	P. Vega
33256	C. De La Fuente
32681	M. Guajardo
31640	C. Lucio

Meetings:
- Weekly, Monthly and Corrections meetings
- Security meetings
- Construction meetings at Los Vecinos and Le Moyne Gardens
- Maintenance meetings
- Board packet review meetings
- Board meeting practices
- Admin meeting
- Annual Resource Fair meetings
- Annual Plan Resident meetings
- Financial workshop
- Crime Prevention meeting
- Two-Year Tool meeting
- HCISD Counselors meeting
- HUD Monthly update meeting
- HUD PIC Dashboard meeting
- CFP/PIC meeting with Ms. Lucio
- Weekly update meetings with Ms. Benavides

- LR Weekly Report Review Meeting with Ms. Lucio
- LR Weekly Work Order Review
- LR staff meeting on program's progress, daily operations and concerns that arise

Other Updates:

- Daily online payment lockbox updates
- Send LR managers site observations and follow up date
- Worked on Security Deposit reimbursement checks
- Worked on Utility Allowance Reimbursement checks
- Worked on Audit submissions
- CFP fund drawdowns
- Assist the LR team
- Annual Resource Fair Event

HARLINGEN
Housing Authority

November 18, 2026
Maintenance Report
By: Mary Prieto, Senior Property Manager

Units ready to rent for the Month of October 2026

Development	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Los Vecinos	0	203,208	119,120,211,224	0	6
Bonita Park	0	115	0	89	2
Le Moyne Gardens	150	57,68,69,193	55,140	0	7
Sunset Terrace	0	0	0	0	0
Aragon/Arroyo	0	0	0	0	0
Total	1	7	6	1	15

Work orders completed for the Month of October 2026

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2026 to 10/31/2026	162	96	237	27	522

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

Date	Los Vecinos	Bonita Park/Aragon/ Arroyo Vista	Le Moyne Gardens	Sunset Terrace	Total
10/01/2025 to 10/31/2025	85	98	228	29	440

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

Tenant Association Meetings: Meetings are held twice a month

- **Los Vecinos: Los Vecinos Community Center at 2:00 p.m.**
  - October 13, 2026: Topic: Resource Fair Donations and Participation (volunteering) & Presentation from Trevino Insurance Resource Center- 18 attended
  - October 27, 2026: Topic: Annual Plan updates, by Mary Prieto – 7 attended

- **Bonita Park: Bonita Park Community Center at 2:00 p.m**.
  - October 14, 2026: Topic: Resource Fair donations and Participation (volunteering) & Presentation from Trevino Insurance Resource Center- 12 attended
  - October 29, 2026: Topic: Annual Plan updates, by Mary Prieto – 0 attended

- **Sunset Terrace: Sunset Terrace Community Center at 11:00 a.m.**
  - October 15, 2026: Topic: Resource Fair donations and Participation (volunteering) – 5 attended
  - October 28, 2026: Topic: Annual Plan updates, by Mary Prieto - 4 attended

- **Le Moyne Gardens: Le Moyne Gardens Community Center at 2:00 p.m.**
  - October 15, 2026: Topic: Resource Fair donations and Participation (volunteering) – 5 attended
  - October 29, 2026: Topic: Annual Plan updates, by Mary Prieto – 6 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 Quarterly Crime Prevention meeting was held on October 27, 2026, at Los Vecinos Family Learning Center at 3:00 p.m.
  Topic: HPD Call log review for July, August, and September 2026
  - HHA staff, Courtesy officers, Blueline security attended: 10 attended

Little Free Libraries:

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

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

- October BRE Storytime presenter was the Le Moyne Gardens Apartments, Ms. Cristella Chavez, HCISD counselor read, “A Little Chicken” by Tammi Sauer

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

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)

- October 6, 2026: Topic – Changes Ahead for Child Care? Examining Potential Shifts in Federal Policy and Funding
- October 13, 2026: Topic –A Conversation with Learning Heroes: Insights From Parents
- October 20, 2026: Topic – Building the Sturdy Bridge: New Evidence and Everyday Practice for Kindergarten Transitions
- October 27, 2026: Topic- Leveraging the Federal Scholarship Tax Credit: What Now, and What's Next?

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 NAHRO Merit Award Topics:

- The Family Learning Centers Letters to Veterans awarded October 15, 2026
- The Le Moyne Gardens Boys and Girls Club Butterfly Garden awarded October 15, 2026

We also received the 2026 National Award of Excellence for:

- The Family Learning Centers Letters to Veterans

Art Projects/Newsletter:

- The 2026-27 NAHRO "What Home Means to Me" poster contest, will be submitted in March 2027
- The 2026 HHA Letters to Veterans was due on October 7, 2026
    - 42 letters were received and mailed to veterans on October 20, 2026
- The 2026 HHA – What Christmas Means to Me Christmas card contest was due October 27, 2026
    - 30 Christmas card posters were received
- 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

Events:

- October 6, 2026: One Brigade Non-Profit Agency made a surprise visit to Bonita Park, selected three families in need, and gave each family a bag of nonperishable food – 4 attended
- October 22, 2026: The 11th Annual Resource Fair at Los Vecinos, Pierce Ave. from 4:00 p.m. – 7:00 p.m. – 291 attended
- October 30, 2026: Grace Point Fellowship Community outreach at Los Vecinos from 6:00 p.m. - 7:00 p.m.- 40 attended

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair Summary
The Los Vecinos Apartments

The Annual Resource Fair brings community resources together in one convenient location, connecting our residents with essential services and new opportunities. Organizations, agencies, and service providers join us to share information and connect directly with the people they serve.

Our goal is simple: make it easier for residents to find the support they need. From healthcare, education, and employment to housing, food assistance, mental health services, and more, the fair offers a chance to explore resources all in one place. This approach is especially valuable for residents with limited transportation. By bringing providers and residents together, the fair creates opportunities to ask questions, learn about available services, and make direct connections.

Held at one of our public housing properties, the fair brings together local service agencies and community vendors eager to give back. This year, 26 vendors participated, sharing service information through pamphlets and distributing useful items such as cups, hand sanitizers, blankets, bag clips, and flashlights. Vendor materials and giveaways featured company logos and contact information so residents could stay connected after the event. Snacks, refreshments, popcorn, and raffle prizes added to the lively atmosphere. In all, 291 people from our housing properties and the neighboring community attended, as detailed below.

- Los Vecinos Residents 128
- Bonita Park Residents 16
- Sunset Terrace Residents 09
- Le Moyne Gardens Residents 22
- Neighboring Community 116

Total: 291

Planning is already underway for next year's Annual Resource Fair, scheduled for the fall. We look forward to another opportunity to bring residents and community resources together!

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 Family Learning Center School Year is September 1, 2026, through April 29, 2027

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

Family Learning Centers

Family Learning Center	Number of Mentors	Number of Students Attending	Number of Apt's utilizing Center
Los Vecinos Master Teacher: Ms. Cano	2	7	3
Bonita Park Master Teacher: Ms. Villarreal	1	10	5
Sunset Terrace Master Teacher: Mrs. Aguirre	1	6	2
Le Moyne Gardens Ms. Gonzalez & Ms. Chavez	2	10	4

2027 Scholarships

Scholarships due dates				
Scholarship	**Due Date**	**Students Contacted**	**Submission**	**Awarded**
PHADA	1/22/2027	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

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

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	8/24/26
2026 SW NAHRO				
33400	S8	Bethany Braun	$2,000.00	dropped out
29919	S8	Willow Hollon	$0.00	N/A
23956	S8	Rayven S. Wylie	$1,250.00	8/21/26
25482	PH	Daniela Cruz	$0.00	N/A
29377	PH	Eddie Resendez-Olvera	$4,000.00	10/15/26
2026 HAHC				
29919	S8	Willow Hollon	$500.00	10/05/26
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

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
November 18, 2026
By: Norma Serino
October 2026 Activities

BRE Storytime presented by Le Moyne Gardens Apartments
Ms. Cristella Chavez, HCISD counselor read
"A Little Chicken" by Tammi Sauer



Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

One Brigade Non-Profit Agency nonperishable food distribution at Bonita Park





Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

TENANT ASSOCIATION MEETINGS

Presentation from Trevino Insurance Resource Center

Los Vecinos



Bonita Park



Le Moyne Gardens



Sunset Terrace



Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

2026 NAHRO National Conference & Exhibition
October 15, 2026 through October 17, 2026
Denver, Colorado

Community Innovations Awards Program

Ms. Benavides and HHA Commissioner, Mrs. Bettina Elliott received

2026 National Awards of Merit for
The Le Moyne Gardens Boys & Girls Club Butterfly Garden & The Family Learning Centers Letters to Veterans
And
2026 National Award of Excellence for
The Family Learning Centers Letters to Veterans







Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair at Los Vecinos, October 22, 2026, from 4:00 p.m. – 7:00 p.m.













Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair at Los Vecinos, October 22, 2026, from 4:00 p.m. – 7:00 p.m.













Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

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Resident Events Coordinator Board Report
November 18, 2026
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Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

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Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair at Los Vecinos, October 22, 2026, from 4:00 p.m. – 7:00 p.m.













Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair at Los Vecinos, October 22, 2026, from 4:00 p.m. – 7:00 p.m.













Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

11th Annual Resource Fair at Los Vecinos, October 22, 2026, from 4:00 p.m. – 7:00 p.m.













Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

SPECIAL THANK YOU TO OUR LOCAL BUSINESSES FOR THEIR DONATIONS

Ms. Vallejo from Frito Lay in Pharr, Tx



Ms. Lopez from Central Supply



Mr. Resendez from Big Red RC 7-Up (Dr. Pepper)



Mr. Fred Sanchez

Reddy Ice

Kid meal vouchers

- Texas Roadhouse
- Chick-fil-A
- Chili's

Resident Events Coordinator Board Report
November 18, 2026
By: Norma Serino
October 2026 Activities

Grace Point Fellowship Community Outreach at Los Vecinos



Date: November 18, 2026

To: Harlingen Housing Authority Board of Commissioners

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

Subject: October 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 80% complete.

Garza DLC Painting prepared apartment # 211. This job is 100% complete.

Garza DLC Painting prepared apartment # 224. This job is 100% complete.

Garza DLC Painting prepared apartment #203. This job is 100% complete.

Garza DLC Painting prepared apartment # 208. This job is 100% complete.

Bonita Park AMP #020:
Quality Lawn Care mowed the grass at all areas. This job is 100% complete.

De La Cruz Drywall is installing tint to apartment #17. This job is 0% complete.

Fairway Construction replaced the air handler at the Learning Center. 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.

De La Cruz Remodel is installing flooring at apartment #18. This job is 30% complete.

Le Moyne Gardens AMP #030:
Quality Lawn Care mowed the grass at all areas. This job is 100% complete.

Blue Steel Construction LLC installed exterior stonework at apartments #1-4 & #5-8. This job is 100% complete.

RGV Asphalt repaired the foundations for apartments #1- #30. This job is 100% complete.

Garza DLC Painting prepared apartment #32. This job is 100% complete.

Garza DLC Painting prepared apartment #140. This job is 100% complete.

Garza DLC Painting prepared apartment #193. This job is 100% complete.

De La Cruz Drywall repaired the window at apartment #32. This job is 100% complete.

Fairway Construction remodeled apartment #50. This job is 100% complete.

Fairway Construction is remodeling apartment #35. This job is 65% complete.

De La Cruz Remodel prepared apartment #68. This job is 100% complete.

De La Cruz Remodel prepared apartment #69. This job is 100% complete.

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

De La Cruz Drywall remodeled the upstairs at 219 East Jackson (COCC). This job is 100% complete.

Housing Authority of the City of Harlingen, Texas
October 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 →	140	115	18	4	4	191	**472**
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	3	0	0	0	0	4	**7**
3 bed	7	0	1	0	0	3	**11**
4 bed	0	1	0	0	0	0	**1**
Regular Vacancies →	10	2	1	0	0	7	**20**
Total Vacancies →	**10**	**2**	**1**	**0**	**0**	**7**	**20**
Total Units per Development →	**150**	**120**	**20**	**4**	**4**	**200**	**498**

Notation: Data based on Manager's Monthly Reports Submitted 10/31/2026

Prepared by: Nancy Garza - Admissions Coordinator

* ***OCCUPANCY RATE:***	93.33%	98.33%	95.00%	100.00%	100.00%	96.50%	**95.98%**
* ***VACANCY RATE:***	6.67%	1.67%	5.00%	0.00%	0.00%	3.50%	**4.02%**
* does not include CFP units							
Total Points per AMP	4	16	8	16	16	12	
					GRAND TOTAL POINTS		**8**
Per unit Fee count	140	118	19	4	4	193	478

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

Activities for the month of October

WAITING LIST AS OF: 10/31/2026

FAMILIES ON THE WAITING LIST:

Bedroom Size	Families
1 Bedroom	44
2 Bedroom	7
3 Bedroom	2
4 Bedroom	2
Total:	55

Unit offers mailed: 55

Security Deposits received: 15

Applications ready for review: 19

Applications pending: 75

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 October 2026	1,029	1,019	259	387	21	317	95	74	23%
January through October 2025	890	829	229	382	82	369	86	80	22%
Increase	**139**	**190**	**30**	**5**	**0**	**0**	**9**	**0**	**1%**
Decrease	**0**	**0**	**0**	**0**	**61**	**52**	**0**	**6**	**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 10/31/2026

LOW RENT PROGRAM
Monthly Summary Report

MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (*after two unit offers)*	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-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%
Sep-26	92	95	19	14	9	41	15	6	15%
Oct-26	117	116	19	28	0	55	15	7	13%
YTD Total:	1,029	1,019	259	387	21	317	95	74	23%

LOW RENT PROGRAM
Monthly Summary Report

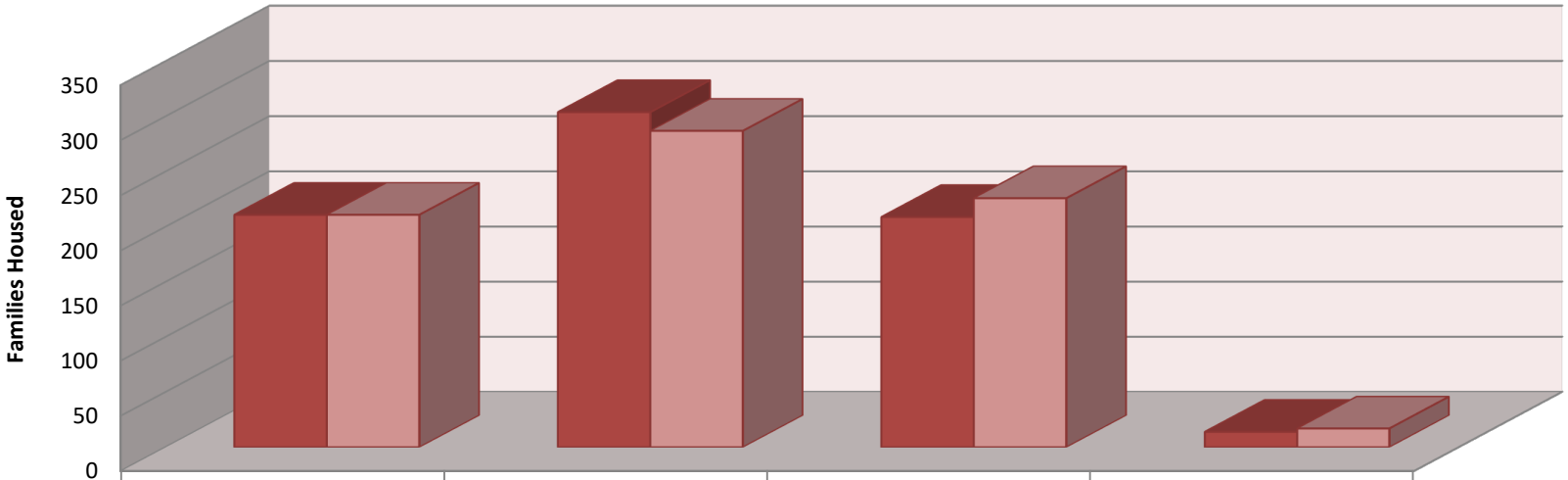
MONTH:	Applications Given	Applications Received	Applications Submitted for Review	Applications Denied, Withdrawn	Applications Cancelled (*after two unit offers)*	Unit Offers Sent	Move- Outs	New Move - Ins	Move- In % Rate
Jan-25	74	69	26	67	0	47	8	3	6%
Feb-25	86	77	18	12	6	40	5	4	10%
Mar-25	85	86	14	84	16	25	5	10	40%
Apr-25	110	97	31	51	0	23	4	6	26%
May-25	75	71	15	10	1	32	11	6	19%
Jun-25	84	74	15	6	3	15	9	9	60%
Jul-25	119	111	18	73	3	37	5	7	19%
Aug-25	104	97	23	28	0	25	12	12	48%
Sep-25	64	62	28	41	23	69	17	16	23%
Oct-25	89	85	41	10	30	56	10	7	13%
YTD Total:	890	829	229	382	82	369	86	80	22%

Report Submitted By: Nancy Garza -Admissions Coordinator

Board Meeting Report
November 18, 2026

Total Alloted Vouchers: 743
Vouchers Leased: 738
Pending Vouchers: 5
Vouchers Searching: 31

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

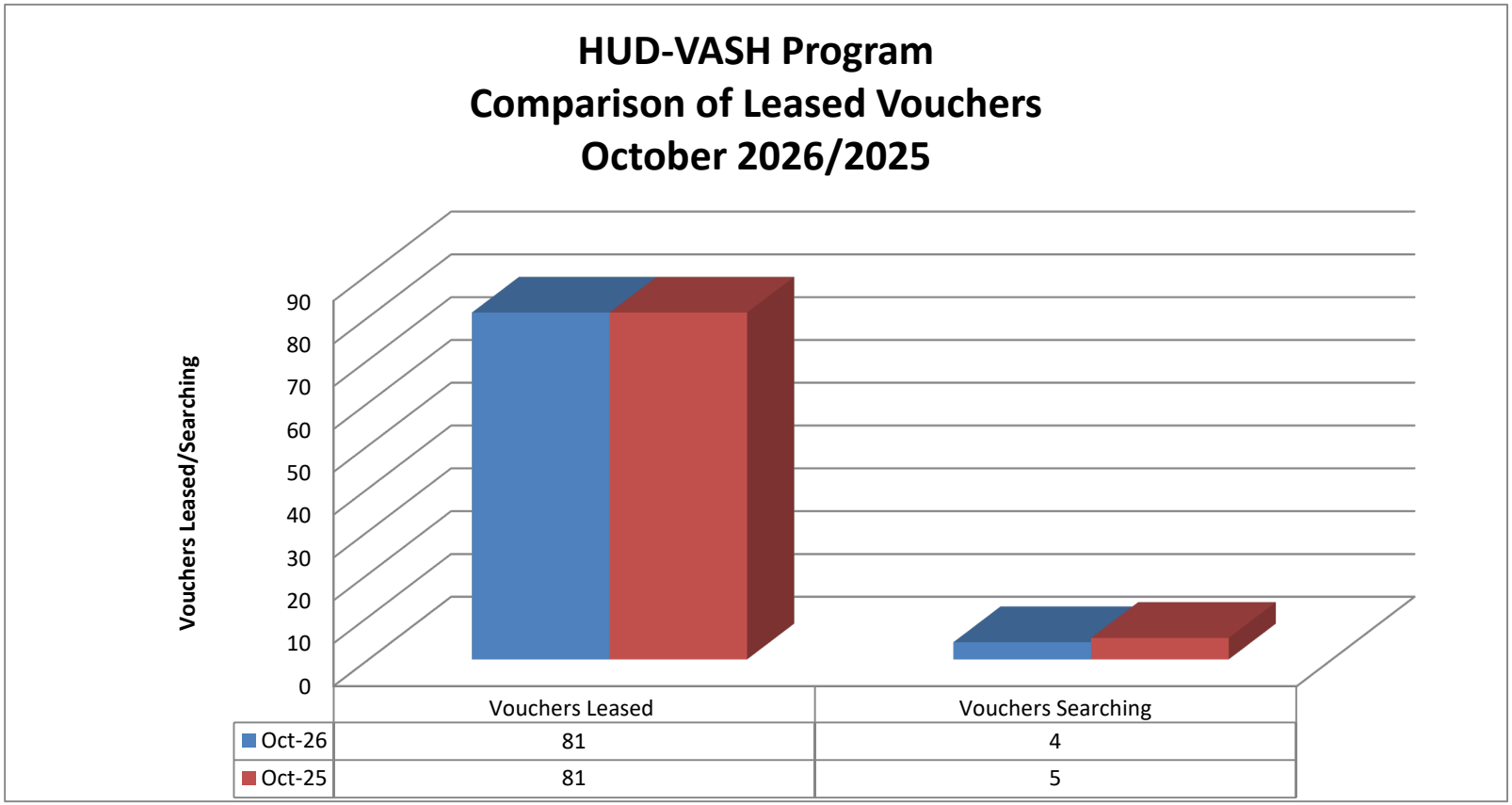


	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Oct-26	211	304	209	14
Oct-25	211	287	226	17

Total Families on Waiting List	453

Board Meeting Report
November 18, 2026

Total Alloted Vouchers: 87
VASH Vouchers Leased: 81
Port-outs: 45
Housed in Harlingen: 36



Harlingen Housing Authority
Housing Choice Voucher/Section 8 Program
Board Meeting Report
October 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
September 2026 Score is
98.06%

Quality Control

The QC audit file was held on October 23, 2026, at COCC

HCV/S8	Audited on October 23, 2026, by:
29563	M. Prieto
21314	D. Perez
30461	P. Vega
33256	C. De La Fuente
32681	M. Guajardo
31640	C. Lucio

Activities for the month of October 2026:

- Assisted staff with case files & inspections as needed
- Section 8 Applications were on October 8th (20 were received)
- Issued HAP Checks for November 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 Staff Meetings with Low Rent 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, Admin Meeting, and Financial Workshop
- Attended Resource Fair at LV
- Attended Maintenance Meetings
- Attended Board and overview 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 October 2026	383	295	388	45	686	686	78	3	41	49
January through October 2025	356	264	262	87	679	679	133	4	77	88
Increase	**27**	**31**	**126**	**0**	**7**	**7**	**0**	**0**	**0**	**0**
Decrease	**0**	**0**	**0**	**42**	**0**	**0**	**55**	**1**	**36**	**39**

Report Submitted By: Diana Perez- HCV/S8 & Admissions Administrator 10.31.2026

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
Sep-26	35	29	29	8	83	83	15	0	8	10
Oct-26	40	33	38	10	53	53	17	-1	9	4
YTD	383	295	388	45	686	686	78	3	41	49

Monthly Summary Report

MONTH:	Applications Given	Applications Received	Interims Received	Request for Tenancy Approvals Received for New Move-ins	Re-Exam Appointments	Inspections Completed	Vouchers Issued	Ports Administered	Leased (Move-Ins)	Move-Outs
Jan-25	35	22	25	0	51	51	0	7	1	4
Feb-25	37	33	22	0	70	70	6	1	2	16
Mar-25	37	23	19	4	67	67	16	0	1	8
Apr-25	41	31	26	16	85	85	10	2	6	8
May-25	43	30	34	7	65	65	14	1	11	11
Jun-25	30	28	34	6	74	74	21	3	7	6
Jul-25	35	23	33	10	71	71	15	-1	8	7
Aug-25	30	24	28	14	79	79	27	-10	10	9
Sep-25	32	23	15	9	64	64	11	-1	19	12
Oct-25	36	27	26	21	53	53	13	2	12	7
YTD	356	264	262	87	679	679	133	4	77	88

DATE: November 01, 2026

TO: Carlos Perez, Chair & HHA Board of Commissioners

FROM: Hilda Benavides, Chief Executive Officer Hilda Benavides

SUBJECT: Calendar & Report for September Activities, and 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 October:

Training & Conferences: Commissioner Elliott and I attended the NAHRO Conference in Denver Colorado on October 14-18, 2026. We received our Merit Awards and received the Award of Excellence for Letters to Veterans from the Family Learning Center students. 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.

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 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 were scheduled for September 23, 2026, at 11:30 a.m.at the Harlingen Convention Center. The next Annual Board Meetings are scheduled for September 22, 2027.

City of Harlingen Events & Other Activities: I attended the Blue Zones Ignite Harlingen event on November 9, 2026, at 5:30 p.m. at TSTC. 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 07, 2027, 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 was scheduled for October 22, 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. We had a total of 291 attendees. It was a great success.

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 December 10, 2026, at 10:00 a.m. at the COCC and December 12, 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 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 October 21, 2026, HHA board meeting. We also reviewed the Agendas for the HHA &

WSHC. The next HHA & WSHC Board Meetings are scheduled for Wednesday, November 18, 2026, starting at 12:00 p.m. at the Administrative Building, 219 E. Jackson Ave. 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:

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. (#sLMG35:BP23:LV03&307;ST18)
03: Lonestar Shredding COCC (Bins due on Monday)
03: Review Board Agenda 11/18/26 & Minutes 10/21/26 at 9:00 a.m. with Ariana Valle
~~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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
04: City of Harlingen Commissioners Mtg at 5:30 p.m.
05: Review Board Packet for corrections at 9:00 a.m.
05: HCV/S8 File Review with A Maldonado & Diana Perez at 10:00 a.m. (file #30121)
05: HUD New Landing Page on MFA HUD Secure Systems at 11:00 a.m.
05: HCISD Counselors Mtg at 4:00 p.m. via Teams
06: HCVP/S8 Landlord Conference at 9:00 a.m. at LMG
06: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 and 209 E. Jackson Avenue
09: Security Mtg Monday at 9:00 a.m.
09: 2027 Calendars & Schedule review with Admin Assistant at 9:30 a.m.
Review Notes for Admin Mtg on 10/27/26 (Approved add to Outlook)
09: 2027 Calendars & Schedule review with Accounting Dept at 10:30 a.m.
Review Notes for Admin Mtg on 10/27/26 (Approved add to Outlook)
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: Blue Zones Ignite Harlingen at (TSTC 2424 Boxwood) 5:30-7:00 p.m.
10: Pest Control at Los Vecinos (rescheduled 11/17/26)
10: Practice Board Mtg at LMG at 9:00 a.m. (unit 35)
10: 2027 Annual Calendar Review at 11:00 a.m. with A Valle Approved add
10: 2027 Calendars & Schedule review with Low Rent at 1:30 p.m.
Review Notes for Admin Mtg on 10/28/26
10: 2027 Calendars & Schedule review with HCV/S8 & Admissions at 3:00 p.m.
Review Notes for Admin Mtg on 10/28/26 (Approved add to Outlook)
11: Review Monday reports for corrections at 8:30 a.m.
11: Practice Board Mtg at BP at 10:00 a.m. (unit 23)
11: Correction Action Plan submitted to Auditor by M Prieto at 10:30 a.m.
11: Pest Control at Bonita Park

11: Employee Evaluation review with M Prieto at 1:30 p.m.
11: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
12: Pest Control at Aragon, Arroyo Vista, and Sunset Terrace (rescheduled due to rain)
12: HCV/S8 Applications (20)
12: Los Vecinos Construction Mtg at 9:00 a.m.
12: Public Hearing for Annual Plan at 10:30 a.m. at LMG
12: Practice Board Mtg at LV at 2:00 p.m. (units 03/307)
12: Maintenance Mtg at 3:00 p.m. Teams (Fire safety)
13: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
16: Security Mtg at 9:00 a.m. ST
16: Practice Board Mtg at ST at 9:30 a.m. (unit18)
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. (Rescheduled due to rain on 11/10/26)
17: Bonita Park Head Start Mtg at 11:00 a.m. at COCC
~~17: Construction Mtg at LMG 1:30 p.m. & at BP 2:30 p.m.~~
17: HCV File review for pending information 2-4 PM (E Mares, Y Latour)
18: Review Monday Reports for corrections at 8:30 a.m.
18: Practice Board Mtg at LV at 10:00 a.m.
18: **HHA & WSHC Board Mtgs 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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: HAT San Antonio Travel Packet Review at 11:00 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: Review Board Agenda 12/16/26 & Minutes 11/18/26 at 10:00 a.m. with A Valle
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: HCV File Review Update #30121 Anita Maldonado at 10:00 a.m.
20: Board Reports due at 12:00 p.m.
20: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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: Work Order Mtg with Managers & Maintenance Aide As at 2:00 p.m.
25: Early Release at 3:00 p.m.
26-27: Holidays (Thanksgiving)
30: Security Mtg Monday at 9:00 a.m.
30: Mtg with Ariana to review the Calendar at 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: Review Board Packet for corrections at 9:00 a.m.
02: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
02: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
03-04: HAT/HAVE Mtg San Antonio HUD Field Office
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)
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.
09: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
09-10: LV Fire Extinguishers (offices & residents)
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: Financial Workshop to finalize the budgets for (FYB 04/01/27) at LV at 11:00 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 (LV at 9am; BP at 10am; LMG at 11am)
11: Newsletter Articles due for possible distribution January 2027
11: HHA Employee Christmas Celebration 12-5pm LV
12: Financial Workshop to finalize the budgets for (FYB 04/01/27) at 9:00 a.m. via Teams
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: **HHA 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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
16-17: Pest Control at Le Moyne Gardens
17: HUD San Antonio Field Office Mtg at 10:00 a.m. Teams
17-18: BP Fire Extinguishers (offices & residents)
18: Board Report are due by 12:00 p.m.
18: Review Board Agenda 01/20/27 & Minutes 12/16/26 at 11:00 a.m. with A Valle
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)
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
21-22: LMG Fire Extinguishers (offices & residents)
23: Review Monday Reports for corrections at 8:30 a.m.
23: LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
23: Work Order Mtg with Managers & Maintenance Aide As at 2:00 p.m.
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.
30: LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
30: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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! 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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

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)
13: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 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 M. Guajardo: Lunch by J & B Cafe
20: Board Mtg Overview at 2:00 p.m.
20: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review Board Agenda 02/17/27 & Minutes 01/20/27 at 11:00 a.m. with A Valle
22: Tentative Board Agendas due February, March & April 2027
22: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
25: Security Mtg at 9:00 a.m.
25: Mtg with Ariana to review the Calendar at 2:40 p.m.
25: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
26: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 01/15/27
26: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 01/15/27
26: Construction Mtg at LMG at 1:30 p.m. & at BP at 2:30 p.m.

26: Crime Prevention Mtg at 3:00 p.m. at LMG
27: Review Monday Reports for corrections at 8:30 a.m.
27: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m. Agenda due 01/18/27
27: Admin Mtg with Low Rent Team at 2:00 p.m. Agenda due 01/18/27
27: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

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 2:40 p.m.
01: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
06: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
08: Monday Staff Mtg at 3:00 p.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)
10: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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
11-12: Inventory End of Year LV
12: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 02/23/27
12: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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, Admissions & LR by 12:00 p.m. for Mtgs on 02/24/27
15: Mtg with Ariana to review the Calendar at 2:40 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: HHA Board Mtg at 12:00 p.m. at BP Invocation by P. Vega
Lunch provided by Chyann's Specialty Cafe
17: Board Mtg Overview at 2:00 p.m.
17: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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 February17, Board Mtg due 12:00 p.m.
19: Review Board Agenda 03/17/27 & Minutes 02/17/27 at 11:00 a.m. with A Valle
19: Tentative Board Agendas due March, April & May 2027
19: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
22: Security Mtg Monday at 9:00 a.m.
22: Mtg with Ariana to review the Calendar at 2:40 p.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 due 02/12/27
23: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 02/12/27
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 & Admissions Department at 10:00 a.m. Agenda due 02/15/27
24: Admin Mtg with Low Rent Team at 2:00 p.m. at Agenda due 02/15/27
24: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
25: Maintenance Mtg at 3:00 p.m. at
25-26: Inventory End of Year BP
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: LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

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 2:40 p.m.
01: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Board Packet for corrections at 9:00 a.m.
05: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

06: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
08: Monday Staff Mtg at 3:00 p.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)
10: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
10-11: Inventory End of Year LMG
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: Inventory End of Year COCC
12: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 03/23/27
12: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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: Agendas due for HCV, Admissions & LR by 12:00 p.m. for Mtgs on 03/24/27
15: Mtg with Ariana to review the Calendar at 2:40 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: HHA Board Mtg at 12:00 p.m. at LMG Invocation by D. Perez
Lunch provided by J & B Cafe
17: Board Mtg Overview at 2:00 p.m.
17: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
22: Security Mtg Monday at 9:00 a.m.
22: Mtg with Ariana to review the Calendar at 2:40 p.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 due 03/12/27
23: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 03/12/27
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 & Admissions at 10:00 a.m. Agenda due 03/15/27
24: Admin Mtg with Low Rent Team at 2:00 p.m. at Agenda due 03/15/27
24: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
25: Los Vecinos Construction Mtg at 9:00 a.m.
25: Review LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
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 3:00 p.m. Maintenance on Call 956-893-2360
31: Review Monday Reports for corrections at 8:30 a.m.
31: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.

April 2027: Schedule may change at any time

01: Flyers for Scholarship for High School Graduating Seniors 2027!!
01: Los Vecinos Construction Mtg at 9:00 a.m.
01: Final Board Reports due at 12:00 p.m. (units selected to visit)
02: Friday Staff Mtg at 3:00 p.m.
03: Downtown Market Days! BRE Reading by HCV & Admissions
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: 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.
07: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 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
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)
14: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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 04/27/27
16: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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, Admissions & LR by 12:00 p.m. for Mtgs on 04/28/27
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 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 C Lucio Lunch provided by Chyann's Specialty Cafe
21: Board Mtg Overview at 2:00 p.m.
21: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review Board Agenda 05/19/27 & Minutes 04/21/27 at 11:00 a.m.
23: Tentative Board Agendas due May, June & July 2027
23: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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
27: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 04/16/27
27: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 04/16/27
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 due 04/19/26
28: Admin Mtg with Low Rent Team at 2:00 p.m. Agenda due 04/19/27
28: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

May 2027: Schedule may change at any time

01: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
03: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 2:00/3:00 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 2:40 p.m.
10: Monday Staff Mtg at 3:00 p.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)
12: Work Order Mtg with Managers & Maintenance Aide As at 2:00/3:00 p.m.
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: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 05/25/27
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: Agendas due for HCV, Admissions & LR by 12:00 p.m. for Mtgs on 05/26/27
17: Mtg with Ariana to review the Calendar at 2:40 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 M Prieto
Lunch provided by J & B Café
19: Board Mtg Overview at 2:00 p.m.
19: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review Board Agenda 06/16/27 & Minutes 05/19/27 at 11:00 a.m.
21: Tentative Board Agendas due June, July & August 2027
21: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
24: Security Mtg at 9:00 a.m.
24: Mtg with Ariana to review the Calendar at 2:40 a.m.
24: Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
25: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 05/14/27
25: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 05/14/27
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.
26: Admin Mtg with HCV/S8 & Admissions Department at 10:00 a.m. Agenda due 05/17/27
26: Admin Mtg with Low Rent Team at 2:00 p.m. at Agenda due 05/17/27
26: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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.
02: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
05: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
07: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Agendas due for Accounting & Administrative Asst. by 12:00 p.m. for Mtgs on 06/22/27

11: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 06/23/27
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 Cynthia DLF
Lunch by Chyann's Specialty Café
16: Overview of Board Mtg at 2:00 p.m.
16: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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
22: Lonestar Shredding COCC (Bins due on Monday)
22: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 06/11/27
23: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 06/11/27
23: Review Monday Reports for corrections at 8:30 a.m.
23: Admin Mtg with HCV & Admissions at 10:00 a.m. Agenda due 06/14/27
23: Admin Mtg with LR at 2:00 p.m. Agenda due 06/14/27
23: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
24: Los Vecinos Construction Mtg at 9:00 a.m.
24: Maintenance Mtg at 3:00 p.m. at
25: Board Reports are due at 12:00 p.m.
25: Review Board Agenda 07/21/27 & Minutes 06/16/27 at 11:00 a.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 p.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.
30: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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)

01: HCISD Counselors Mtg at 4:00 p.m.
02: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
03: Downtown Market Days! BRE Reading by HCV & Admissions
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 2:40 a.m.
06: (Tuesday) Monday Staff Mtg at 3:00 p.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.
07: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 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
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)
14: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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: Agendas due for Accounting & Administrative Asst. at 12:00 p.m. for Mtgs on 07/27/27
16: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 07/28/27
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
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 M Guajardo Lunch provided by J & B Café
21: Board Mtg Overview at 2:00 p.m.

21: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review Board Agendas 09/22/27 & Minutes 07/21/27 at 11:00 a.m.
23: Tentative Board Agendas due September, October & November 2027
23: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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
27: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 07/16/27
27: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 07/16/27
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.
28: Admin Mtg with HCV/S8 & Admissions at 10:00 a.m. Agenda due 07/19/26
28: Admin Mtg with Low Rent Team at 2:00 p.m. Agenda due 07/19/27
28: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

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 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)
04: Review Monday Reports for corrections at 8:30 a.m.
04: Cintas Medicine Cabinet & Mailroom Copier Restock by Accounting
04: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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: Agendas due for Accounting & Administrative Asst. at 12:00 p.m. for Mtgs on 08/17/27
06: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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: Agendas due for HCV/S8, Admissions & LR by 12:00 p.m. for Mtgs on 08/18/27
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

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: Work Order Mtg with Managers & Maintenance Aide As at 2:00/3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 p.m.
16: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
17: Admin Mtg with Administrative Assistant at 8:30 a.m. Agenda due 08/06/27
17: Admin Mtg with the Accounting Team at 10:30 a.m. Agenda due 08/06/27
18: Review Monday Reports for corrections at 8:30 a.m.
18: Admin Mtg with HCV/S8 & Admissions at 10:00 a.m. Agenda due 08/09/27
18: Admin Mtg with the LR Team at 2:00 p.m. Agenda due 08/09/27
18: **No August Board Mtg (Board may request a Special Board Mtg)**
18: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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
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 09/22/27 & Minutes for 07/21/27 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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
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.
25: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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)

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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
01: City of Harlingen Commissioners Mtg at 5:30 p.m.
02: Los Vecinos Construction Mtg at 9:00 a.m.
02: Final Review of Annual Board Agendas 09/22/27 & Minutes for 07/21/27 at 11:00 a.m.
02: HCISD Counselors Mtg at 4:00 p.m.
03: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
04: Market Days Downtown! BRE Reading by HCV & Admissions
06: Holiday (Labor Day)
07: BRE Read a Book on HHA Facebook Monday after Market Days LV, BP, LMG
07: (Tuesday) Security Mtg Monday at 9:00 a.m.
07: Mtg with Ariana to review the Calendar at 2:40 p.m.
07: (Tuesday) Monday Staff Mtg at 3:00 p.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.
08: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
09: HCV/S8 Applications (20)
09: Maintenance Meeting at 3:00 p.m. Teams
10: Practice Board Mtg LMG at 9:00 a.m.
10: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 p.m.
13: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
14: Pest Control at Los Vecinos
14: Practice Board Mtg 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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 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 D Perez
22: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
23: Maintenance Mtg at 3:00 p.m.
24: Vehicle inspections at COCC at 9:00 a.m.
24: Overview of Board Mtg at 10:00 a.m.
24: Board Reports are due at 12:00 p.m.
24: Review Board Agenda 10/20/27 & Minutes 09/22/27 at 11:00 a.m.
24: Tentative Board Agendas due October, November & December 2027
24: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
27: Security Mtg Monday at 9:00 a.m.
27: Mtg with Ariana to review the Calendar at 2:40 p.m.
27: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
28: Crime Prevention Mtg at 3:00 p.m. at LV
29: Review Monday Reports for corrections at 8:30 a.m.
29: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
02: Market Days Downtown! BRE Reading by HCV & Admissions
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 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: Board Packet Review by Administration at 9:00 a.m. & 2:00 p.m.
06: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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)
13: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.

14: HCV/S8 Applications (20)
14: Practice Board Mtg at 9:00 a.m. at LV (unit)
14: Thursday Maintenance Mtg at 3:00 p.m. Teams
15: 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: Agendas due for Accounting & Administrative Asst. at 12:00 p.m. for Mtgs on 10/25/27
15: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 10/26/27
18: Mtg with Ariana to review the Calendar at 2:40 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 Board Mtg at 12:00 p.m.at COCC** Invocation by C Lucio
Lunch provided by Chyann's Specialty Café
20: Board Mtg Overview at 2:00 p.m.
20: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review Board Agenda 11/17/27 & Minutes 10/20/27 at 11:00 a.m.
22: Tentative Board Agendas due November, December 2027 & January 2028
22: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
25: Security Mtg at 9:00 a.m.
25: Mtg with Ariana to review the Calendar at 2:40 p.m.
25: Staff Mtg at 3:00 p.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. LV
27: Review Monday Reports for corrections at 8:30 a.m.
27: Work Order Mtg with Managers & Maintenance Aide As at 2:00/3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)

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 2:40 p.m.
01: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
03: City of Harlingen Commissioners Mtg at 5:30 p.m.
04: Los Vecinos Construction Mtg at 9:00 a.m.
04: Review Board Packet for corrections at 9:00 a.m.
04: HCISD Counselors Mtg at 4:00 p.m. via Teams
05: HCVP/S8 Landlord Conference at 9:00 a.m. at LV
05: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
06: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
08: Monday Staff Mtg at 3:00 p.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.
10: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 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: HHA Board Mtg at 12:00 p.m. at LV Invocation by M Prieto
Lunch provided by Lori's Kitchen
17: Board Mtg Overview at 2:00 p.m.
17: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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 Los Vecinos (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: Review Board Agenda 12/15/27 & Minutes 11/17/27 at 11:00 a.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
22: Security Mtg Monday at 9:00 a.m.
22: Mtg with Ariana to review the Calendar at 9:40 a.m.
22: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
23: Construction Mtg at LMG at 1:30 p.m. & BP at 2:30 p.m.
24: Review Monday Reports for corrections at 8:30 a.m.
24: Review LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
24: Work Order Mtg with Managers & Maintenance Aide As at 2:00 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 2:40 p.m.
29: 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 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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
01: City of Harlingen Commissioners Mtg at 5:30 p.m.
02: Los Vecinos Construction Mtg at 9:00 a.m.
02: HCISD Counselors Mtg at 4:00 p.m. via Teams
03: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
04: Market Days Downtown! BRE Reading by HCV & Admissions
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 2:40 p.m.
06: Monday Staff Mtg at 3:00 p.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.
08: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
09: HCV/S8 Applications (20)
09: Maintenance Meeting at 3:00 p.m. Teams
09: Practice Board Mtg LV at 9:00 a.m.
10: Newsletter articles due at 12:00 p.m.
10: Review LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
10: HHA Christmas Celebration for Employees at LV or LMG at 12:00 p.m. to 4:00 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 2:40 p.m.
13: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
14: Pest Control at Los Vecinos
14: Practice Board Mtg 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 Cynthia DLF
Lunch provided by Lor's Kitchen
15: Board Mtg Overview at 2:00 p.m.
15: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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; Review Board Agenda 01/19/28 & Minutes 12/15/27 at 11:00 a.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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 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.
22: Review Monday Reports for corrections at 8:30 a.m.
22: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
23: Review LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
23: Early Release at 3:00 p.m.
24: Holiday (Christmas Eve)
27: Holiday (Christmas Day)
28: Security Mtg Monday (Tuesday) at 9:00 a.m.
28: Mtg with Ariana to review the Calendar at 2:40 p.m.
28: (Tuesday) Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
29: Review Monday Reports for corrections at 8:30 a.m.
29: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
30: Review LR Report review Monday Mtg (LV at 9am; BP at 10am; LMG at 11am)
30: Early Release at 3:00 p.m.
31: Holiday (New Year Day)

January 2028: 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 2028!!
03: Security Mtg Monday at 9:00 a.m.
03: Mtg with Ariana to review the Calendar at 2:40 p.m.
03: Monday Staff Mtg at 3:00 p.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: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 p.m.
10: Monday Staff Mtg at 3:00 p.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)
12: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
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: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
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 2:40 p.m.
17: Monday Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360
18: Practice Board Mtg at 9:00 a.m.
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 10:00 a.m.
19: **HHA & HAHC & WSHC Board Meetings at 12:00 p.m.at COCC** Invocation by
Lunch provided by
19: Board Mtg Overview at 2:00 p.m.
19: Work Order Mtg with Managers & Maintenance Aide As at 3:00 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 Los Vecinos (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: Review Board Agenda 02/16/28 & Minutes 01/19/28 at 11:00 a.m.
21: Tentative Board Agendas due February, March & April 2028

21: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
24: Security Mtg at 9:00 a.m.
24: Mtg with Ariana to review the Calendar at 2:40 a.m.
24: Staff Mtg at 3:00 p.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.
26: Work Order Mtg with Managers & Maintenance Aide As at 3:00 p.m.
27: Los Vecinos Construction Mtg at 9:00 a.m.
27: Maintenance Mtg at 3:00 p.m. at
28: PIC & Dashboard review at 1:30 p.m. by HCVP & PH Depts (C Lucio guidance)
28: Review LR Report review Monday Mtg (LV at 2pm; BP at 3pm; LMG at 4pm)
31: Security Mtg at 9:00 a.m.
31: Mtg with Ariana to review the Calendar at 2:40 a.m.
31: Staff Mtg at 3:00 p.m. Maintenance on Call 956-893-2360

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. 25th 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.
	Washington Property		12:30 P.M.
Wednesday, December 16, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.

2027 Schedule of Board Meetings

The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)
and
The Washington Property Corporation (Non-Profit for Bonds)

Date	Board Meetings	Location	Time
Wednesday, January 20, 2027	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.
Wednesday, February 17, 2027	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 17, 2027	HHA	Le Moyne Gardens 3221 N. 25th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 21, 2027	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.
Wednesday, May 19, 2027	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 16, 2027	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 21, 2027	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 18, 2027, No Board Meeting Scheduled			
Wednesday, September 22, 2027	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
	Washington Property Annual		12:30 P.M.
Wednesday, October 20, 2027	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 17, 2027	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 15, 2027	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.