Harlingen Affordable Housing Corporation

Board of Directors Meeting

Wednesday, April 21, 2021 at 12:30 p.m.

Remote Meeting Via Telephone and Video Conference

AGENDA

Because of the ongoing Corona Virus Pandemic/COVID-19 and to minimize and/or prevent the spread of this disease, the Governor and the Attorney General have suspended certain requirements of the Open Meetings Act. The Board of Directors of the HAHC hereby invokes this ruling and gives notice that public attendance and participation will be available remotely by telephone and video conference as provided below.

Notice is hereby given that the above body will hold a Board of Directors Meeting on Wednesday, April 21, 2021 at 12:30 p.m., at the Harlingen Housing Authority, 219 E. Jackson Ave., Harlingen, Texas, available for participation remotely via telephone (Toll-free 844-855-4444 access code 4107893) and by video conference (hha.my.webex.com, Meeting #: 182 723 0243, Password: hha42121, join by phone 408-418-9388, Password 44242121). One or more members of the Board of Directors may participate remotely in accordance with Texas Government Code sec. 551.127.

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

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

I. OPENING

1. Call to Order
2. Roll call/determination of a Quorum
3. Introduction of visitors and staff
4. Public Comments
5. Consider and take action to approve the Minutes of the Board of Directors Meeting of January 20, 2021.
   (pg. 3-4)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2021, and to take action to approve the Unaudited Financial Statement for the month of February 2021 as presented.
   Presenter: Oscar Sandoval *(pg. 5-9)*
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of January, February and March 2021.
   Presenter: Cynthia Lucio *(pg. 10-12)*

III. OLD BUSINESS

1. Financial Report (Comparative Report)
   Presenter: Oscar Sandoval *(pg. 13-20)*
2. Report on status of Rental Properties and an update on the non-profit, and the future plans for expanding the affordable housing.
   Presenter: Hilda Benavides *(pg. 21-22)*

3. Adjournment.

I, the undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted said Notice on the bulletin board in the City Hall of the City of Harlingen, at the Harlingen Housing Authority, Administrative Office, 219 E. Jackson Street, at Los Vecinos Apartments, 702 South "M" Street, at Bonita Park Apartments, 601 South Rangerville Road, at Sunset Terrace Apartments, 1401 North Sunset Drive, at Le Moyne Gardens Apartments, 3221 North 25th Street, Harlingen, Texas 78550, Facebook: https://www.facebook.com/harlingenha/, and www.harlingenha.org, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, April 16, 2021, at least 72 hours preceding the scheduled time of said meeting.

Dated this 16th day of April, 2021.

Jorge Olivares, Administrative Assistant

Harlingen Affordable Housing Corporation
Minutes of the Board of Directors Meeting
Wednesday, January 20, 2021 at 12:30 p.m.
Remote Meeting Via Telephone and Video Conference

I. OPENING

President Perez called the meeting to order on Wednesday, January 20, 2021 at 12:30 p.m. Remote Meeting Via Telephone and Video Conference.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present, those in attendance were: Vanessa Serna, Carlos Muñiz, and Maria Ines Borjas. Julio Cavazo was not present.

INTRODUCTION OF VISITORS AND STAFF

President Perez suggested to skip introduction of visitors and staff. The Board agreed.
Present at the meeting were: Jorge Olivares, Administrative Assistant, Diana Perez, HCV/Section 8 & Admissions Administrator, Oscar Sandoval, Finance Officer, Cynthia Lucio, Public Housing Administrator, Rosie Lucio, Accounting Assistant/MIS Coordinator, Melissa Guajardo, Human Resource/Accounting Clerk, Anna Morales, Property Manager/Youth Coordinator, Angie Rodriguez, Resident Events Coordinator, Ariana Valle, Admissions Specialist, Alan Ozuna, Attorney, and Hilda Benavides, Executive Director..

PUBLIC COMMENTS

No members of the public were present via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE SEPTEMBER 16, 2020 ANNUAL BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the September 16, 2020 Annual Board of Directors meeting minutes. Vice-President Muñiz made the motion to approve the September 16, 2020 Annual Board of Directors meeting minutes. Motion was seconded by Board of Director Serna and passed unanimously.

II. NEW BUSINESS

1. **PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF NOVEMBER 2020, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF NOVEMBER 2020 AS PRESENTED.**

Finance Officer Sandoval told the Board that the Unaudited Financial Statement for the month of November 2020 was included in the agenda packets. Mr. Sandoval reported as follows:

Summary of Revenues & Expenditures		
For the Month Ended November 2020		
Affordable Housing		
Total Revenues	$7,529.10	
Total Expenditures	$3,281.72	
Revenues over (Under) Expenditures	$4,247.38	
Cash reserves or funds transferred in		
Bank Balance November 2020		
$121,950.21		

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2020.
Vice-President Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2020. Motion was seconded by Board of Director Serna and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2020.
Public Housing Administrator Lucio told the Board that the agenda packets contained the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2020. Ms. Lucio informed the Board that there were no unpaid balances due for vacated unit accounts for the Family Living Center and Harlingen Affordable Housing Corporation for the months of September, October, November, and December 2020. No questions were asked.
President Perez entertained a motion to charge off the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2020.

Board of Director Serna made the motion to charge off the current unpaid balances due for vacated unit accounts for the months of October, November, and December 2020**.** Motion was seconded by Vice-President Muñiz and passed unanimously.

III. OLD BUSINESS

1. Financial Report
No questions asked. No action taken.

2. REPORT ON STATUS OF RENTAL PROPERTIES AND AN UPDATE ON THE NON-PROFIT, AND THE FUTURE PLANS FOR EXPANDING THE AFFORDABLE HOUSING.
Secretary Benavides informed the Board of Directors that her report was included in the agenda packets. No questions were asked. No action taken.

ADJOURNMENT
President Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-President Muñiz. Motion was seconded by Board of Director Serna. Meeting was adjourned at 1:38 p.m.

Date: _____

_____ _____
President, Carlos Perez Secretary, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2021

Summary of Revenues & Expenditures - February 2021

Summary of Year-to-Date Revenues & Expenditures – February 2021

Bank Balance - February 2021

Income Statement - February 2021

Harlingen Affordable Housing Corporation
Summary of Revenues & Expenditures
For the Month Ended February 2021

	Affordable Housing
Total Revenues	$8,556.04
Total Expenditures	$1,814.11
Revenues over (Under) Expenditures	$6,741.93

Cash reserves or funds transferred in

Bank Balance February 2021
Affordable Housing

$140,294.05

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 2021

	Affordable Housing
Total Revenues	$114,060.65
Total Expenditures	$86,389.31
Revenues over (Under) Expenditures	$27,671.34

Cash reserves or funds transferred in

Housing Authority of the City of Harlingen
Budgeted Income Statement
Affordable Housing
Harlingen Affordable Housing/Scholarship

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue						
Rental Income						
Dwelling Rent	2 01 3110 5	6,533.00	68,743.00	66,220.00	2,523.00	3.81 %
Nondwelling Rental	2 01 3190 5	1,728.00	17,280.00	22,464.00	(5,184.00)	-23.08 %
Total Rental Income		**8,261.00**	**86,023.00**	**88,684.00**	**(2,661.00)**	**-3.00 %**
Other Income						
Other Income-Schalorship Donations	2 01 3690 5	0.00	2,800.00	3,340.00	(540.00)	-16.17 %
Other Income - Misc Other Revenue	2 01 3690.1 5	295.04	25,226.92	5,212.00	20,014.92	384.02 %
Other Income - Insurance Equity	2 01 3690.451 5	0.00	10.73	0.00	10.73	100.00 %
Total Other Income		**295.04**	**28,037.65**	**8,552.00**	**19,485.65**	**227.85 %**
Total Revenue		**8,556.04**	**114,060.65**	**97,236.00**	**16,824.65**	**17.30 %**
Expenses						
Administrative Expense						
Nontechnical Salaries	2 01 4110 5	1,050.35	17,867.30	16,312.22	(1,555.08)	-9.53 %
Legal Expense	2 01 4130 5	0.00	735.50	3,000.00	2,264.50	75.48 %
Accounting Fees	2 01 4170 5	0.00	538.00	1,767.00	1,229.00	69.55 %
Audit Fees	2 01 4171 5	0.00	1,013.21	300.00	(713.21)	-237.74 %
Employee Benefits Cont - Admin	2 01 4182 5	257.83	4,634.21	5,011.29	377.08	7.52 %
Advertising and Marketing	2 01 4190.08 5	0.00	2,028.00	3,000.00	972.00	32.40 %
Publications	2 01 4190.11 5	0.00	17.10	0.00	(17.10)	-100.00 %
Forms & Office Supplies	2 01 4190.17 5	0.00	133.74	0.00	(133.74)	-100.00 %
Other Sundry Expense	2 01 4190.18 5	103.95	16,739.19	4,000.00	(12,739.19)	-318.48 %
Administrative Contact Costs	2 01 4190.19 5	11.96	10,422.20	15,759.91	5,337.71	33.87 %
Total Administrative Expense		**1,424.09**	**54,128.45**	**49,150.42**	**(4,978.03)**	**-10.13 %**
Utilities Expense						
Water	2 01 4310 5	0.00	0.00	100.00	100.00	100.00 %
Electricity	2 01 4320 5	0.00	2,150.95	3,100.00	949.05	30.61 %
Sewer	2 01 4390 5	0.00	0.00	80.00	80.00	100.00 %
Total Utilities Expense		**0.00**	**2,150.95**	**3,280.00**	**1,129.05**	**34.42 %**
Ordinary Maintenance and Operation						
Labor	2 01 4410 5	0.00	558.93	1,000.00	441.07	44.11 %
Materials	2 01 4420 5	0.00	69.00	4,000.00	3,931.00	98.28 %
Contract Cots-Extermination	2 01 4430.01 5	71.88	1,273.52	3,000.00	1,726.48	57.55 %
Contract Costs-Other Repairs	2 01 4430.03 5	0.00	3,945.00	10,000.00	6,055.00	60.55 %
Contract Costs-Other	2 01 4430.13 5	20.00	20.00	0.00	(20.00)	-100.00 %
Contract Costs-Landscape & Ground	2 01 4430.19 5	0.00	480.00	0.00	(480.00)	-100.00 %
Contact Costs-Electrical Contracts	2 01 4430.21 5	0.00	1,650.00	0.00	(1,650.00)	-100.00 %
Garbage and Trash Collection	2 01 4431 5	0.00	0.00	551.00	551.00	100.00 %
Emp Benefit Cont - Maintenance	2 01 4433 5	13.65	361.96	1,192.58	830.62	69.65 %
Total Ordinary Maintenance and Operation		**105.53**	**8,358.41**	**19,743.58**	**11,385.17**	**57.67 %**
Protective Services						
Protective Services - Contract Costs	2 01 4480 5	0.00	812.08	1,000.00	187.92	18.79 %
Total Protective Services		**0.00**	**812.08**	**1,000.00**	**187.92**	**18.79 %**
General Expense						
Resident Events / Education Expenses	2 01 4220.1 5	0.00	11,368.62	0.00	(11,368.62)	-100.00 %
Insurance -Property (Fire & EC)	2 01 4510.01 5	100.81	398.58	353.00	(45.58)	-12.91 %
Insurance-Flood	2 01 4510.11 5	0.00	1,538.00	709.00	(829.00)	-116.93 %
Insurance - Windstorm	2 01 4510.15 5	183.68	1,934.22	2,500.00	565.78	22.63 %
Transfer Funds COCC	2 01 4590.06 5	0.00	0.00	17,000.00	17,000.00	100.00 %
Scholarship Payments	2 01 4590.201 5	0.00	5,700.00	3,500.00	(2,200.00)	-62.86 %
Total General Expense		**284.49**	**20,939.42**	**24,062.00**	**3,122.58**	**12.98 %**
Other Expenditures						
Property Better & Add-Contract Costs	2 01 7540.4 5	0.00	0.00	20,000.00	20,000.00	100.00 %
Operating Exp For Property - Contra	2 01 7590 5	0.00	0.00	(20,000.00)	(20,000.00)	-100.00 %
Total Other Expenditures		**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**

Report Criteria PHA: 2 Project: '01'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: True

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Harlingen Affordable Housing/Scholarship

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Total Expenses			**(1,814.11)**	**(86,389.31)**	**(97,236.00)**	**10,846.69**	**11.16 %**
Total Net Income (Loss)			**6,741.93**	**27,671.34**	**0.00**	**27,671.34**	**100.00 %**

Report Criteria PHA: 2 Project: '01'

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

HARLINGEN
Housing Authority

BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 21, 2021
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTHS OF JANUARY-MARCH 2021

Developments	Total
Family Living Center (FLC)	
Family Living Center (FLC) Total	$0.00
Harlingen Affordable Housing Corp.(HAHC)	
Harlingen Affordable Housing Corp.(HAHC) Total	$0.00
Grand Total	**$0.00**

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Family Living Center (FLC)

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: **04/01/21**

FOR THE MONTHS OF: JANUARY, FEBRUARY & MARCH 2021

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS

No charge offs at this time

	TOTALS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: Harlingen Affordable Housing Corp.

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: **04/01/21**

FOR THE MONTHS OF: JANUARY, FEBRUARY & MARCH 2021

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS

No charge offs at this time

	TOTALS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2021

Comparative Income Statement with Graph - February 2021 to February 2020

Comparative Balance Sheet with Graph - February 2021 to February 2020

Budgeted Income Statement – February 2021

EQUAL HOUSING OPPORTUNITY

Housing Authority of the City of Harlingen

Comparative Income Statement

Affordable Housing

Harlingen Affordable Housing/Scholarship

					Start: 04/01/2020 End: 02/28/2021	Start: 04/01/2019 End: 02/28/2020	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	68,743.00	63,905.00	4,838.00	7.57 %
Nondwelling Rental	2	01	3190	5	17,280.00	19,008.00	(1,728.00)	-9.09 %
Total Rental Income					**86,023.00**	**82,913.00**	**3,110.00**	**3.75 %**
Other Income								
Other Income-Schalorship Donat	2	01	3690	5	2,800.00	2,500.00	300.00	12.00 %
Other Income - Misc Other Reve	2	01	3690.1	5	25,226.92	13,530.92	11,696.00	86.44 %
Other Income - Insurance Equit	2	01	3690.451	5	10.73	0.00	10.73	0.00 %
Total Other Income					**28,037.65**	**16,030.92**	**12,006.73**	**74.90 %**
Total Revenue					**114,060.65**	**98,943.92**	**15,116.73**	**15.28 %**
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	17,867.30	19,726.20	1,858.90	9.42 %
Legal Expense	2	01	4130	5	735.50	2,580.85	1,845.35	71.50 %
Accounting Fees	2	01	4170	5	538.00	570.00	32.00	5.61 %
Audit Fees	2	01	4171	5	1,013.21	345.57	(667.64)	-193.20 %
Employee Benefits Cont - Admin	2	01	4182	5	4,634.21	6,550.46	1,916.25	29.25 %
Advertising and Marketing	2	01	4190.08	5	2,028.00	2,698.46	670.46	24.85 %
Publications	2	01	4190.11	5	17.10	19.80	2.70	13.64 %
Forms & Office Supplies	2	01	4190.17	5	133.74	274.77	141.03	51.33 %
Other Sundry Expense	2	01	4190.18	5	16,739.19	14,497.26	(2,241.93)	-15.46 %
Administrative Contact Costs	2	01	4190.19	5	10,422.20	1,392.88	(9,029.32)	-648.25 %
Total Administrative Expense					**54,128.45**	**48,656.25**	**(5,472.20)**	**-11.25 %**
Utilities Expense								
Water	2	01	4310	5	0.00	2.08	2.08	100.00 %
Electricity	2	01	4320	5	2,150.95	2,992.23	841.28	28.12 %
Sewer	2	01	4390	5	0.00	3.42	3.42	100.00 %
Total Utilities Expense					**2,150.95**	**2,997.73**	**846.78**	**28.25 %**
Ordinary Maintenance and Operation								
Travel	2	01	4150	5	0.00	172.00	172.00	100.00 %
Labor	2	01	4410	5	558.93	2,507.06	1,948.13	77.71 %
Materials	2	01	4420	5	69.00	741.34	672.34	90.69 %
Contract Cots-Extermination	2	01	4430.01	5	1,273.52	1,141.10	(132.42)	-11.60 %
Contract Costs-Other Repairs	2	01	4430.03	5	3,945.00	3,600.00	(345.00)	-9.58 %
Contract Costs-Other	2	01	4430.13	5	20.00	15.00	(5.00)	-33.33 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	0.00	165.00	165.00	100.00 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	480.00	0.00	(480.00)	0.00 %
Contact Costs-Electrical Contr	2	01	4430.21	5	1,650.00	0.00	(1,650.00)	0.00 %
Connect/Disconnect Fees	2	01	4430.4	5	0.00	30.00	30.00	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	361.96	1,186.46	824.50	69.49 %
Total Ordinary Maintenance and Operation					**8,358.41**	**9,557.96**	**1,199.55**	**12.55 %**
Protective Services								
Protective Services - Contract	2	01	4480	5	812.08	633.23	(178.85)	-28.24 %
Total Protective Services					**812.08**	**633.23**	**(178.85)**	**-28.24 %**
General Expense								
Resident Events / Education Ex	2	01	4220.1	5	11,368.62	8,509.28	(2,859.34)	-33.60 %
Insurance -Property (Fire & EC	2	01	4510.01	5	398.58	385.00	(13.58)	-3.53 %
Insurance-Flood	2	01	4510.11	5	1,538.00	1,458.00	(80.00)	-5.49 %
Insurance - Windstorm	2	01	4510.15	5	1,934.22	1,559.15	(375.07)	-24.06 %
PROPERTY TAXES	2	01	4520.1	5	0.00	2,360.41	2,360.41	100.00 %
Scholarship Payments	2	01	4590.201	5	5,700.00	2,600.00	(3,100.00)	-119.23 %

Report Criteria PHA: 2 Project: '01'

Include Unapproved: False Include Zero Balance: False

Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing
Harlingen Affordable Housing/Scholarship

					Start: 04/01/2020 End: 02/28/2021	Start: 04/01/2019 End: 02/28/2020	Variance	Variance %
Total General Expense					**20,939.42**	**16,871.84**	**(4,067.58)**	**-24.11 %**
Other Expenditures								
Property Better & Add-Non-Expe	2	01	7540.3	5	0.00	(162,339.54)	(162,339.54)	100.00 %
Property Better & Add-Contract	2	01	7540.4	5	0.00	5,500.00	5,500.00	100.00 %
Operating Exp For Property - C	2	01	7590	5	0.00	156,839.54	156,839.54	100.00 %
Total Other Expenditures					**0.00**	**0.00**	**0.00**	**0.00 %**
Total Expenses					**(86,389.31)**	**(78,717.01)**	**(7,672.30)**	**9.75 %**
Net Income (Loss)					**27,671.34**	**20,226.91**	**7,444.43**	**-738.60 %**

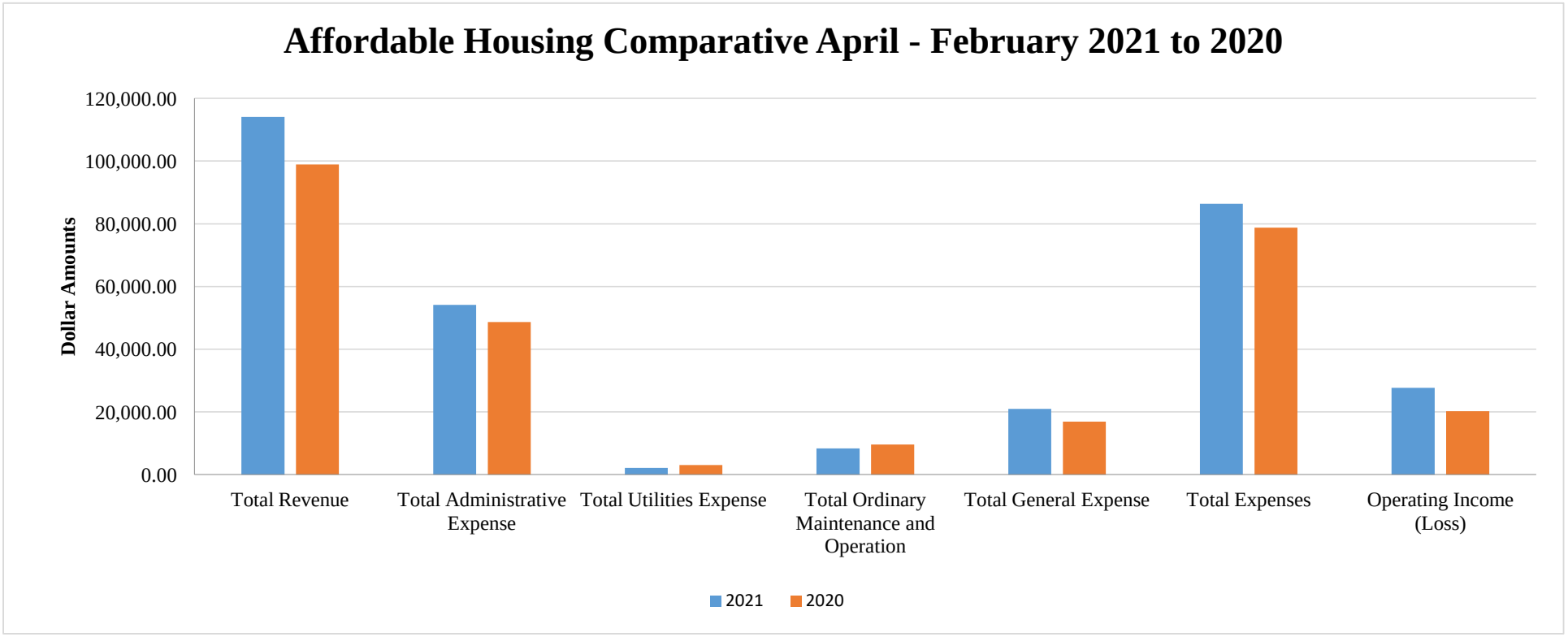
Housing Authority of the City of Harlingen

Comparative Income Statement

HHA Low Rent

Affordable Housing

	Start: 04/01/2020 End: 02/28/2021	Start: 04/01/2019 End: 02/28/2020
Total Revenue	114,060.65	98,943.92
Total Administrative Expense	54,128.45	48,656.25
Total Utilities Expense	2,150.95	2,997.73
Total Ordinary Maintenance and Operation	8,358.41	9,557.96
Total General Expense	20,939.42	16,871.84
Total Expenses	86,389.31	78,717.01
Operating Income (Loss)	27,671.34	20,226.91



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
Harlingen Affordable Housing/Scholarship
As of Date: 2/28/2021

					2/28/2021	2/28/2020	Variance
				Assets			
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	140,294.05	108,536.73	31,757.32
2	01	1122	0	Accounts Receivable - Tenants	0.00	2,670.00	(2,670.00)
2	01	1122.1	0	Accounts Receivable - Allowance for	(575.00)	0.00	(575.00)
2	01	1129.02	0	A/R AMP 2	12,914.48	12,914.48	0.00
2	01	1129.07	0	A/R - Voucher	1,940.00	1,940.00	0.00
2	01	1211	0	Prepaid Insurance	900.07	953.23	(53.16)
Total Current Assets					**155,473.60**	**127,014.44**	**28,459.16**
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(40,481.93)	(31,146.67)	(9,335.26)
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4	Dwelling Structures Improvements	54,400.00	54,400.00	0.00
Total Fixed Assets					**291,698.29**	**301,033.55**	**(9,335.26)**
Total Assets					**447,171.89**	**428,047.99**	**19,123.90**
				Liabilities			
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	2,694.33	2,344.33	350.00
2	01	2119.01	0	A/P - AMP 1	7,515.32	7,815.32	(300.00)
2	01	2119.03	0	A/P - -AMP 3	44.99	7.99	37.00
2	01	2119.06	0	A/P - COCC	80,398.81	80,250.48	148.33
2	01	2119.FLC	0	A/P- Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					**97,986.95**	**97,751.62**	**235.33**
Total Liabilities					**97,986.95**	**97,751.62**	**235.33**
				Owner's Equity			
Owner's Equity							
2	01	2701	0	Net Capital Assets	291,698.29	130,794.01	160,904.28
2	01	2810	0	Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0	Net Assets - Unrestricted	65,231.83	214,691.97	(149,460.14)
Total Owner's Equity					**321,513.60**	**310,069.46**	**11,444.14**
Net Income (Loss)					**27,671.34**	**20,226.91**	**7,444.43**
Total Owner's Equity					**349,184.94**	**330,296.37**	**18,888.57**
Total Liabilities and Owner's Equity					**447,171.89**	**428,047.99**	**19,123.90**
							0.00

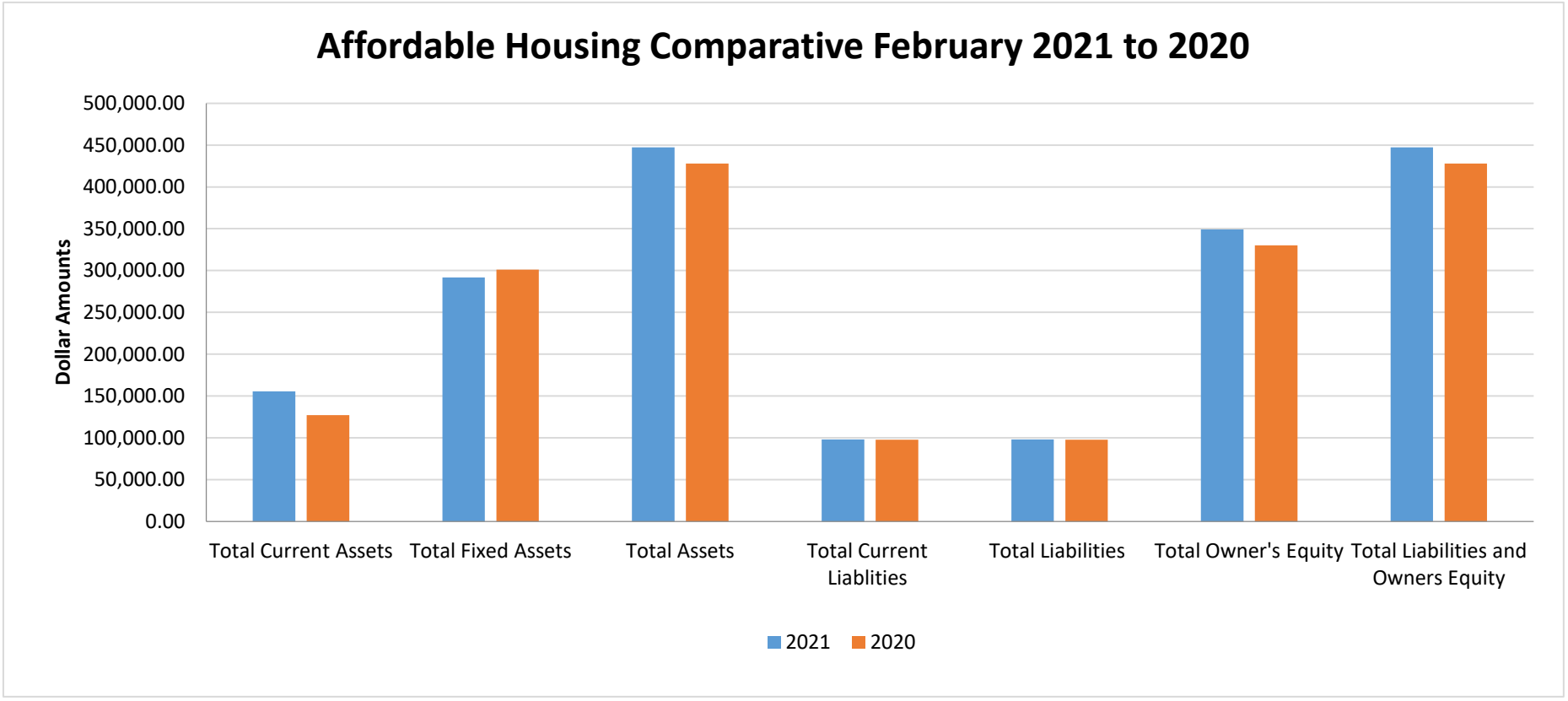
Housing Authority of the City of Harlingen

Comparative Balance Sheet

HHA Low Rent

Affordable Housing

	2/28/2021	2/28/2020
Total Current Assets	**155,473.60**	**127,014.44**
Total Fixed Assets	**291,698.29**	**301,033.55**
Total Assets	**447,171.89**	**428,047.99**
Total Current Liablities	**97,986.95**	**97,751.62**
Total Liabilities	**97,986.95**	**97,751.62**
Total Owner's Equity	**349,184.94**	**330,296.37**
Total Liabilities and Owners Equity	**447,171.89**	**428,047.99**



Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Harlingen Affordable Housing/Scholarship

Fiscal Year End Date: 3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Revenue						
Rental Income						
Dwelling Rent	2 01 3110 5	6,533.00	68,743.00	60,701.63	8,041.37	13.25 %
Nondwelling Rental	2 01 3190 5	1,728.00	17,280.00	20,592.00	(3,312.00)	-16.08 %
Total Rental Income		**8,261.00**	**86,023.00**	**81,293.63**	**4,729.37**	**5.82 %**
Other Income						
Other Income-Schalorship Donations	2 01 3690 5	0.00	2,800.00	3,061.63	(261.63)	-8.55 %
Other Income - Misc Other Revenue	2 01 3690.1 5	295.04	25,226.92	4,777.63	20,449.29	428.02 %
Other Income - Insurance Equity	2 01 3690.451 5	0.00	10.73	0.00	10.73	100.00 %
Total Other Income		**295.04**	**28,037.65**	**7,839.26**	**20,198.39**	**257.66 %**
Total Revenue		**8,556.04**	**114,060.65**	**89,132.89**	**24,927.76**	**27.97 %**
Expenses						
Administrative Expense						
Nontechnical Salaries	2 01 4110 5	1,050.35	17,867.30	14,952.85	(2,914.45)	-19.49 %
Legal Expense	2 01 4130 5	0.00	735.50	2,750.00	2,014.50	73.25 %
Accounting Fees	2 01 4170 5	0.00	538.00	1,619.75	1,081.75	66.78 %
Audit Fees	2 01 4171 5	0.00	1,013.21	275.00	(738.21)	-268.44 %
Employee Benefits Cont - Admin	2 01 4182 5	257.83	4,634.21	4,593.60	(40.61)	-0.88 %
Advertising and Marketing	2 01 4190.08 5	0.00	2,028.00	2,750.00	722.00	26.25 %
Publications	2 01 4190.11 5	0.00	17.10	0.00	(17.10)	-100.00 %
Forms & Office Supplies	2 01 4190.17 5	0.00	133.74	0.00	(133.74)	-100.00 %
Other Sundry Expense	2 01 4190.18 5	103.95	16,739.19	3,666.63	(13,072.56)	-356.53 %
Administrative Contact Costs	2 01 4190.19 5	11.96	10,422.20	14,446.52	4,024.32	27.86 %
Total Administrative Expense		**1,424.09**	**54,128.45**	**45,054.35**	**(9,074.10)**	**-20.14 %**
Utilities Expense						
Water	2 01 4310 5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2 01 4320 5	0.00	2,150.95	2,841.63	690.68	24.31 %
Sewer	2 01 4390 5	0.00	0.00	73.26	73.26	100.00 %
Total Utilities Expense		**0.00**	**2,150.95**	**3,006.52**	**855.57**	**28.46 %**
Ordinary Maintenance and Operation						
Labor	2 01 4410 5	0.00	558.93	916.63	357.70	39.02 %
Materials	2 01 4420 5	0.00	69.00	3,666.63	3,597.63	98.12 %
Contract Cots-Extermination	2 01 4430.01 5	71.88	1,273.52	2,750.00	1,476.48	53.69 %
Contract Costs-Other Repairs	2 01 4430.03 5	0.00	3,945.00	9,166.63	5,221.63	56.96 %
Contract Costs-Other	2 01 4430.13 5	20.00	20.00	0.00	(20.00)	-100.00 %
Contract Costs-Landscape & Ground	2 01 4430.19 5	0.00	480.00	0.00	(480.00)	-100.00 %
Contact Costs-Electrical Contracts	2 01 4430.21 5	0.00	1,650.00	0.00	(1,650.00)	-100.00 %
Garbage and Trash Collection	2 01 4431 5	0.00	0.00	505.01	505.01	100.00 %
Emp Benefit Cont - Maintenance	2 01 4433 5	13.65	361.96	1,093.18	731.22	66.89 %
Total Ordinary Maintenance and Operation		**105.53**	**8,358.41**	**18,098.08**	**9,739.67**	**53.82 %**
Protective Services						
Protective Services - Contract Costs	2 01 4480 5	0.00	812.08	916.63	104.55	11.41 %
Total Protective Services		**0.00**	**812.08**	**916.63**	**104.55**	**11.41 %**
General Expense						
Resident Events / Education Expenses	2 01 4220.1 5	0.00	11,368.62	0.00	(11,368.62)	-100.00 %
Insurance -Property (Fire & EC)	2 01 4510.01 5	100.81	398.58	323.51	(75.07)	-23.20 %
Insurance-Flood	2 01 4510.11 5	0.00	1,538.00	649.88	(888.12)	-136.66 %
Insurance - Windstorm	2 01 4510.15 5	183.68	1,934.22	2,291.63	357.41	15.60 %
Transfer Funds COCC	2 01 4590.06 5	0.00	0.00	15,583.26	15,583.26	100.00 %
Scholarship Payments	2 01 4590.201 5	0.00	5,700.00	3,208.26	(2,491.74)	-77.67 %
Total General Expense		**284.49**	**20,939.42**	**22,056.54**	**1,117.12**	**5.06 %**
Other Expenditures						
Property Better & Add-Contract Costs	2 01 7540.4 5	0.00	0.00	18,333.26	18,333.26	100.00 %
Operating Exp For Property - Contra	2 01 7590 5	0.00	0.00	(18,333.26)	(18,333.26)	-100.00 %
Total Other Expenditures		**0.00**	**0.00**	**0.00**	**0.00**	**-100.00 %**

Report Criteria PHA: 2 Project: '01'

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

Affordable Housing

Harlingen Affordable Housing/Scholarship

Fiscal Year End Date:	3/31/2021	ACCOUNT	1 Month(s) Ended February 28, 2021	11 Month(s) Ended February 28, 2021	Budget	Variance	Variance %
Total Expenses			**(1,814.11)**	**(86,389.31)**	**(89,132.12)**	**2,742.81**	**3.08 %**
Total Net Income (Loss)			**6,741.93**	**27,671.34**	**0.77**	**27,670.57**	**5974523.38 %**

Report Criteria PHA: 2 Project: '01'

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

The Harlingen Affordable Housing Corporation
219 E. Jackson Street
Harlingen, Texas 78550
956-423-2521 Ext. #110

DATE: April 01, 2021

TO: Carlos "Charlie" Perez, President, Harlingen Affordable Housing Corporation

From: Hilda Benavides, Secretary Hilda Benavides

Subject: Report for April 21, 2021 Board of Directors Meeting

Due to COVID-19 report has been modified.

TRAINING / CONFERENCES: HUD Conference calls are held monthly in reference to CareAct Funding, utilization and lease-up for HCV/S8 and Occupancy for Public Housing. All of our meetings continue to be video conference calls due to COVID-19.

ADMINISTRATIVE MEETINGS: I meet with Administrative Staff by Video and Telephone every Wednesday at 1:30 p.m.

LEGAL MATTERS: Staff and I continue to work with Alan Ozuna, Attorney at Law.

OTHER ACTIVITIES: Weekly COVID-19 letters and updates are provided to Board of Commissioners, San Antonio HUD Staff, Mayor Boswell, City Officials and the Harlingen Community. We received tax exemption for the property on Monte Cristo.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program is preparing for the 2021 graduating seniors.

SUMMARY OF RENTAL PROPERTIES:

Sonesta Duplex: 802 & 806 Sonesta Drive Harlingen, TX 78550

Unit #802	Occupied	$650.00	Non-Profit
Unit #806	Occupied	$650.00	Non-Profit (S8 family)

Total: $1,300.00 Monthly

Washington Apartments: 1025 Washington St. Harlingen, TX 78550

Unit #1	Occupied	$575.00	Family Living Center (S8 family)
Unit #2	Occupied	$575.00	Family Living Center (Private)
Unit #3	Occupied	$575.00	Family Living Center (S8 family)
Unit #4	Occupied	$575.00	Family Living Center (Private)

Total: $2,300.00 Monthly

Family Living Center: 3221 N. 25th St. Harlingen, TX 78550

Unit #201	Occupied	$475.00	Family Living Center
Unit #202	Occupied	$475.00	Family Living Center
Unit #203	Occupied	$475.00	Family Living Center
Unit #204	Occupied	$475.00	Family Living Center

Unit #205	Occupied	$475.00	Family Living Center
Unit #206	Occupied	$475.00	Family Living Center
Unit #207	Occupied	$475.00	Family Living Center
Unit #208	Occupied	$475.00	Family Living Center

Total: $3,800.00 Monthly

Monte Cristo: 22944 Monte Cristo Court Harlingen, TX 78550

Unit A	Occupied	$800.00	Non-Profit (S8 family)
Unit B	Occupied	$725.00	Non-Profit (Private)

Total: $1,525.00 Monthly

209 & 209 ½ E. Jackson St. Harlingen, TX 78550

The building next door is rented to Mr. & Mrs. Antonio Canales. They pay a monthly rent of $1,400.00.

Total Monthly Revenue: **$10,325.00**

Acreage

19.835 Acres on Washington	COCC	Mr. Cornejo
30.915 Acres on New Hampshire	COCC	Mr.&Mrs. McLemore
10.11 Acres on Paloma	AMP	Mr.&Mrs. McLemore

Total Revenues received for Acreage

2017	$2,077.49
2018	$5,980.10
2019	$2,705.02
2020	$2,666.63