



Harlingen Affordable Housing Corporation  
 Board of Directors Meeting  
 Wednesday, January 19, 2022, at 12:30 p.m.  
 At the Administration Building  
 219 E. Jackson Street, Harlingen, Texas 78550

## AGENDA

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, January 19, 2022, at 12:30 p.m. at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Housing Authority provides remote viewing options for the public. The meeting may be viewed via video conference at [hha.my.webex.com](https://hha.my.webex.com), Meeting # 2558 960 9197, Password:hha17; or join the video conference by phone at 408-418-9388, Password 44219.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](http://www.harlingenha.org).

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

### I. OPENING

1. Call to Order
2. Administer Oath of Office to incoming Board of Director Maria Ines Borjas
3. Roll call/determination of a Quorum
4. Introduction of visitors and staff
5. Public Comments
6. Consider and take action to approve the Minutes of the Annual Board of Directors Meeting of September 15, 2021. *(pg.4-6)*

### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of November 2021, and to take action to approve the Unaudited Financial Statement as presented.  
 Presenter: Cynthia Lucio *(pg.7-11)*
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 2021 as presented.  
 Presenter: Mary Prieto *(pg.12-13)*

### III. OLD BUSINESS

1. Financial Report (Comparative Report)  
 Presenter: Cynthia Lucio *(pg.14-20)*
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, 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 in the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, Bonita Park Apartments, 601 South Rangerville Road, Sunset Terrace Apartments, 1401 North Sunset Drive, and Le Moyne Gardens Apartments, 3221 North 25<sup>th</sup> Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, January 14, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14<sup>th</sup> day of January 2022.



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Ariana Valle, Administrative Assistant

**OATH OF BOARD OF DIRECTORS OF THE  
THE HARLINGEN AFFORDABLE HOUSING CORPORATION  
CITY OF HARLINGEN, TEXAS**

I, Maria Ines Borjas do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Board of Directors of the Harlingen Affordable Housing Corporation, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, and furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, neither contributed nor promised to contribute money, or valuable thing, or promised any public office of employment, as a reward to secure my appointment, so help me God.

Harlingen Affordable Housing Corporation  
 Minutes of the Annual Board of Directors Meeting  
 Wednesday, September 15, 2021, at 12:30 p.m.  
 Remote Meeting Via Telephone, Video Conference, and at the Harlingen Convention Center  
 701 Harlingen Heights Dr., Harlingen Texas 78552

**I. OPENING**

President Perez called the meeting to order on Wednesday, September 15, 2021, at 1:30 p.m. by means of a Remote Meeting via Telephone, Video Conference and at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552

**ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTORS**

Reappointed, Carlos “Charlie” Perez, Carlos Muñiz, Vanessa Serna-Medina, and Julio Cavazos were sworn in by the Authority’s Attorney Alan Ozuna. Maria Ines Borjas was not present.

**ROLL CALL/DETERMINATION OF A QUORUM**

President Perez determined a quorum was present, those in attendance were Carlos Perez, Carlos Muñiz, Vanessa Serna-Medina, Julio Cavazos, and Maria Ines Borjas 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 Cynthia Aguilera, Property Manager, Arturo Cuin, Maintenance A, Julia Garcia, Assistant Property Manager, Maggie Garcia, HCV/S8 Intake Coordinator & Inspector, Nancy Garza, Admissions Specialist, Celedonio Gonzales, Maintenance B, Melissa Guajardo, Human Resource/Accounting Clerk, Carlos Lopez, Maintenance B, Cynthia Lucio, Public Housing Administrator, Adolpho Maldonado, Maintenance B, Rosie Lucio, Accounting Assistant/MIS Coordinator, Joe Montoya, Maintenance A, Anna Morales, Youth Coordinator/Property Manager, Anita Navarro, Admissions Specialist, Luis Ortega, Maintenance B, Diana Perez, HCV/Section 8 & Admissions Administrator, Mary Prieto, Property Manager, Angie Rodriguez, Resident Events Coordinator, Eli Sanchez, Maintenance B, Oscar Sandoval, Finance Officer, Norma Serino, Assistant Property Manager, Cruz Sosa, Maintenance B, Patty Vega, HCV/S8 Intake Coordinator & Inspector, Elizabeth Zavala, Property Manager, Joe Zepeda, Maintenance A, Dianna Jo Gonzales, Clerk, Stephanie Mendez, Clerk, Leslie Reyna, Clerk, Evelyn Castillo, Clerk, Alan Ozuna, Attorney, Kelly Salinas, CNG Computer Network Group 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.

**ELECTION OF PRESIDENT FOR THE INCOMING YEAR.**

Board of Director Cavazos made a motion to nominate Carlos “Charlie” Perez for President. Motion was seconded by Board of Director Serna-Medina and passed unanimously, with Carlos Perez abstaining.

**ELECTION OF VICE-PRESIDENT FOR THE INCOMING YEAR.**

Board of Director Serna-Medina made a motion to nominate Carlos Muñiz for Vice-President. Motion was seconded by Board of Director Cavazos and passed unanimously, with Carlos Muñiz abstaining.

**CONSIDER AND TAKE ACTION TO APPROVE THE JULY 21, 2021 BOARD OF DIRECTORS MEETING MINUTES.**

After the Board reviewed them, President Perez entertained a motion to approve the July 21, 2021, Board of Directors meeting minutes. Board of Director Cavazos made the motion to

approve the July 21, 2021, Board of Directors meeting minutes. Motion was seconded by Board of Director Serna-Medina and passed unanimously.

## II. NEW BUSINESS

### 1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR FISCAL YEAR ENDING MARCH 31, 2021, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING MARCH 31, 2021, AS PRESENTED.

Finance Officer Sandoval reported the unaudited financial statements for the Fiscal Year ending March 31, 2021, as follows:

<b>Harlingen Affordable Housing Corporation</b>		
<b>Summary of Year-to-Date Revenues &amp; Expenditures</b>		
<b>For the Month Ended March 2021</b>		
	<b>Harlingen Affordable Housing Corporation</b>	
Total Revenues	\$125,170.65	
Total Expenditures	\$91,934.97	
Revenues over (Under) Expenditures	<u>\$33,235.68</u>	
Cash reserves or funds transferred in	\$0.00	
<b>Bank Balance July 2021</b>		
<b>Harlingen Affordable Housing Corporation</b>		
<b>\$150,806.52</b>		

### 2. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF JULY 2021, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF JULY 2021 AS PRESENTED.

Finance Officer Sandoval told the Board that the Unaudited Financial Statement for the month of July 2021 was included in the agenda packets. Mr. Sandoval reported as follows:

<b>For the Month Ended July 2021</b>		
<b>Affordable Housing</b>		
Total Revenues	\$10,498.80	
Total Expenditures	\$7,937.69	
Revenues over (Under) Expenditures	<u>\$2,561.11</u>	
Cash reserves or funds transferred in	\$0.00	
<b>Bank Balance July 2021</b>		
<b>\$161,251.48</b>		

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of July 2021. Board of Director Cavazos made the motion to approve the Unaudited Financial Statement for all accounts for the month of July 2021. Motion was seconded by Board of Director Serna-Medina 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 Board of Director Cavazos. Motion was seconded by Board of Director Serna-Medina. Meeting was adjourned at 1:05 p.m.

Date: \_\_\_\_\_

\_\_\_\_\_  
President, Carlos Perez

\_\_\_\_\_  
Secretary, Hilda Benavides

# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**November 2021**

Summary of Revenues & Expenditures - Nov. 2021

Bank Balance - Nov. 2021

Summary of Year-to-Date Revenues & Expenditures – Nov. 2021

Income Statement - Nov. 2021



**Harlingen Affordable Housing Corporation  
Summary of Revenues & Expenditures For  
the Month Ended Nov. 2021**

	<b>Harlingen Affordable Housing Corporation</b>
Total Revenues	\$8,804.00
Total Expenditures	\$9,598.00
Revenues over (Under) Expenditures	(\$794.00)
Cash reserves or funds transferred in	\$794.00

**Bank Balance November 2021  
Harlingen Affordable Housing Corporation**

\$169,268.14





## Housing Authority of the City of Harlingen Budgeted Income Statement Affordable Housing

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2021	8 Month(s) Ended November 30, 2021	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rent	2 01 3110	5	6,716.00	51,935.00	77,332.00	(25,397.00)	-32.84 %
Nondwelling Rental	2 01 3190	5	1,728.00	14,874.00	22,464.00	(7,590.00)	-33.79 %
<b>Total Rental Income</b>			<b>8,444.00</b>	<b>66,809.00</b>	<b>99,796.00</b>	<b>(32,987.00)</b>	<b>-33.05 %</b>
<b>Other Income</b>							
Other Income-Scholarship Donations	2 01 3690	5	0.00	3,350.00	3,340.00	10.00	0.30 %
Other Income - Misc Other Revenue	2 01 3690.1	5	360.00	2,730.48	7,000.00	(4,269.52)	-60.99 %
<b>Total Other Income</b>			<b>360.00</b>	<b>6,080.48</b>	<b>10,340.00</b>	<b>(4,259.52)</b>	<b>-41.19 %</b>
<b>Total Revenue</b>			<b>8,804.00</b>	<b>72,889.48</b>	<b>110,136.00</b>	<b>(37,246.52)</b>	<b>-33.82 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	2 01 4110	5	1,733.56	12,044.25	17,209.39	5,165.14	30.01 %
Legal Expense	2 01 4130	5	19.50	19.50	3,000.00	2,980.50	99.35 %
Accounting Fees	2 01 4170	5	0.00	758.00	1,767.00	1,009.00	57.10 %
Audit Fees	2 01 4171	5	0.00	363.38	1,000.00	636.62	63.66 %
Employee Benefits Cont - Admin	2 01 4182	5	452.42	3,688.67	5,286.91	1,598.24	30.23 %
Advertising and Marketing	2 01 4190.08	5	5.70	2,428.62	4,000.00	1,571.38	39.28 %
Publications	2 01 4190.11	5	0.00	5.70	0.00	(5.70)	-100.00 %
Other Sundry Expense	2 01 4190.18	5	233.44	1,887.08	6,400.00	4,512.92	70.51 %
Administrative Contact Costs	2 01 4190.19	5	4,821.29	10,589.45	15,759.91	5,170.46	32.81 %
<b>Total Administrative Expense</b>			<b>7,265.91</b>	<b>31,784.65</b>	<b>54,423.21</b>	<b>22,638.56</b>	<b>41.60 %</b>
<b>Tenant Services</b>							
Resident Events / Education Expenses	2 01 4220.1	5	0.00	0.00	3,400.00	3,400.00	100.00 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>0.00</b>	<b>3,400.00</b>	<b>3,400.00</b>	<b>100.00 %</b>
<b>Utilities Expense</b>							
Water	2 01 4310	5	0.00	0.00	100.00	100.00	100.00 %
Electricity	2 01 4320	5	305.02	1,674.09	3,100.00	1,425.91	46.00 %
Sewer	2 01 4390	5	0.00	0.00	100.00	100.00	100.00 %
<b>Total Utilities Expense</b>			<b>305.02</b>	<b>1,674.09</b>	<b>3,300.00</b>	<b>1,625.91</b>	<b>49.27 %</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	2 01 4410	5	99.84	1,809.42	1,055.00	(754.42)	-71.51 %
Materials	2 01 4420	5	0.00	6,256.37	3,000.00	(3,256.37)	-108.55 %
Contract Cots-Extermination	2 01 4430.01	5	99.00	1,635.88	5,000.00	3,364.12	67.28 %
Contract Costs-Other Repairs	2 01 4430.03	5	0.00	400.00	10,057.62	9,657.62	96.02 %
Contract Costs-Other	2 01 4430.13	5	0.00	2,195.00	0.00	(2,195.00)	-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	125.98	710.58	1,258.17	547.59	43.52 %
<b>Total Ordinary Maintenance and Operation</b>			<b>324.82</b>	<b>13,007.25</b>	<b>20,921.79</b>	<b>7,914.54</b>	<b>37.83 %</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	2 01 4480	5	688.38	1,139.79	1,000.00	(139.79)	-13.98 %
<b>Total Protective Services</b>			<b>688.38</b>	<b>1,139.79</b>	<b>1,000.00</b>	<b>(139.79)</b>	<b>-13.98 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	2 01 4510.01	5	0.00	201.62	353.00	151.38	42.88 %
Insurance-Flood	2 01 4510.11	5	797.00	797.00	1,538.00	741.00	48.18 %
Insurance - Windstorm	2 01 4510.15	5	216.87	1,605.56	2,500.00	894.44	35.78 %
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	4,500.00	5,700.00	1,200.00	21.05 %
<b>Total General Expense</b>			<b>1,013.87</b>	<b>7,104.18</b>	<b>27,091.00</b>	<b>19,986.82</b>	<b>73.78 %</b>
<b>Other Expenditures</b>							
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 %
<b>Total Other Expenditures</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>

Report Criteria PHA: 2 Project: '01','02'

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2021	8 Month(s) Ended November 30, 2021	Budget	Variance	Variance %
<b>Total Expenses</b>			<u>(9,598.00)</u>	<u>(54,709.96)</u>	<u>(110,136.00)</u>	<u>55,426.04</u>	<u>50.33 %</u>
<b>Total Net Income (Loss)</b>			<u><u>(794.00)</u></u>	<u><u>18,179.52</u></u>	<u><u>0.00</u></u>	<u><u>18,179.52</u></u>	<u><u>100.00 %</u></u>

# HARLINGEN



Housing Authority

BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 19, 2022  
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
DUE FOR VACATED UNIT ACCOUNTS FOR  
THE MONTHS OF SEPTEMBER-DECEMBER 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
<b>Grand Total</b>	<b>\$0.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 01/01/22

**FOR THE MONTHS OF: SEPT. THROUGH DEC. 2021**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No Chargeoff's for Sept., Oct., Nov., and Dec. 2021
	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

# Harlingen Affordable Housing Corporation

## Unaudited Financial Statement

November 2021

Comparative Income Statement with Graph - Nov. 2021 to Nov. 2020

Comparative Balance Sheet with Graph - Nov. 2021 to Nov. 2020

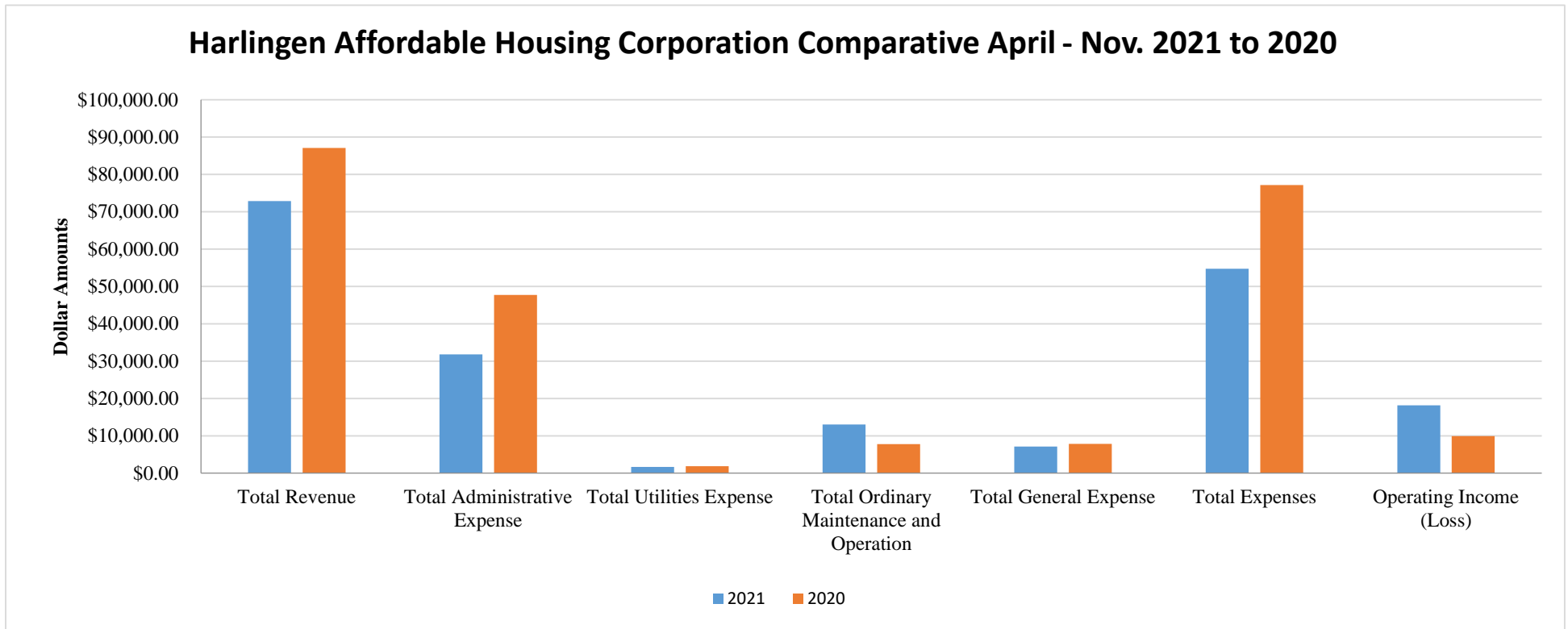
Budgeted Income Statement – Nov. 2021



Housing Authority of the City of Harlingen  
**Comparative Income Statement**  
 Harlingen Affordable Housing Corporation

Start: 04/01/2021	Start: 04/01/2020	
End: 11/30/2021	End: 11/30/2020	

Total Revenue	\$72,889.48	\$87,081.84
Total Administrative Expense	\$31,784.65	\$47,754.86
Total Utilities Expense	\$1,674.09	\$1,867.02
Total Ordinary Maintenance and Operati	\$13,007.25	\$7,790.21
Total General Expense	\$7,104.18	\$7,821.95
Total Expenses	\$54,709.96	\$77,166.30
Operating Income (Loss)	\$18,179.52	\$9,915.54



**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Affordable Housing

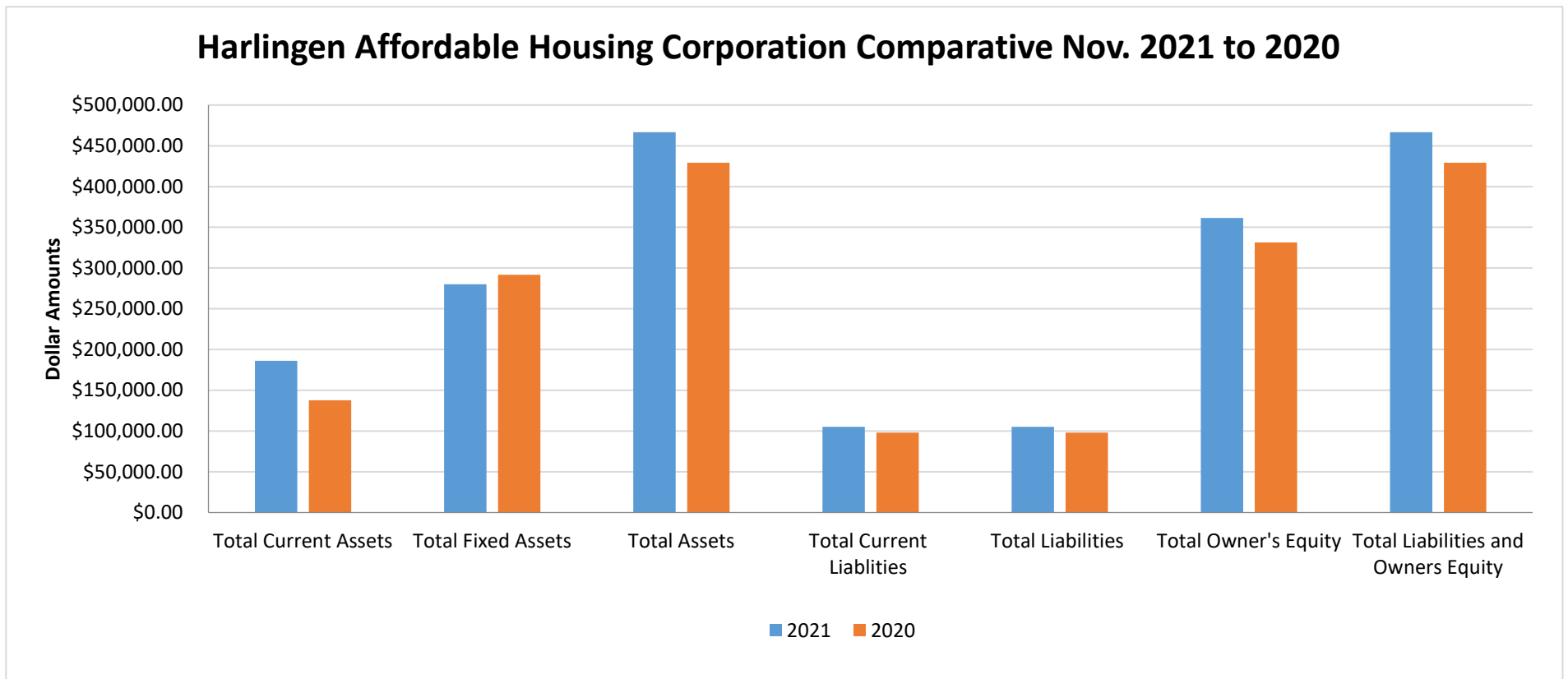
					Start: 04/01/2021	Start: 04/01/2020		
					End: 11/30/2021	End: 11/30/2020	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rent	2	01	3110	5	51,935.00	48,274.00	3,661.00	7.58 %
Nondwelling Rental	2	01	3190	5	14,874.00	12,096.00	2,778.00	22.97 %
<b>Total Rental Income</b>					<b>66,809.00</b>	<b>60,370.00</b>	<b>6,439.00</b>	<b>10.67 %</b>
<b>Other Income</b>								
Other Income-Scholarship Donat	2	01	3690	5	3,350.00	2,800.00	550.00	19.64 %
Other Income - Misc Other Reve	2	01	3690.1	5	2,730.48	23,901.11	(21,170.63)	-88.58 %
Other Income - Insurance Equit	2	01	3690.451	5	0.00	10.73	(10.73)	-100.00 %
<b>Total Other Income</b>					<b>6,080.48</b>	<b>26,711.84</b>	<b>(20,631.36)</b>	<b>-77.24 %</b>
<b>Total Revenue</b>					<b>72,889.48</b>	<b>87,081.84</b>	<b>(14,192.36)</b>	<b>-16.30 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	2	01	4110	5	12,044.25	14,014.47	1,970.22	14.06 %
Legal Expense	2	01	4130	5	19.50	540.00	520.50	96.39 %
Accounting Fees	2	01	4170	5	758.00	430.00	(328.00)	-76.28 %
Audit Fees	2	01	4171	5	363.38	660.00	296.62	44.94 %
Employee Benefits Cont - Admin	2	01	4182	5	3,688.67	3,616.07	(72.60)	-2.01 %
Advertising and Marketing	2	01	4190.08	5	2,428.62	2,028.00	(400.62)	-19.75 %
Publications	2	01	4190.11	5	5.70	17.10	11.40	66.67 %
Forms & Office Supplies	2	01	4190.17	5	0.00	133.74	133.74	100.00 %
Other Sundry Expense	2	01	4190.18	5	1,887.08	15,917.20	14,030.12	88.14 %
Administrative Contact Costs	2	01	4190.19	5	10,589.45	10,398.28	(191.17)	-1.84 %
<b>Total Administrative Expense</b>					<b>31,784.65</b>	<b>47,754.86</b>	<b>15,970.21</b>	<b>33.44 %</b>
<b>Tenant Services</b>								
Resident Events / Education Ex	2	01	4220.1	5	0.00	11,368.62	11,368.62	100.00 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>11,368.62</b>	<b>11,368.62</b>	<b>100.00 %</b>
<b>Utilities Expense</b>								
Electricity	2	01	4320	5	1,674.09	1,867.02	192.93	10.33 %
<b>Total Utilities Expense</b>					<b>1,674.09</b>	<b>1,867.02</b>	<b>192.93</b>	<b>10.33 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	2	01	4410	5	1,809.42	444.76	(1,364.66)	-306.83 %
Materials	2	01	4420	5	6,256.37	69.00	(6,187.37)	-8967.20 %
Contract Cots-Extermination	2	01	4430.01	5	1,635.88	912.00	(723.88)	-79.37 %
Contract Costs-Other Repairs	2	01	4430.03	5	400.00	3,945.00	3,545.00	89.86 %
Contract Costs-Other	2	01	4430.13	5	2,195.00	0.00	(2,195.00)	0.00 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	0.00	480.00	480.00	100.00 %
Contract Costs-Electrical Contr	2	01	4430.21	5	0.00	1,650.00	1,650.00	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	710.58	289.45	(421.13)	-145.49 %
<b>Total Ordinary Maintenance and Operation</b>					<b>13,007.25</b>	<b>7,790.21</b>	<b>(5,217.04)</b>	<b>-66.97 %</b>
<b>Protective Services</b>								
Protective Services - Contract	2	01	4480	5	1,139.79	563.64	(576.15)	-102.22 %
<b>Total Protective Services</b>					<b>1,139.79</b>	<b>563.64</b>	<b>(576.15)</b>	<b>-102.22 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	2	01	4510.01	5	201.62	297.77	96.15	32.29 %
Insurance-Flood	2	01	4510.11	5	797.00	741.00	(56.00)	-7.56 %
Insurance - Windstorm	2	01	4510.15	5	1,605.56	1,383.18	(222.38)	-16.08 %
Scholarship Payments	2	01	4590.201	5	4,500.00	5,400.00	900.00	16.67 %
<b>Total General Expense</b>					<b>7,104.18</b>	<b>7,821.95</b>	<b>717.77</b>	<b>9.18 %</b>
<b>Total Expenses</b>					<b>(54,709.96)</b>	<b>(77,166.30)</b>	<b>22,456.34</b>	<b>-29.10 %</b>
<b>Net Income (Loss)</b>					<b>18,179.52</b>	<b>9,915.54</b>	<b>8,263.98</b>	<b>74.27 %</b>

Report Criteria PHA: 2 Project: '01','02'  
Include Unapproved: False Include Zero Balance: False



Housing Authority of the City of Harlingen  
**Comparative Balance Sheet**  
 Harlingen Affordable Housing Corporation

	11/30/2021	11/30/2020
Total Current Assets	\$186,338.46	\$137,680.80
Total Fixed Assets	\$280,185.11	\$291,698.29
Total Assets	\$466,523.57	\$429,379.09
Total Current Liabilities	\$105,107.95	\$97,949.95
Total Liabilities	\$105,107.95	\$97,949.95
Total Owner's Equity	\$361,415.62	\$331,429.14
Total Liabilities and Owners Equity	\$466,523.57	\$429,379.09



**Housing Authority of the City of Harlingen**  
**Comparative Balance Sheet**  
 Affordable Housing  
 As of Date: 11/30/2021

				11/30/2021	11/30/2020	Variance			
<b>Assets</b>									
<b>Current Assets</b>									
2	01	1111.12	0	AFH General Fund 1268	169,268.14	121,950.21	47,317.93		
2	01	1122.1	0	Accounts Receivable - Allowance for	0.00	(575.00)	575.00		
2	01	1129.02	0	A/R - AMP 2	12,962.49	12,914.48	48.01		
2	01	1129.03	0	A/R - AMP 3	329.19	0.00	329.19		
2	01	1129.07	0	A/R - Voucher	2,065.40	1,940.00	125.40		
2	01	1211	0	Prepaid Insurance	1,713.24	1,451.11	262.13		
<b>Total Current Assets</b>					<b>186,338.46</b>	<b>137,680.80</b>	<b>48,657.66</b>		
<b>Fixed Assets</b>									
2	01	1400.5	4	Accumulated Depreciation	(51,995.11)	(40,481.93)	(11,513.18)		
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		
<b>Total Fixed Assets</b>					<b>280,185.11</b>	<b>291,698.29</b>	<b>(11,513.18)</b>		
<b>Total Assets</b>					<b>466,523.57</b>	<b>429,379.09</b>	<b>37,144.48</b>		
<b>Liabilities</b>									
<b>Current Liabilities</b>									
2	01	2114	0	Tenant Security Deposits	2,694.33	2,694.33	0.00		
2	01	2119.01	0	A/P - AMP 1	7,681.53	7,515.32	166.21		
2	01	2119.03	0	A/P - AMP 3	0.00	7.99	(7.99)		
2	01	2119.06	0	A/P - COCC	87,398.59	80,398.81	6,999.78		
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00		
<b>Total Current Liabilities</b>					<b>105,107.95</b>	<b>97,949.95</b>	<b>7,158.00</b>		
<b>Total Liabilities</b>					<b>105,107.95</b>	<b>97,949.95</b>	<b>7,158.00</b>		
<b>Owner's Equity</b>									
<b>Owner's Equity</b>									
2	01	2701	0	Net Capital Assets	280,185.11	291,698.29	(11,513.18)		
2	01	2810	0	Unreserved Surplus	(35,416.52)	(35,416.52)	0.00		
2	01	2841	0	Net Assets - Unrestricted	98,467.51	65,231.83	33,235.68		
<b>Total Owner's Equity</b>					<b>343,236.10</b>	<b>321,513.60</b>	<b>21,722.50</b>		
<b>Net Income (Loss)</b>					<b>18,179.52</b>	<b>9,915.54</b>	<b>8,263.98</b>		
<b>Total Owner's Equity</b>					<b>361,415.62</b>	<b>331,429.14</b>	<b>29,986.48</b>		
<b>Total Liabilities and Owner's Equity</b>					<b>466,523.57</b>	<b>429,379.09</b>	<b>37,144.48</b>		
							<b>0.00</b>		

## Housing Authority of the City of Harlingen Budgeted Income Statement Affordable Housing

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended	8 Month(s) Ended	Budget	Variance	Variance %
					November 30, 2021	November 30, 2021			
<b>Revenue</b>									
<b>Rental Income</b>									
Dwelling Rent		2 01 3110	5		6,716.00	51,935.00	51,554.64	380.36	0.74 %
Nondwelling Rental		2 01 3190	5		1,728.00	14,874.00	14,976.00	(102.00)	-0.68 %
<b>Total Rental Income</b>					<b>8,444.00</b>	<b>66,809.00</b>	<b>66,530.64</b>	<b>278.36</b>	<b>0.42 %</b>
<b>Other Income</b>									
Other Income-Scholarship Donations		2 01 3690	5		0.00	3,350.00	2,226.64	1,123.36	50.45 %
Other Income - Misc Other Revenue		2 01 3690.1	5		360.00	2,730.48	4,666.64	(1,936.16)	-41.49 %
<b>Total Other Income</b>					<b>360.00</b>	<b>6,080.48</b>	<b>6,893.28</b>	<b>(812.80)</b>	<b>-11.79 %</b>
<b>Total Revenue</b>					<b>8,804.00</b>	<b>72,889.48</b>	<b>73,423.92</b>	<b>(534.44)</b>	<b>-0.73 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
Nontechnical Salaries		2 01 4110	5		1,733.56	12,044.25	11,472.88	(571.37)	-4.98 %
Legal Expense		2 01 4130	5		19.50	19.50	2,000.00	1,980.50	99.02 %
Accounting Fees		2 01 4170	5		0.00	758.00	1,178.00	420.00	35.65 %
Audit Fees		2 01 4171	5		0.00	363.38	666.64	303.26	45.49 %
Employee Benefits Cont - Admin		2 01 4182	5		452.42	3,688.67	3,524.56	(164.11)	-4.66 %
Advertising and Marketing		2 01 4190.08	5		5.70	2,428.62	2,666.64	238.02	8.93 %
Publications		2 01 4190.11	5		0.00	5.70	0.00	(5.70)	-100.00 %
Other Sundry Expense		2 01 4190.18	5		233.44	1,887.08	4,266.64	2,379.56	55.77 %
Administrative Contact Costs		2 01 4190.19	5		4,821.29	10,589.45	10,506.56	(82.89)	-0.79 %
<b>Total Administrative Expense</b>					<b>7,265.91</b>	<b>31,784.65</b>	<b>36,281.92</b>	<b>4,497.27</b>	<b>12.40 %</b>
<b>Tenant Services</b>									
Resident Events / Education Expenses		2 01 4220.1	5		0.00	0.00	2,266.64	2,266.64	100.00 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>0.00</b>	<b>2,266.64</b>	<b>2,266.64</b>	<b>100.00 %</b>
<b>Utilities Expense</b>									
Water		2 01 4310	5		0.00	0.00	66.64	66.64	100.00 %
Electricity		2 01 4320	5		305.02	1,674.09	2,066.64	392.55	18.99 %
Sewer		2 01 4390	5		0.00	0.00	66.64	66.64	100.00 %
<b>Total Utilities Expense</b>					<b>305.02</b>	<b>1,674.09</b>	<b>2,199.92</b>	<b>525.83</b>	<b>23.90 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor		2 01 4410	5		99.84	1,809.42	703.28	(1,106.14)	-157.28 %
Materials		2 01 4420	5		0.00	6,256.37	2,000.00	(4,256.37)	-212.82 %
Contract Cots-Extermination		2 01 4430.01	5		99.00	1,635.88	3,333.28	1,697.40	50.92 %
Contract Costs-Other Repairs		2 01 4430.03	5		0.00	400.00	6,705.04	6,305.04	94.03 %
Contract Costs-Other		2 01 4430.13	5		0.00	2,195.00	0.00	(2,195.00)	-100.00 %
Garbage and Trash Collection		2 01 4431	5		0.00	0.00	367.28	367.28	100.00 %
Emp Benefit Cont - Maintenance		2 01 4433	5		125.98	710.58	838.72	128.14	15.28 %
<b>Total Ordinary Maintenance and Operation</b>					<b>324.82</b>	<b>13,007.25</b>	<b>13,947.60</b>	<b>940.35</b>	<b>6.74 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs		2 01 4480	5		688.38	1,139.79	666.64	(473.15)	-70.98 %
<b>Total Protective Services</b>					<b>688.38</b>	<b>1,139.79</b>	<b>666.64</b>	<b>(473.15)</b>	<b>-70.98 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)		2 01 4510.01	5		0.00	201.62	235.28	33.66	14.31 %
Insurance-Flood		2 01 4510.11	5		797.00	797.00	1,025.28	228.28	22.27 %
Insurance - Windstorm		2 01 4510.15	5		216.87	1,605.56	1,666.64	61.08	3.66 %
Transfer Funds COCC		2 01 4590.06	5		0.00	0.00	11,333.28	11,333.28	100.00 %
Scholarship Payments		2 01 4590.201	5		0.00	4,500.00	3,800.00	(700.00)	-18.42 %
<b>Total General Expense</b>					<b>1,013.87</b>	<b>7,104.18</b>	<b>18,060.48</b>	<b>10,956.30</b>	<b>60.66 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs		2 01 7540.4	5		0.00	0.00	13,333.28	13,333.28	100.00 %
Operating Exp For Property - Contra		2 01 7590	5		0.00	0.00	(13,333.28)	(13,333.28)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>

Report Criteria PHA: 2 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**  
 Affordable Housing

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2021	8 Month(s) Ended November 30, 2021	Budget	Variance	Variance %
<b>Total Expenses</b>			<u>(9,598.00)</u>	<u>(54,709.96)</u>	<u>(73,423.20)</u>	<u>18,713.24</u>	<u>25.49 %</u>
<b>Total Net Income (Loss)</b>			<u><u>(794.00)</u></u>	<u><u>18,179.52</u></u>	<u><u>0.72</u></u>	<u><u>18,178.80</u></u>	<u><u>4376677.78 %</u></u>

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

DATE: January 1, 2022

TO: Carlos "Charlie" Perez, President, Harlingen Affordable Housing Corporation & Board of Directors

From: Hilda Benavides, Secretary *Hilda Benavides*

Subject: Report for January 19, 2022, HAHC Regular Board of Directors Meeting

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**TRAINING / CONFERENCES:** HUD San Antonio Field office conference calls are held every two weeks for Cares Act funding, HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams video conference.

**ADMINISTRATIVE MEETINGS:** I meet with Administrative Staff by Video and Telephone every 2<sup>nd</sup> and 3<sup>rd</sup> Wednesday of every month at 1:30 p.m.

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

**OTHER ACTIVITIES:** Letters to Board of Commissioners, San Antonio HUD Staff, Mayor Boswell, City Officials, and the Harlingen Community, are updated the 1<sup>st</sup> of every month. Office hours are from 9:00 a.m. to 3:00 p.m., Monday-Friday. We continue to participate at the Market Days on Jackson Street the 1st Saturday of every month.

**SCHOLARSHIPS:** The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program will start receiving applications for scholarships from graduating seniors.

**EXPANDING AFFORDABLE HOUSING:** Our plans are to expanding our affordable housing on the 20 acres on Washington. We will start with development plans up to 25 units for veterans, elderly and disable families.

**SUMMARY OF RENTAL PROPERTIES:**

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

Unit #802	Occupied	\$700.00	Non-Profit
Unit #806	Occupied	\$700.00	Non-Profit (S8 family)
			Total: \$1,400.00 Monthly

**Washington Apartments: 1025 E. Washington St. Harlingen, TX 78550**

Unit #1	Occupied	\$600.00	Family Living Center (S8 family)
Unit #2	Occupied	\$600.00	Family Living Center (Private)
Unit #3	Occupied	\$600.00	Family Living Center (S8 family)
Unit #4	Occupied	\$600.00	Family Living Center (Private)
			Total: \$2,400.00 Monthly

**Family Living Center: 3221 N. 25<sup>th</sup> 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	\$825.00	Non-Profit (S8 family)
Unit B	Occupied	\$775.00	Non-Profit (Private)

Total: \$1,600.00 Monthly

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

Mr. & Mrs. Canales moved out on December 31, 2021. We have an interested family and monthly rent will continue to be \$1,400.00. I received a deposit of \$700.00 from Lauro Guzman.

Total Monthly Revenue: \$9,200.00

**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
2021	\$2,666.63