



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, April 20, 2022, at 12:30 p.m.
 At the Administrative 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, April 20, 2022, at 12:30 p.m. at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Affordable Housing Corporation provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting # 2553 793 6890, Password: hha20; or join the video conference by phone at 408-418-9388, Password: 44220.

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 posted 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 19, 2022. (pg.3-4)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2022, and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.5-9)

III. OLD BUSINESS

1. Financial Report (Comparative Report)
 Presenter: Cynthia Lucio (pg.10-17)
2. Zero unpaid balances due for vacated unit accounts for the months of January, February, and March 2022
 Presenter: Mary Prieto (pg.18-19)
3. 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.20-22)

4. 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 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, April 15, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 15th day of April 2022.



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
 Minutes of the Board of Directors Meeting
 Wednesday, January 19, 2022, at 12:30 p.m.
 At the Administrative Building 219 E. Jackson St., Harlingen, Texas 78550
 Remote Meeting Via Telephone, and Video Conference

I. OPENING

President Perez called the meeting to order on Wednesday, January 19, 2022, at 12:30 p.m. at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTOR

Maria Ines Borjas was sworn in and reappointed by the Authority's Attorney Alan Ozuna.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos "Charlie" Perez, Vanessa Serna-Medina, and Maria I. Borjas. Carlos Muñiz was in attendance via video conference. Julio Cavazos 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: Ariana Valle, Administrative Assistant, Cynthia Lucio, Finance Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Anna Morales, Youth Coordinator/Property Manager, Nancy Garza, Admissions Specialist, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Property Manager, Alan Ozuna, Attorney, Kelly Salinas Computer Network Group, and Hilda Benavides, Executive Director.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE SEPTEMBER 15, 2021, ANNUAL BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the September 15, 2021, Annual Board of Directors meeting minutes. Director Serna-Medina made the motion to approve the September 15, 2021, Annual Board of Directors meeting minutes. Motion was seconded by Vice President Muñiz and passed unanimously.

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 FOR THE MONTH OF NOVEMBER 2021 AS PRESENTED.

Finance Officer Lucio told the Board that the Unaudited Financial Statement for the month of November 2021 was included in the board packets. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation	
Summary of Revenues & Expenditures	
For the Month Ended Nov. 2021	
	Harlingen Affordable Housing Corporation
Total Revenues	\$8,804.00
Total Expenditures	\$9,598.00
Revenues over (Under) Expenditures	(\$794.00)
Cash reserves or funds transferred in	\$0.00
Bank Balance May 2021	
Harlingen Affordable Housing Corporation	
	\$169,268.14

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statements for the month of November 2021. Vice President Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2021. Motion was seconded by Director Serna-Medina 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 2021 AS PRESENTED.

Senior Property Manager Prieto 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 2021. Senior Property Manager Prieto informed the Board that there were no unpaid balances due for vacated unit accounts for the Family Living Center and the Harlingen Affordable Housing Corporation for the months of September, October, November, and December 2021. President Perez asked if all units are occupied? Senior Property Manager Prieto stated yes. No other 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 2021. Vice President Muñiz made the motion to charge off the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2021. Motion was seconded by 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 board packets. No questions were asked. No action taken.

3. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Serna-Medina. Motion was seconded by Director Borjas. Meeting was adjourned at 12:37 pm.

Date: _____

President, Carlos Perez

Secretary, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2022

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Bank Balance

Income Statement



**Harlingen Affordable Housing Corporation
Summary of Revenues & Expenditures
For the Month Ended February 2022**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$7,277.00
Total Expenditures	<u>\$3,510.02</u>
Revenues over (Under) Expenditures	<u><u>\$3,766.98</u></u>
Cash reserves or funds transferred in	\$0.00

**Harlingen Affordable Housing Corporation
 Summary of Year-to-Date Revenues & Expenditures
 For the Month Ended February 2022**

	Harlingen Affordable Housing Corporation
Total Revenues	\$95,272.48
Total Expenditures	<u>\$75,642.42</u>
Revenues over (Under) Expenditures	<u><u>\$19,630.06</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance February 2022
 Harlingen Affordable Housing Corporation**

\$172,423.12

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

Fiscal Year End Date:	3/31/2022	ACCOUNT			1 Month(s) Ended February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Revenue									
Rental Income									
Dwelling Rent	2	01	3110	5	5,269.00	68,054.00	70,887.63	(2,833.63)	-4.00 %
Nondwelling Rental	2	01	3190	5	1,728.00	20,058.00	20,592.00	(534.00)	-2.59 %
Total Rental Income					6,997.00	88,112.00	91,479.63	(3,367.63)	-3.68 %
Other Income									
Other Income-Scholarship Donations	2	01	3690	5	0.00	3,350.00	3,061.63	288.37	9.42 %
Other Income - Misc Other Revenue	2	01	3690.1	5	280.00	3,810.48	6,416.63	(2,606.15)	-40.62 %
Total Other Income					280.00	7,160.48	9,478.26	(2,317.78)	-24.45 %
Total Revenue					7,277.00	95,272.48	100,957.89	(5,685.41)	-5.63 %
Expenses									
Administrative Expense									
Nontechnical Salaries	2	01	4110	5	2,202.49	17,143.07	15,775.21	(1,367.86)	-8.67 %
Legal Expense	2	01	4130	5	0.00	19.50	2,750.00	2,730.50	99.29 %
Accounting Fees	2	01	4170	5	0.00	758.00	1,619.75	861.75	53.20 %
Audit Fees	2	01	4171	5	0.00	363.38	916.63	553.25	60.36 %
Employee Benefits Cont - Admin	2	01	4182	5	399.55	5,161.17	4,846.27	(314.90)	-6.50 %
Advertising and Marketing	2	01	4190.08	5	5.70	2,434.32	3,666.63	1,232.31	33.61 %
Publications	2	01	4190.11	5	0.00	5.70	0.00	(5.70)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	203.00	3,317.08	5,866.63	2,549.55	43.46 %
Administrative Contact Costs	2	01	4190.19	5	13.00	10,628.45	14,446.52	3,818.07	26.43 %
Total Administrative Expense					2,823.74	39,830.67	49,887.64	10,056.97	20.16 %
Tenant Services									
Resident Events / Education Expenses	2	01	4220.1	5	0.00	1,858.44	3,116.63	1,258.19	40.37 %
Total Tenant Services					0.00	1,858.44	3,116.63	1,258.19	40.37 %
Utilities Expense									
Water	2	01	4310	5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2	01	4320	5	103.83	2,155.69	2,841.63	685.94	24.14 %
Sewer	2	01	4390	5	0.00	0.00	91.63	91.63	100.00 %
Total Utilities Expense					103.83	2,155.69	3,024.89	869.20	28.73 %
Ordinary Maintenance and Operation									
Labor	2	01	4410	5	58.08	2,686.39	967.01	(1,719.38)	-177.80 %
Materials	2	01	4420	5	0.00	9,502.11	2,750.00	(6,752.11)	-245.53 %
Contract Cots-Extermination	2	01	4430.01	5	0.00	1,833.88	4,583.26	2,749.38	59.99 %
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	1,615.00	9,219.43	7,604.43	82.48 %
Contract Costs-Other	2	01	4430.13	5	0.00	2,318.00	0.00	(2,318.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2	01	4430.17	5	0.00	2,200.00	0.00	(2,200.00)	-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	260.58	1,142.82	1,153.24	10.42	0.90 %
Total Ordinary Maintenance and Operation					318.66	21,298.20	19,177.95	(2,120.25)	-11.06 %
Protective Services									
Protective Services - Contract Costs	2	01	4480	5	46.92	1,632.57	916.63	(715.94)	-78.11 %
Total Protective Services					46.92	1,632.57	916.63	(715.94)	-78.11 %
General Expense									
Insurance -Property (Fire & EC)	2	01	4510.01	5	0.00	440.68	323.51	(117.17)	-36.22 %
Insurance-Flood	2	01	4510.11	5	0.00	1,670.00	1,409.76	(260.24)	-18.46 %
Insurance - Windstorm	2	01	4510.15	5	216.87	2,256.17	2,291.63	35.46	1.55 %
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	4,500.00	5,225.00	725.00	13.88 %
Total General Expense					216.87	8,866.85	24,833.16	15,966.31	64.29 %
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:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Total Expenses			(3,510.02)	(75,642.42)	(100,956.90)	25,314.48	25.07 %
Total Net Income (Loss)			3,766.98	19,630.06	0.99	19,629.07	3834578.79 %

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2022

Graph and Comparative Income Statement - February 2022 to February 2021

Graph and Comparative Balance Sheet - February 2022 to February 2021

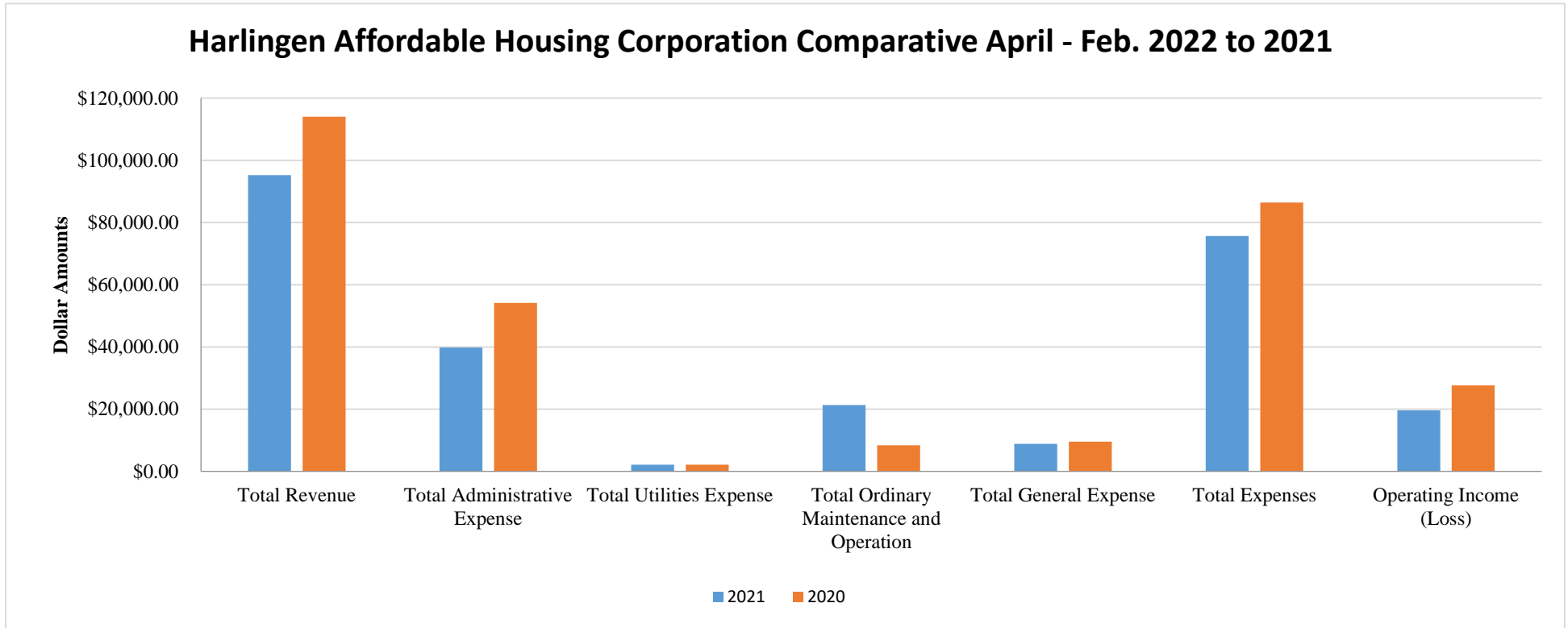
Budgeted Income Statement – February 2022



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

Start: 04/01/2021	Start: 04/01/2020
End: 02/28/2022	End: 02/28/2021

Total Revenue	\$95,272.48	\$114,060.65
Total Administrative Expense	\$39,830.67	\$54,128.45
Total Utilities Expense	\$2,155.69	\$2,150.95
Total Ordinary Maintenance and Operati	\$21,298.20	\$8,358.41
Total General Expense	\$8,866.85	\$9,570.80
Total Expenses	\$75,642.42	\$86,389.31
Operating Income (Loss)	\$19,630.06	\$27,671.34



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

					Start: 04/01/2021	Start: 04/01/2020		
					End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	68,054.00	68,743.00	(689.00)	-1.00 %
Nondwelling Rental	2	01	3190	5	20,058.00	17,280.00	2,778.00	16.08 %
Total Rental Income					88,112.00	86,023.00	2,089.00	2.43 %
Other Income								
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	3,810.48	25,226.92	(21,416.44)	-84.90 %
Other Income - Insurance Equit	2	01	3690.451	5	0.00	10.73	(10.73)	-100.00 %
Total Other Income					7,160.48	28,037.65	(20,877.17)	-74.46 %
Total Revenue					95,272.48	114,060.65	(18,788.17)	-16.47 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	17,143.07	17,867.30	724.23	4.05 %
Legal Expense	2	01	4130	5	19.50	735.50	716.00	97.35 %
Accounting Fees	2	01	4170	5	758.00	538.00	(220.00)	-40.89 %
Audit Fees	2	01	4171	5	363.38	1,013.21	649.83	64.14 %
Employee Benefits Cont - Admin	2	01	4182	5	5,161.17	4,634.21	(526.96)	-11.37 %
Advertising and Marketing	2	01	4190.08	5	2,434.32	2,028.00	(406.32)	-20.04 %
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	3,317.08	16,739.19	13,422.11	80.18 %
Administrative Contact Costs	2	01	4190.19	5	10,628.45	10,422.20	(206.25)	-1.98 %
Total Administrative Expense					39,830.67	54,128.45	14,297.78	26.41 %
Tenant Services								
Resident Events / Education Ex	2	01	4220.1	5	1,858.44	11,368.62	9,510.18	83.65 %
Total Tenant Services					1,858.44	11,368.62	9,510.18	83.65 %
Utilities Expense								
Electricity	2	01	4320	5	2,155.69	2,150.95	(4.74)	-0.22 %
Total Utilities Expense					2,155.69	2,150.95	(4.74)	-0.22 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	2,686.39	558.93	(2,127.46)	-380.63 %
Materials	2	01	4420	5	9,502.11	69.00	(9,433.11)	-13671.17 %
Contract Cots-Extermination	2	01	4430.01	5	1,833.88	1,273.52	(560.36)	-44.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	1,615.00	3,945.00	2,330.00	59.06 %
Contract Costs-Other	2	01	4430.13	5	2,318.00	20.00	(2,298.00)	-11490.00 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	2,200.00	0.00	(2,200.00)	0.00 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	0.00	480.00	480.00	100.00 %
Contact 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	1,142.82	361.96	(780.86)	-215.73 %
Total Ordinary Maintenance and Operation					21,298.20	8,358.41	(12,939.79)	-154.81 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,632.57	812.08	(820.49)	-101.04 %
Total Protective Services					1,632.57	812.08	(820.49)	-101.04 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	440.68	398.58	(42.10)	-10.56 %
Insurance-Flood	2	01	4510.11	5	1,670.00	1,538.00	(132.00)	-8.58 %
Insurance - Windstorm	2	01	4510.15	5	2,256.17	1,934.22	(321.95)	-16.64 %
Scholarship Payments	2	01	4590.201	5	4,500.00	5,700.00	1,200.00	21.05 %
Total General Expense					8,866.85	9,570.80	703.95	7.36 %

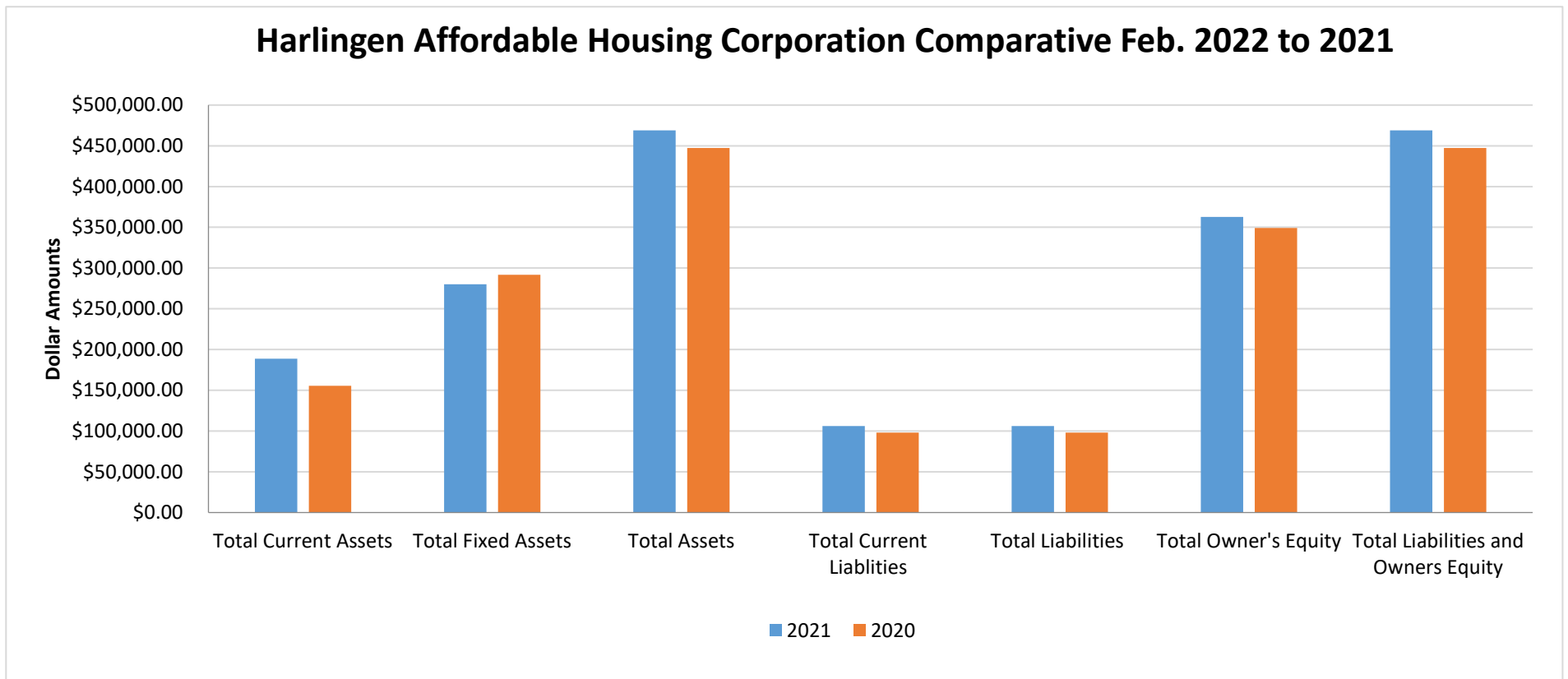
Report Criteria PHA: 2 Project: '01'
Include Unapproved: False Include Zero Balance: False

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

	Start: 04/01/2021	Start: 04/01/2020		
	End: 02/28/2022	End: 02/28/2021	Variance	Variance %
Total Expenses	<u>(75,642.42)</u>	<u>(86,389.31)</u>	<u>10,746.89</u>	<u>-12.44 %</u>
Net Income (Loss)	<u>19,630.06</u>	<u>27,671.34</u>	<u>(8,041.28)</u>	<u>-33.40 %</u>

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

	2/28/2022	2/28/2021
Total Current Assets	\$188,842.83	\$155,473.60
Total Fixed Assets	\$280,185.11	\$291,698.29
Total Assets	\$469,027.94	\$447,171.89
Total Current Liabilities	\$106,161.78	\$97,986.95
Total Liabilities	\$106,161.78	\$97,986.95
Total Owner's Equity	\$362,866.16	\$349,184.94
Total Liabilities and Owners Equity	\$469,027.94	\$447,171.89



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 Harlingen Affordable Housing/Scholarship
 As of Date: 2/28/2022

				2/28/2022	2/28/2021	Variance
Assets						
Current Assets						
2 01	1111.12	0	AFH General Fund 1268	172,423.12	140,294.05	32,129.07
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	1,062.63	900.07	162.56
Total Current Assets				188,842.83	155,473.60	33,369.23
Fixed Assets						
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
Total Fixed Assets				280,185.11	291,698.29	(11,513.18)
Total Assets				469,027.94	447,171.89	21,856.05
Liabilities						
Current Liabilities						
2 01	2114	0	Tenant Security Deposits	2,694.33	2,694.33	0.00
2 01	2119.01	0	A/P - AMP 1	7,708.58	7,515.32	193.26
2 01	2119.03	0	A/P - AMP 3	0.00	44.99	(44.99)
2 01	2119.06	0	A/P - COCC	88,425.37	80,398.81	8,026.56
2 01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities				106,161.78	97,986.95	8,174.83
Total Liabilities				106,161.78	97,986.95	8,174.83
Owner's Equity						
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
Total Owner's Equity				343,236.10	321,513.60	21,722.50
Net Income (Loss)				19,630.06	27,671.34	(8,041.28)
Total Owner's Equity				362,866.16	349,184.94	13,681.22
Total Liabilities and Owner's Equity				469,027.94	447,171.89	21,856.05
						0.00

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

Fiscal Year End Date:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2 01 3110	5	5,269.00	68,054.00	70,887.63	(2,833.63)	-4.00 %
Nondwelling Rental	2 01 3190	5	1,728.00	20,058.00	20,592.00	(534.00)	-2.59 %
Total Rental Income			6,997.00	88,112.00	91,479.63	(3,367.63)	-3.68 %
Other Income							
Other Income-Scholarship Donations	2 01 3690	5	0.00	3,350.00	3,061.63	288.37	9.42 %
Other Income - Misc Other Revenue	2 01 3690.1	5	280.00	3,810.48	6,416.63	(2,606.15)	-40.62 %
Total Other Income			280.00	7,160.48	9,478.26	(2,317.78)	-24.45 %
Total Revenue			7,277.00	95,272.48	100,957.89	(5,685.41)	-5.63 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2 01 4110	5	2,202.49	17,143.07	15,775.21	(1,367.86)	-8.67 %
Legal Expense	2 01 4130	5	0.00	19.50	2,750.00	2,730.50	99.29 %
Accounting Fees	2 01 4170	5	0.00	758.00	1,619.75	861.75	53.20 %
Audit Fees	2 01 4171	5	0.00	363.38	916.63	553.25	60.36 %
Employee Benefits Cont - Admin	2 01 4182	5	399.55	5,161.17	4,846.27	(314.90)	-6.50 %
Advertising and Marketing	2 01 4190.08	5	5.70	2,434.32	3,666.63	1,232.31	33.61 %
Publications	2 01 4190.11	5	0.00	5.70	0.00	(5.70)	-100.00 %
Other Sundry Expense	2 01 4190.18	5	203.00	3,317.08	5,866.63	2,549.55	43.46 %
Administrative Contact Costs	2 01 4190.19	5	13.00	10,628.45	14,446.52	3,818.07	26.43 %
Total Administrative Expense			2,823.74	39,830.67	49,887.64	10,056.97	20.16 %
Tenant Services							
Resident Events / Education Expenses	2 01 4220.1	5	0.00	1,858.44	3,116.63	1,258.19	40.37 %
Total Tenant Services			0.00	1,858.44	3,116.63	1,258.19	40.37 %
Utilities Expense							
Water	2 01 4310	5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2 01 4320	5	103.83	2,155.69	2,841.63	685.94	24.14 %
Sewer	2 01 4390	5	0.00	0.00	91.63	91.63	100.00 %
Total Utilities Expense			103.83	2,155.69	3,024.89	869.20	28.73 %
Ordinary Maintenance and Operation							
Labor	2 01 4410	5	58.08	2,686.39	967.01	(1,719.38)	-177.80 %
Materials	2 01 4420	5	0.00	9,502.11	2,750.00	(6,752.11)	-245.53 %
Contract Cots-Extermination	2 01 4430.01	5	0.00	1,833.88	4,583.26	2,749.38	59.99 %
Contract Costs-Other Repairs	2 01 4430.03	5	0.00	1,615.00	9,219.43	7,604.43	82.48 %
Contract Costs-Other	2 01 4430.13	5	0.00	2,318.00	0.00	(2,318.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2 01 4430.17	5	0.00	2,200.00	0.00	(2,200.00)	-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	260.58	1,142.82	1,153.24	10.42	0.90 %
Total Ordinary Maintenance and Operation			318.66	21,298.20	19,177.95	(2,120.25)	-11.06 %
Protective Services							
Protective Services - Contract Costs	2 01 4480	5	46.92	1,632.57	916.63	(715.94)	-78.11 %
Total Protective Services			46.92	1,632.57	916.63	(715.94)	-78.11 %
General Expense							
Insurance -Property (Fire & EC)	2 01 4510.01	5	0.00	440.68	323.51	(117.17)	-36.22 %
Insurance-Flood	2 01 4510.11	5	0.00	1,670.00	1,409.76	(260.24)	-18.46 %
Insurance - Windstorm	2 01 4510.15	5	216.87	2,256.17	2,291.63	35.46	1.55 %
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	4,500.00	5,225.00	725.00	13.88 %
Total General Expense			216.87	8,866.85	24,833.16	15,966.31	64.29 %
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:	3/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	11 Month(s) Ended February 28, 2022	Budget	Variance	Variance %
Total Expenses			(3,510.02)	(75,642.42)	(100,956.90)	25,314.48	25.07 %
Total Net Income (Loss)			3,766.98	19,630.06	0.99	19,629.07	3834578.79 %

HARLINGEN



Housing Authority

BOARD OF DIRECTORS MEETING
 WEDNESDAY, APRIL 20, 2022
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JANUARY-MARCH 2022

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: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 04/01/22

FOR THE MONTH'S OF JAN. THROUGH MARCH 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No charge offs for the month's of January through March 2022
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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

DATE: April 01, 2022

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

From: Hilda Benavides, Secretary *Hilda Benavides*

Subject: Report for April 20, 2022, HAHC Regular Board of Directors Meeting

TRAINING / CONFERENCES: HUD San Antonio Field office conference calls are held every two weeks for Cares Act funding closeout report, HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams video conference. President Perez and I are attending the Nelrod Conference April 6-8, 2022.

ADMINISTRATIVE MEETINGS: I meet with Administrative Staff by Video and Telephone Conference every 2nd Wednesday of every month at 1:30 p.m. and 3rd Thursday of the month for a board meeting overview and staff discussion on topics of interest.

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 1st of every month. Office hours are from 9:00 a.m. to 1:00 p.m., Monday-Friday. We continue to participate at the Market Days on Jackson Street the 1st Saturday of every month. Upcoming Market Days are Saturday, April 2, and Saturday, May 7, 2022.

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: Administrative Team and I met with the Homeless Coalition of Cameron County, and Family Endeavors to establish partnerships to acquire funding to start the development process at the 20 acres on Washington. The Valley Baptist Legacy Foundation (VBLF) is interested in assisting with funding. Our plan of action is to development affordable housing for veterans, elderly and disabled families.

SUMMARY OF RENTAL PROPERTIES:

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

Unit #802	Occupied	\$675.00	Non-Profit	Rent change 11/01/2022	\$700
Unit #806	Occupied	\$675.00	Non-Profit (S8 family)	Rent change 11/01/2022	\$700

Total: \$1,350.00 Monthly

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

Unit #1	Occupied	\$575.00	Family Living Center (S8) Rent change 11/01/22 \$600
Unit #2	Occupied	\$600.00	Family Living Center (Private)
Unit #3	Occupied	\$575.00	Family Living Center (S8) Rent change 09/01/22 \$600
Unit #4	Occupied	\$600.00	Family Living Center (Private)

Total: \$2,350.00 Monthly

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

Unit #201	Occupied	\$500.00	Family Living Center
Unit #202	Occupied	\$500.00	Family Living Center
Unit #203	Occupied	\$500.00	Family Living Center
Unit #204	Occupied	\$500.00	Family Living Center
Unit #205	Occupied	\$500.00	Family Living Center
Unit #206	Occupied	\$500.00	Family Living Center
Unit #207	Occupied	\$500.00	Family Living Center
Unit #208	Occupied	VACANT	Family Living Center

Total: \$3,500.00 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

On March 1, 2022, the building next door was rented to Mr. Robert Chidester for the monthly rent of \$1,400.00. Mr. Jorge Garcia will be administering the business of Comic books and miscellaneous items.

Total Monthly Revenue: \$10,200.00

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

2022 Schedule of Board Meetings
For
The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Authority (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 19, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, February 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, March 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, April 20, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
Wednesday, May 18, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, June 15, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, July 20, 2022	HHA	219 E. Jackson	12:00 P.M.
	Non-Profit	Via Video and Telephone Conference	12:30 P.M.
August 2022 No Board Meeting Scheduled			
Wednesday, September 21, 2022	HHA Annual	219 E. Jackson	11:30 A.M.
	Non-Profit Annual	Via Video and Telephone Conference	12:30 P.M.
Wednesday, October 19, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, November 16, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.
Wednesday, December 21, 2022	HHA	219 E. Jackson Via Video and Telephone Conference	12:00 P.M.