



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, July 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, July 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 #2554 090 1566, 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- Ariana Valle
5. Consider and take action to approve the Minutes of the Board of Directors Meeting of April 20, 2022.
(pg.3-4)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of May 2022, and to take action to approve the Unaudited Financial Statement for the month of May 2022 as presented.
Presenter: Cynthia Lucio (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 April, May, and June 2022.
Presenter: Mary Prieto (pg.10-11)

III. OLD BUSINESS

1. Financial Report (Comparative Report)
Presenter: Cynthia Lucio (pg.12-18)
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.19-21)

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

Dated this 15th day of July 2022.



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
 Minutes of the Board of Directors Meeting
 Wednesday, April 20, 2022, at 12:47 p.m.
 At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550
 Remote Meeting via Telephone and Video Conference

I. OPENING

President Perez called the meeting to order on Wednesday, April 20, 2022, at 12:47 p.m. Remote Meeting via Telephone, Video Conference, and at the Administrative Building, 219 E. Jackson Street, Harlingen, TX 78550.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Carlos Muñiz, Vanessa Serna-Medina, and Julio Cavazos. No members of the Board were in attendance via Video Conference. Maria I. 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 Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 Admissions Administrator, Anna Morales, Youth Coordinator/Property Manager, Angie Rodriguez, Resident Events Coordinator, Melissa Guajardo, HR/Accounting Clerk, Nancy Garza, Admissions Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Property Manager, Alan Ozuna, Attorney, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Kelly Salinas, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE JANUARY 19, 2022, BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the January 19, 2022. Board of Directors meeting minutes. Director Serna-Medina made the motion to approve the January 19, 2022, 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 FEBRUARY 2022, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF FEBRUARY 2022 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of February 2022 was included in the board packets. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended February 2022		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$7,277.00	
Total Expenditures	\$3,510.02	
Revenues over (Under) Expenditures	\$3,766.98	
Cash reserves or funds transferred in	\$0.00	

Vice-President Muñiz asked have we had the need to transfer funds for the COCC? Chief Financial Officer Lucio replied no. Vice-President Muñiz asked why is there a line item for funds transferred? Chief Financial Officer Lucio replied in case funds are needed. After some discussion no other questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of February 2022. Vice-President Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of February 2022. Motion was seconded by Director Cavazos and passed unanimously.

III. OLD BUSINESS

1. FINANCIAL REPORT

No questions asked. No action taken.

2. ZERO UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS OF THE MONTHS OF JANUARY, FEBRUARY, AND MARCH 2022

Senior Property Manager Prieto informed the board there are zero unpaid balances due for vacated unit accounts of the month of January, February, and March 2022. President Perez asked if there had been previous unpaid balances due before? Senior Property Manager Prieto replied yes, we have had balances in the past. No further questions were asked, and no action taken.

3. 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 packet. Secretary Benavides informed the Board of Directors all nonprofit properties are rented at this time. She also informed the Board of Directors 209 & 209 ½ has been rented to business called The Card Shop. Director Cavazos asked if 209 ½ the upstairs is rented as well? Secretary Benavides replied yes. No questions were asked. No action taken.

4. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Serna-Medina. Motion was seconded by Director Cavazos. Meeting was adjourned at 12:59 p.m.

Date: _____

President, Carlos Perez

Secretary, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

May 2022

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Bank Balance

Income Statement



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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2022	2 Month(s) Ended May 31, 2022	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2 01 3110	5	6,777.00	13,562.00	81,600.00	(68,038.00)	-83.38 %
Nondwelling Rental	2 01 3190	5	1,728.00	3,456.00	22,464.00	(19,008.00)	-84.62 %
Total Rental Income			8,505.00	17,018.00	104,064.00	(87,046.00)	-83.65 %
Other Income							
Other Income-Scholarship Donations	2 01 3690	5	250.00	4,250.00	3,350.00	900.00	26.87 %
Other Income - Misc Other Revenue	2 01 3690.1	5	464.15	544.15	7,000.00	(6,455.85)	-92.23 %
Total Other Income			714.15	4,794.15	10,350.00	(5,555.85)	-53.68 %
Total Revenue			9,219.15	21,812.15	114,414.00	(92,601.85)	-80.94 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2 01 4110	5	1,848.74	2,801.82	18,327.00	15,525.18	84.71 %
Legal Expense	2 01 4130	5	0.00	0.00	3,000.00	3,000.00	100.00 %
Accounting Fees	2 01 4170	5	109.20	109.20	1,767.00	1,657.80	93.82 %
Audit Fees	2 01 4171	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Employee Benefits Cont - Admin	2 01 4182	5	544.48	899.22	6,000.00	5,100.78	85.01 %
Advertising and Marketing	2 01 4190.08	5	0.00	0.00	4,000.00	4,000.00	100.00 %
Other Sundry Expense	2 01 4190.18	5	522.00	1,203.54	4,600.56	3,397.02	73.84 %
Administrative Contact Costs	2 01 4190.19	5	13.00	26.00	16,000.00	15,974.00	99.84 %
Total Administrative Expense			3,037.42	5,039.78	54,694.56	49,654.78	90.79 %
Tenant Services							
Ten Services - Recreation Pubs Other	2 01 4220	5	0.00	(1,425.00)	0.00	1,425.00	100.00 %
Resident Events / Education Expenses	2 01 4220.1	5	0.00	1,425.00	4,000.00	2,575.00	64.38 %
Total Tenant Services			0.00	0.00	4,000.00	4,000.00	100.00 %
Utilities Expense							
Water	2 01 4310	5	0.00	0.00	100.00	100.00	100.00 %
Electricity	2 01 4320	5	211.42	227.36	3,100.00	2,872.64	92.67 %
Sewer	2 01 4390	5	0.00	0.00	100.00	100.00	100.00 %
Total Utilities Expense			211.42	227.36	3,300.00	3,072.64	93.11 %
Ordinary Maintenance and Operation							
Labor	2 01 4410	5	139.02	193.93	2,735.00	2,541.07	92.91 %
Materials	2 01 4420	5	0.00	0.00	3,000.00	3,000.00	100.00 %
Contract Cots-Extermination	2 01 4430.01	5	99.00	198.00	3,000.00	2,802.00	93.40 %
Contract Costs-Other Repairs	2 01 4430.03	5	3,150.00	3,150.00	11,111.44	7,961.44	71.65 %
Contact Costs-Heating & Cooling Cont	2 01 4430.17	5	551.50	551.50	0.00	(551.50)	-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	21.55	44.26	1,340.00	1,295.74	96.70 %
Total Ordinary Maintenance and Operation			3,961.07	4,137.69	21,737.44	17,599.75	80.97 %
Protective Services							
Protective Services - Contract Costs	2 01 4480	5	234.60	234.60	2,500.00	2,265.40	90.62 %
Total Protective Services			234.60	234.60	2,500.00	2,265.40	90.62 %
General Expense							
Insurance -Property (Fire & EC)	2 01 4510.01	5	0.00	119.53	500.00	380.47	76.09 %
Insurance-Flood	2 01 4510.11	5	0.00	0.00	2,382.00	2,382.00	100.00 %
Insurance - Windstorm	2 01 4510.15	5	216.87	433.74	2,600.00	2,166.26	83.32 %
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	0.00	5,700.00	5,700.00	100.00 %
Total General Expense			216.87	553.27	28,182.00	27,628.73	98.04 %
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:	3/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2022	2 Month(s) Ended May 31, 2022	Budget	Variance	Variance %
Total Expenses			(7,661.38)	(10,192.70)	(114,414.00)	104,221.30	91.09 %
Total Net Income (Loss)			1,557.77	11,619.45	0.00	11,619.45	100.00 %



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

Developments	Total
Family Living Center (FLC)	
Family Living Center (FLC) Total	\$375.00
Harlingen Affordable Housing Corp.(HAHC)	
Harlingen Affordable Housing Corp.(HAHC) Total	\$0.00
Grand Total	\$375.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 07/01/22

FOR THE MONTH'S OF APRIL THROUGH JUNE 2022

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
#208	# 29267	\$100.00	\$0.00	\$475.00	\$0.00	\$0.00	\$0.00	\$0.00	Move out - tenant left owing rent

Rent due \$475.00 minus security deposit \$100.00 =\$375.00

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	TOTALS	\$100.00	\$0.00	\$475.00	\$0.00	\$0.00	\$0.00	\$375.00	
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Harlingen Affordable Housing Corporation

Unaudited Financial Statement

May 2022

Graph and Comparative Income Statement - May 2022 to May 2021

Graph and Comparative Balance Sheet - May 2022 to May 2021

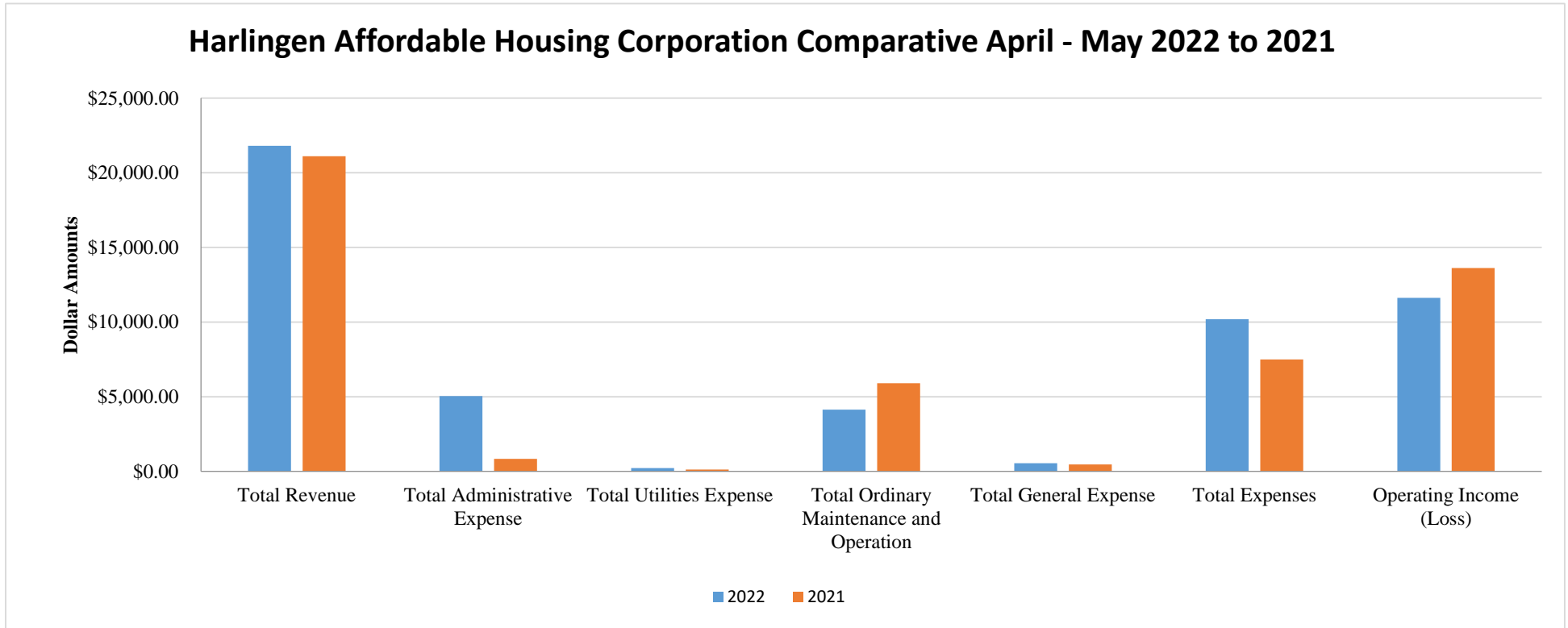
Budgeted Income Statement – May 2022



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

Start: 04/01/2022	Start: 04/01/2021
End: 05/31/2022	End: 05/31/2021

Total Revenue	\$21,812.15	\$21,104.38
Total Administrative Expense	\$5,039.78	\$831.07
Total Utilities Expense	\$227.36	\$119.23
Total Ordinary Maintenance and Operation	\$4,137.69	\$5,908.98
Total General Expense	\$553.27	\$468.17
Total Expenses	\$10,192.70	\$7,491.24
Operating Income (Loss)	\$11,619.45	\$13,613.14

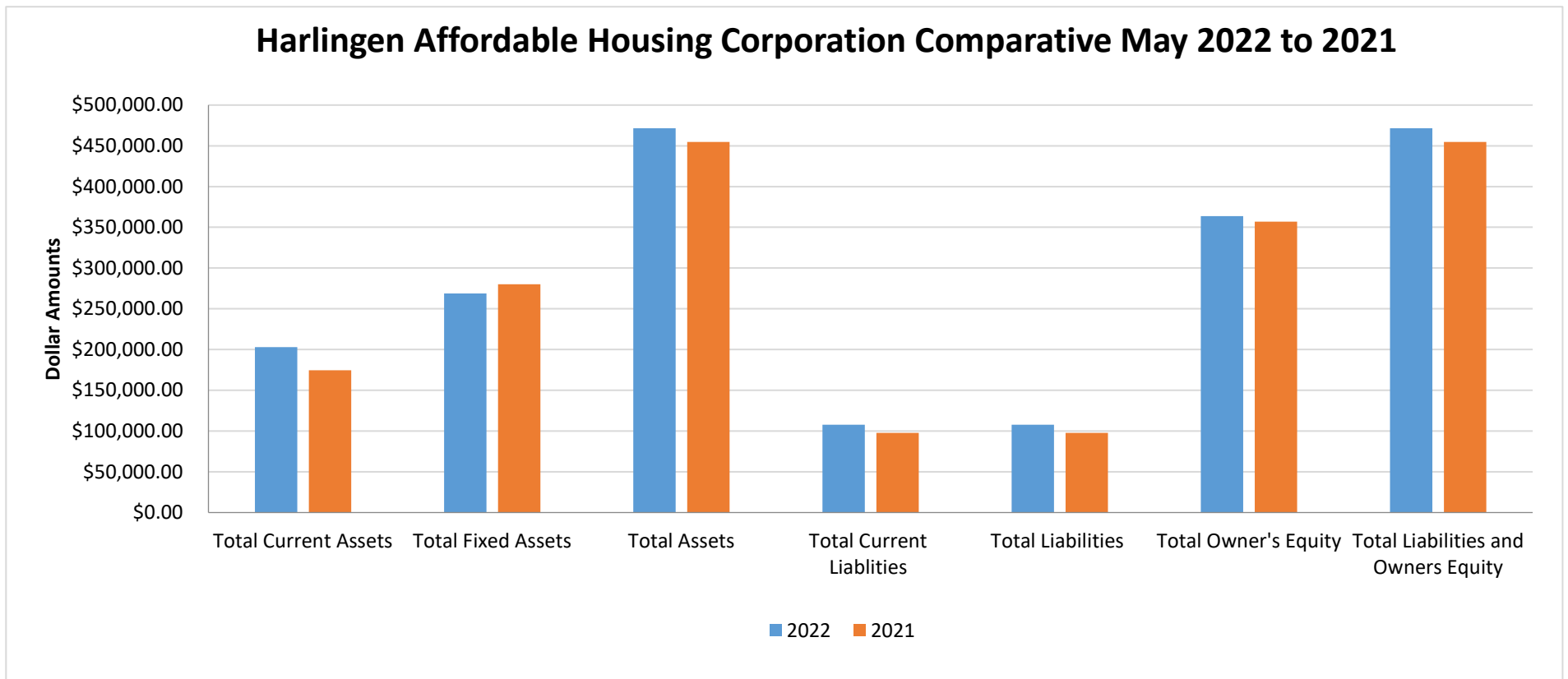


Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing
Harlingen Affordable Housing/Scholarship

					Start: 04/01/2022	Start: 04/01/2021		
					End: 05/31/2022	End: 05/31/2021	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	13,562.00	13,156.00	406.00	3.09 %
Nondwelling Rental	2	01	3190	5	3,456.00	3,806.00	(350.00)	-9.20 %
Total Rental Income					17,018.00	16,962.00	56.00	0.33 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	4,250.00	3,000.00	1,250.00	41.67 %
Other Income - Misc Other Reve	2	01	3690.1	5	544.15	1,142.38	(598.23)	-52.37 %
Total Other Income					4,794.15	4,142.38	651.77	15.73 %
Total Revenue					21,812.15	21,104.38	707.77	3.35 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	2,801.82	2,286.49	(515.33)	-22.54 %
Accounting Fees	2	01	4170	5	109.20	110.00	0.80	0.73 %
Employee Benefits Cont - Admin	2	01	4182	5	899.22	749.76	(149.46)	-19.93 %
Publications	2	01	4190.11	5	0.00	5.70	5.70	100.00 %
Other Sundry Expense	2	01	4190.18	5	1,203.54	(3,215.24)	(4,418.78)	137.43 %
Administrative Contact Costs	2	01	4190.19	5	26.00	894.36	868.36	97.09 %
Total Administrative Expense					5,039.78	831.07	(4,208.71)	-506.42 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	(1,425.00)	0.00	1,425.00	0.00 %
Resident Events / Education Ex	2	01	4220.1	5	1,425.00	0.00	(1,425.00)	0.00 %
Total Tenant Services					0.00	0.00	0.00	0.00 %
Utilities Expense								
Electricity	2	01	4320	5	227.36	119.23	(108.13)	-90.69 %
Total Utilities Expense					227.36	119.23	(108.13)	-90.69 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	193.93	503.02	309.09	61.45 %
Materials	2	01	4420	5	0.00	4,575.00	4,575.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	198.00	319.84	121.84	38.09 %
Contract Costs-Other Repairs	2	01	4430.03	5	3,150.00	400.00	(2,750.00)	-687.50 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	551.50	0.00	(551.50)	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	44.26	111.12	66.86	60.17 %
Total Ordinary Maintenance and Operation					4,137.69	5,908.98	1,771.29	29.98 %
Protective Services								
Protective Services - Contract	2	01	4480	5	234.60	163.79	(70.81)	-43.23 %
Total Protective Services					234.60	163.79	(70.81)	-43.23 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	119.53	100.81	(18.72)	-18.57 %
Insurance - Windstorm	2	01	4510.15	5	433.74	367.36	(66.38)	-18.07 %
Total General Expense					553.27	468.17	(85.10)	-18.18 %
Total Expenses					(10,192.70)	(7,491.24)	(2,701.46)	36.06 %
Net Income (Loss)					11,619.45	13,613.14	(1,993.69)	-14.16 %

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

	5/31/2022	5/31/2021
Total Current Assets	\$202,819.74	\$174,565.93
Total Fixed Assets	\$268,671.93	\$280,185.11
Total Assets	\$471,491.67	\$454,751.04
Total Current Liabilities	\$107,647.71	\$97,901.80
Total Liabilities	\$107,647.71	\$97,901.80
Total Owner's Equity	\$363,843.96	\$356,849.24
Total Liabilities and Owners Equity	\$471,491.67	\$454,751.04



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 Harlingen Affordable Housing/Scholarship
 As of Date: 5/31/2022

				5/31/2022	5/31/2021	Variance
Assets						
Current Assets						
2	01	1111.12	0 AFH General Fund 1268	187,050.64	158,824.67	28,225.97
2	01	1129.02	0 A/R - AMP 2	12,962.49	12,962.49	0.00
2	01	1129.03	0 A/R - AMP 3	329.19	364.34	(35.15)
2	01	1129.07	0 A/R - Voucher	2,065.40	2,065.40	0.00
2	01	1211	0 Prepaid Insurance	412.02	349.03	62.99
Total Current Assets				202,819.74	174,565.93	28,253.81
Fixed Assets						
2	01	1400.5	4 Accumulated Depreciation	(63,508.29)	(51,995.11)	(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				268,671.93	280,185.11	(11,513.18)
Total Assets				471,491.67	454,751.04	16,740.63
Liabilities						
Current Liabilities						
2	01	2114	0 Tenant Security Deposits	3,225.00	2,694.33	530.67
2	01	2119.01	0 A/P - AMP 1	7,708.58	7,475.16	233.42
2	01	2119.06	0 A/P - COCC	89,380.63	80,398.81	8,981.82
2	01	2119.FLC	0 A/P - Family Living Center	7,333.50	7,333.50	0.00
2	01	2120.1	0 Accrued Payroll Taxes Payable	0.00	119.45	(119.45)
2	01	2139	0 Accrued Liabilities - Payroll	0.00	(119.45)	119.45
Total Current Liabilities				107,647.71	97,901.80	9,745.91
Total Liabilities				107,647.71	97,901.80	9,745.91
Owner's Equity						
Owner's Equity						
2	01	2701	0 Net Capital Assets	268,671.93	280,185.11	(11,513.18)
2	01	2810	0 Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0 Net Assets - Unrestricted	118,969.10	98,467.51	20,501.59
Total Owner's Equity				352,224.51	343,236.10	8,988.41
Net Income (Loss)				11,619.45	13,613.14	(1,993.69)
Total Owner's Equity				363,843.96	356,849.24	6,994.72
Total Liabilities and Owner's Equity				471,491.67	454,751.04	16,740.63
						0.00

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2022	2 Month(s) Ended May 31, 2022	Budget	Variance	Variance %	
Revenue								
Rental Income								
Dwelling Rent	2	01 3110	5	6,777.00	13,562.00	81,600.00	(68,038.00)	-83.38 %
Nondwelling Rental	2	01 3190	5	1,728.00	3,456.00	22,464.00	(19,008.00)	-84.62 %
Total Rental Income				8,505.00	17,018.00	104,064.00	(87,046.00)	-83.65 %
Other Income								
Other Income-Scholarship Donations	2	01 3690	5	250.00	4,250.00	3,350.00	900.00	26.87 %
Other Income - Misc Other Revenue	2	01 3690.1	5	464.15	544.15	7,000.00	(6,455.85)	-92.23 %
Total Other Income				714.15	4,794.15	10,350.00	(5,555.85)	-53.68 %
Total Revenue				9,219.15	21,812.15	114,414.00	(92,601.85)	-80.94 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01 4110	5	1,848.74	2,801.82	18,327.00	15,525.18	84.71 %
Legal Expense	2	01 4130	5	0.00	0.00	3,000.00	3,000.00	100.00 %
Accounting Fees	2	01 4170	5	109.20	109.20	1,767.00	1,657.80	93.82 %
Audit Fees	2	01 4171	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Employee Benefits Cont - Admin	2	01 4182	5	544.48	899.22	6,000.00	5,100.78	85.01 %
Advertising and Marketing	2	01 4190.08	5	0.00	0.00	4,000.00	4,000.00	100.00 %
Other Sundry Expense	2	01 4190.18	5	522.00	1,203.54	4,600.56	3,397.02	73.84 %
Administrative Contact Costs	2	01 4190.19	5	13.00	26.00	16,000.00	15,974.00	99.84 %
Total Administrative Expense				3,037.42	5,039.78	54,694.56	49,654.78	90.79 %
Tenant Services								
Ten Services - Recreation Pubs Other	2	01 4220	5	0.00	(1,425.00)	0.00	1,425.00	100.00 %
Resident Events / Education Expense	2	01 4220.1	5	0.00	1,425.00	4,000.00	2,575.00	64.38 %
Total Tenant Services				0.00	0.00	4,000.00	4,000.00	100.00 %
Utilities Expense								
Water	2	01 4310	5	0.00	0.00	100.00	100.00	100.00 %
Electricity	2	01 4320	5	211.42	227.36	3,100.00	2,872.64	92.67 %
Sewer	2	01 4390	5	0.00	0.00	100.00	100.00	100.00 %
Total Utilities Expense				211.42	227.36	3,300.00	3,072.64	93.11 %
Ordinary Maintenance and Operation								
Labor	2	01 4410	5	139.02	193.93	2,735.00	2,541.07	92.91 %
Materials	2	01 4420	5	0.00	0.00	3,000.00	3,000.00	100.00 %
Contract Cots-Extermination	2	01 4430.01	5	99.00	198.00	3,000.00	2,802.00	93.40 %
Contract Costs-Other Repairs	2	01 4430.03	5	3,150.00	3,150.00	11,111.44	7,961.44	71.65 %
Contact Costs-Heating & Cooling Cont	2	01 4430.17	5	551.50	551.50	0.00	(551.50)	-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	21.55	44.26	1,340.00	1,295.74	96.70 %
Total Ordinary Maintenance and Operation				3,961.07	4,137.69	21,737.44	17,599.75	80.97 %
Protective Services								
Protective Services - Contract Costs	2	01 4480	5	234.60	234.60	2,500.00	2,265.40	90.62 %
Total Protective Services				234.60	234.60	2,500.00	2,265.40	90.62 %
General Expense								
Insurance -Property (Fire & EC)	2	01 4510.01	5	0.00	119.53	500.00	380.47	76.09 %
Insurance-Flood	2	01 4510.11	5	0.00	0.00	2,382.00	2,382.00	100.00 %
Insurance - Windstorm	2	01 4510.15	5	216.87	433.74	2,600.00	2,166.26	83.32 %
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	0.00	5,700.00	5,700.00	100.00 %
Total General Expense				216.87	553.27	28,182.00	27,628.73	98.04 %
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:	3/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2022	2 Month(s) Ended May 31, 2022	Budget	Variance	Variance %
Total Expenses			(7,661.38)	(10,192.70)	(114,414.00)	104,221.30	91.09 %
Total Net Income (Loss)			1,557.77	11,619.45	0.00	11,619.45	100.00 %

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

DATE: July 1, 2022

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

From: Hilda Benavides, Secretary *Hilda Benavides*

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

TRAINING / CONFERENCES: HUD San Antonio Field office video and conference calls are held every two weeks for HCV/S8 utilization & lease up and Public Housing occupancy. All HUD meetings are through Microsoft Teams. Staff and I attended the HAVE-STR Conference at South Padre Island, TX, June 13 – 17, 2022. Staff attended different days and times. Some of us received training and certifications in UPCS Inspections and CPR.

ADMINISTRATIVE MEETINGS: The Administrative Team meets on Wednesdays at 10:00 a.m. or 1:30 p.m. for daily operation updates of the different departments and programs.

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 Sepulveda, 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, July 2, 2022, and August 6, 2022. Please join us at our Back-to-School Event on Market Days on Saturday, August 6, 2022, we will have many Social Service Agencies available to inform and provide services to everyone in our Community.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded (7) seven \$500.00 scholarships. These students will be recognized at the Regular Board Meeting July 20, 2022. They will also be featured in the upcoming quarterly newsletter.

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	\$500.00	Family Living Center

Total: \$4,000.00 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 administers the business of Comic books and miscellaneous items.

Total Monthly Revenue: \$10,700.00

Acreage

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

Total Revenues received for acreage

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.