



Harlingen Affordable Housing Corporation  
Annual Board of Directors Meeting  
Wednesday, September 28, 2022, at 12:30 p.m.  
at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552

**Agenda**

Notice is hereby given that the above unit of government will hold an Annual Board of Directors Meeting on Wednesday, September 28, 2022, at 12:30 p.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

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](http://hha.my.webex.com), Meeting #2554-067-9711, Password: hha28; or join the video conference by phone at 408-418-9388, Password: 44228.

A copy of the agenda packet is available to the public on our website at [www.harlingenha.org](http://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. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a council member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Administer Oath of Office to incoming Board of Directors – Honorable Judge Migdalia Lopez
4. Roll call/determination of a Quorum
5. Introduction of visitors and staff
6. Public Comments – Ariana Valle
7. Election of Board President
8. Election of Board Vice-President
9. Consider and take action to approve the Minutes of the Board of Directors Meeting of July 20, 2022.  
*(pg.4-5)*

**II. NEW BUSINESS**

1. Presentation of Unaudited Financial Statement for Fiscal Year ending March 31, 2022, and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2022, as presented.  
Presenter: Cynthia Lucio *(pg.6-9)*
2. Presentation of Unaudited Financial Statement for all accounts for the month of July 2022, and to take action to approve the Unaudited Financial Statement for the month of July 2022 as presented.  
Presenter: Cynthia Lucio *(pg.10-14)*

### III. OLD BUSINESS – NON ACTION ITEMS

1. Financial Report (Comparative Report)  
Presenter: Cynthia Lucio (pg.15-27)
2. Zero unpaid balances due for vacated unit accounts for the months of July and August 2022.  
Presenter: Mary Prieto (pg.28-29)
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.30-32)

### IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board in the City Hall of the City of Harlingen, 118 E. Tyler Ave., the Harlingen Convention Center, 701 Harlingen Heights Dr., 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, September 23, 2022, at least 72 hours preceding the scheduled time of said meeting.

Dated this 23<sup>rd</sup> day of September 2022.




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Ariana Valle, Administrative Assistant

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

I, Carlos Perez, Carlos Muñiz, Maria Ines Borjas, Irma Peña, and Bettina Elliott 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 of the City of Harlingen, 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 Board of Directors Meeting  
Wednesday, July 20, 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, July 20, 2022, at 12:33 p.m. at the Administrative Building, 219 E. Jackson St., Harlingen, Texas 78550. Remote Meeting via Telephone and Video Conference.

**ROLL CALL/DETERMINATION OF A QUORUM**

President Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Carlos Muñiz, Vanessa Serna-Medina, Julio Cavazos, and Maria I. Borjas.

**INTRODUCTION OF VISITORS AND STAFF**

President Perez suggested to skip introduction of visitors and staff. The Board agreed. In attendance starting with: Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/S8 & Admissions Administrator, 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, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitor/Guest, Alan Ozuna, Attorney, 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 APRIL 20, 2022, BOARD OF DIRECTORS MEETING MINUTES.**

After the Board reviewed them, President Perez entertained a motion to approve the April 20, 2022, Board of Directors meeting minutes. Board of Director Serna-Medina made the motion to approve the April 20, 2022, Board of Directors meeting minutes. Motion was seconded by Board of Director Cavazos and passed unanimously.

**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.**

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

<b>Harlingen Affordable Housing Corporation</b>		
<b>Summary of Revenues &amp; Expenditures</b>		
<b>For the Month Ended May 2022</b>		
	<b>Harlingen Affordable Housing Corporation</b>	
Total Revenues	\$9,219.15	
Total Expenditures	\$7,661.38	
Revenues over (Under) Expenditures	\$1,557.77	
Cash reserves or funds transferred in	\$0.00	

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of May 2022. Vice-President Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2022. Motion was seconded by Board of 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 APRIL, MAY, & JUNE 2022**

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 April, May, and June 2022 in the total amount of \$375.00. The total amount consists of:

For the month of April, May, and June 2022

Development	Family Living Center (FLC)	Harlinen Affordable Housing Corp. (HAHC)	Grand Total
Total Charge-Off	\$ 375.00	\$ -	\$ 375.00

No questions were asked. President Perez entertained a motion to charge off the current unpaid balance due for vacated unit accounts for the months of April, May, and June 2022 in the total amount of \$375.00. Board of Director Serna-Medina made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of April, May, and June 2022 in the total amount of \$375.00. 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 board packets. She informed the board a back-to-school event will be hosted at Market days on August 6, 2022. President Perez asked what is the acreage for the land we own? Secretary Benavides replied 20 acres on Washington, 30 acres on New Hampshire, and 10 acres on Paloma Lane. Vice-President Muñiz asked if financing is an option for new development? Secretary Benavides stated yes. After some discussion no other 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 12:40 p.m.

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

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

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

# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**March 2022**

Summary of Year-to-Date Revenues & Expenditures – March

2022 Bank Balance - March 2022

Budgeted Income Statement - March 2022



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

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$103,399.81
Total Expenditures	<u>\$82,898.22</u>
Revenues over (Under) Expenditures	<u><u>\$20,501.59</u></u>
Cash reserves or funds transferred in	\$0.00

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

\$176,852.39

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

	ACCOUNT			12 Month(s) Ended March 31, 2022	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rent	2 01 3110	5		75,704.00	77,332.00	(1,628.00)	-2.11 %
Nondwelling Rental	2 01 3190	5		21,786.00	22,464.00	(678.00)	-3.02 %
<b>Total Rental Income</b>				<b>97,490.00</b>	<b>99,796.00</b>	<b>(2,306.00)</b>	<b>-2.31 %</b>
<b>Other Income</b>							
Other Income-Scholarship Donations	2 01 3690	5		3,350.00	3,340.00	10.00	0.30 %
Other Income - Misc Other Revenue	2 01 3690.1	5		2,559.81	7,000.00	(4,440.19)	-63.43 %
<b>Total Other Income</b>				<b>5,909.81</b>	<b>10,340.00</b>	<b>(4,430.19)</b>	<b>-42.85 %</b>
<b>Total Revenue</b>				<b>103,399.81</b>	<b>110,136.00</b>	<b>(6,736.19)</b>	<b>-6.12 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	2 01 4110	5		19,600.73	17,209.39	(2,391.34)	-13.90 %
Legal Expense	2 01 4130	5		887.25	3,000.00	2,112.75	70.42 %
Accounting Fees	2 01 4170	5		656.20	1,767.00	1,110.80	62.86 %
Audit Fees	2 01 4171	5		1,089.38	1,000.00	(89.38)	-8.94 %
Employee Benefits Cont - Admin	2 01 4182	5		5,870.42	5,286.91	(583.51)	-11.04 %
Advertising and Marketing	2 01 4190.08	5		2,434.32	4,000.00	1,565.68	39.14 %
Publications	2 01 4190.11	5		5.70	0.00	(5.70)	-100.00 %
Other Sundry Expense	2 01 4190.18	5		3,629.54	6,400.00	2,770.46	43.29 %
Administrative Contact Costs	2 01 4190.19	5		10,641.45	15,759.91	5,118.46	32.48 %
<b>Total Administrative Expense</b>				<b>44,814.99</b>	<b>54,423.21</b>	<b>9,608.22</b>	<b>17.65 %</b>
<b>Tenant Services</b>							
Ten Services - Recreation Pubs Other	2 01 4220	5		1,425.00	0.00	(1,425.00)	-100.00 %
Resident Events / Education Expenses	2 01 4220.1	5		1,858.44	3,400.00	1,541.56	45.34 %
<b>Total Tenant Services</b>				<b>3,283.44</b>	<b>3,400.00</b>	<b>116.56</b>	<b>3.43 %</b>
<b>Utilities Expense</b>							
Water	2 01 4310	5		0.00	100.00	100.00	100.00 %
Electricity	2 01 4320	5		2,274.14	3,100.00	825.86	26.64 %
Sewer	2 01 4390	5		0.00	100.00	100.00	100.00 %
<b>Total Utilities Expense</b>				<b>2,274.14</b>	<b>3,300.00</b>	<b>1,025.86</b>	<b>31.09 %</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	2 01 4410	5		2,735.88	1,055.00	(1,680.88)	-159.33 %
Materials	2 01 4420	5		9,502.11	3,000.00	(6,502.11)	-216.74 %
Contract Cots-Extermination	2 01 4430.01	5		2,031.88	5,000.00	2,968.12	59.36 %
Contract Costs-Other Repairs	2 01 4430.03	5		1,615.00	10,057.62	8,442.62	83.94 %
Contract Costs-Other	2 01 4430.13	5		2,318.00	0.00	(2,318.00)	-100.00 %
Contact Costs-Heating & Cooling Contract	2 01 4430.17	5		2,200.00	0.00	(2,200.00)	-100.00 %
Garbage and Trash Collection	2 01 4431	5		0.00	551.00	551.00	100.00 %
Emp Benefit Cont - Maintenance	2 01 4433	5		1,312.65	1,258.17	(54.48)	-4.33 %
<b>Total Ordinary Maintenance and Operation</b>				<b>21,715.52</b>	<b>20,921.79</b>	<b>(793.73)</b>	<b>-3.79 %</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	2 01 4480	5		1,726.41	1,000.00	(726.41)	-72.64 %
<b>Total Protective Services</b>				<b>1,726.41</b>	<b>1,000.00</b>	<b>(726.41)</b>	<b>-72.64 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	2 01 4510.01	5		440.68	353.00	(87.68)	-24.84 %
Insurance-Flood	2 01 4510.11	5		1,670.00	1,538.00	(132.00)	-8.58 %
Insurance - Windstorm	2 01 4510.15	5		2,473.04	2,500.00	26.96	1.08 %
Transfer Funds COCC	2 01 4590.06	5		0.00	17,000.00	17,000.00	100.00 %
Scholarship Payments	2 01 4590.201	5		4,500.00	5,700.00	1,200.00	21.05 %
<b>Total General Expense</b>				<b>9,083.72</b>	<b>27,091.00</b>	<b>18,007.28</b>	<b>66.47 %</b>
<b>Other Expenditures</b>							
Property Better & Add-Contract Costs	2 01 7540.4	5		0.00	20,000.00	20,000.00	100.00 %
Operating Exp For Property - Contra	2 01 7590	5		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>-100.00 %</b>

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

ACCOUNT	12 Month(s) Ended March 31, 2022	Budget	Variance	Variance %
<b>Total Expenses</b>	<u>(82,898.22)</u>	<u>(110,136.00)</u>	<u>27,237.78</u>	<u>24.73 %</u>
<b>Operating Income (Loss)</b>	<u>20,501.59</u>	<u>0.00</u>	<u>20,501.59</u>	<u>100.00 %</u>
<b>Other Income (Expense)</b>				
<b>Depreciation Expense</b>				
Depreciation Expense      2 01 4800      5	<u>11,513.18</u>	<u>0.00</u>	<u>(11,513.18)</u>	<u>-100.00 %</u>
<b>Total Depreciation Expense</b>	<u>11,513.18</u>	<u>0.00</u>	<u>(11,513.18)</u>	<u>-100.00 %</u>
<b>Total Other Income (Expense)</b>	<u>(11,513.18)</u>	<u>0.00</u>	<u>(11,513.18)</u>	<u>100.00 %</u>
<b>Net Income (Loss)</b>	<u>8,988.41</u>	<u>0.00</u>	<u>8,988.41</u>	<u>100.00 %</u>

# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**July 2022**

Summary of Revenues & Expenditures - July 2022

Summary of Year-to-Date Revenues & Expenditures – July 2022

Bank Balance - July 2022

Budgeted Income Statement - July 2022



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

	<b>Harlingen Affordable Housing Corporation</b>
Total Revenues	\$9,299.52
Total Expenditures	\$3,995.55
Revenues over (Under) Expenditures	\$5,303.97
Cash reserves or funds transferred in	\$0.00

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

\$191,854.32

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

	<b>Harlingen Affordable Housing Corporation</b>
Total Revenues	\$39,655.67
Total Expenditures	<u>\$24,467.66</u>
Revenues over (Under) Expenditures	<u><u>\$15,188.01</u></u>
Cash reserves or funds transferred in	\$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 July 31, 2022	4 Month(s) Ended July 31, 2022	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rent	2 01 3110	5	7,148.00	26,696.00	81,600.00	(54,904.00)	-67.28 %
Nondwelling Rental	2 01 3190	5	1,808.00	7,072.00	22,464.00	(15,392.00)	-68.52 %
<b>Total Rental Income</b>			<b>8,956.00</b>	<b>33,768.00</b>	<b>104,064.00</b>	<b>(70,296.00)</b>	<b>-67.55 %</b>
<b>Other Income</b>							
Other Income-Scholarship Donations	2 01 3690	5	0.00	5,000.00	3,350.00	1,650.00	49.25 %
Other Income - Misc Other Revenue	2 01 3690.1	5	343.52	887.67	7,000.00	(6,112.33)	-87.32 %
<b>Total Other Income</b>			<b>343.52</b>	<b>5,887.67</b>	<b>10,350.00</b>	<b>(4,462.33)</b>	<b>-43.11 %</b>
<b>Total Revenue</b>			<b>9,299.52</b>	<b>39,655.67</b>	<b>114,414.00</b>	<b>(74,758.33)</b>	<b>-65.34 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	2 01 4110	5	2,099.84	6,439.16	18,327.00	11,887.84	64.87 %
Legal Expense	2 01 4130	5	78.00	78.00	3,000.00	2,922.00	97.40 %
Accounting Fees	2 01 4170	5	0.00	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	539.02	1,996.85	6,000.00	4,003.15	66.72 %
Advertising and Marketing	2 01 4190.08	5	0.00	691.30	4,000.00	3,308.70	82.72 %
Forms & Office Supplies	2 01 4190.17	5	0.00	3,652.09	0.00	(3,652.09)	-100.00 %
Other Sundry Expense	2 01 4190.18	5	499.54	2,276.63	4,600.56	2,323.93	50.51 %
Administrative Contact Costs	2 01 4190.19	5	13.00	77.56	16,000.00	15,922.44	99.52 %
<b>Total Administrative Expense</b>			<b>3,229.40</b>	<b>15,320.79</b>	<b>54,694.56</b>	<b>39,373.77</b>	<b>71.99 %</b>
<b>Tenant Services</b>							
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 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</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	329.02	874.90	3,100.00	2,225.10	71.78 %
Sewer	2 01 4390	5	0.00	0.00	100.00	100.00	100.00 %
<b>Total Utilities Expense</b>			<b>329.02</b>	<b>874.90</b>	<b>3,300.00</b>	<b>2,425.10</b>	<b>73.49 %</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	2 01 4410	5	22.53	231.41	2,735.00	2,503.59	91.54 %
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	0.00	297.00	3,000.00	2,703.00	90.10 %
Contract Costs-Other Repairs	2 01 4430.03	5	0.00	5,650.00	11,111.44	5,461.44	49.15 %
Contact Costs-Heating & Cooling Cont	2 01 4430.17	5	0.00	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	6.08	105.34	1,340.00	1,234.66	92.14 %
<b>Total Ordinary Maintenance and Operation</b>			<b>28.61</b>	<b>6,835.25</b>	<b>21,737.44</b>	<b>14,902.19</b>	<b>68.56 %</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	2 01 4480	5	93.84	351.90	2,500.00	2,148.10	85.92 %
<b>Total Protective Services</b>			<b>93.84</b>	<b>351.90</b>	<b>2,500.00</b>	<b>2,148.10</b>	<b>85.92 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	2 01 4510.01	5	119.53	239.06	500.00	260.94	52.19 %
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	195.15	845.76	2,600.00	1,754.24	67.47 %
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 %
<b>Total General Expense</b>			<b>314.68</b>	<b>1,084.82</b>	<b>28,182.00</b>	<b>27,097.18</b>	<b>96.15 %</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'

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 July 31, 2022	4 Month(s) Ended July 31, 2022	Budget	Variance	Variance %
<b>Total Expenses</b>			(3,995.55)	(24,467.66)	(114,414.00)	89,946.34	78.61 %
<b>Total Net Income (Loss)</b>			5,303.97	15,188.01	0.00	15,188.01	100.00 %

# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**March 2022**

Comparative Income Statement with Graph - March 2022 to March 2021

Comparative Balance Sheet with Graph - March 2022 to March 2021



**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: 03/31/2022	End: 03/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rent	2	01	3110	5	75,704.00	75,387.00	317.00	0.42 %
Nondwelling Rental	2	01	3190	5	21,786.00	20,736.00	1,050.00	5.06 %
<b>Total Rental Income</b>					<b>97,490.00</b>	<b>96,123.00</b>	<b>1,367.00</b>	<b>1.42 %</b>
<b>Other Income</b>								
Other Income-Scholarship Donat	2	01	3690	5	3,350.00	3,475.00	(125.00)	-3.60 %
Other Income - Misc Other Reve	2	01	3690.1	5	2,559.81	25,561.92	(23,002.11)	-89.99 %
Other Income - Insurance Equit	2	01	3690.451	5	0.00	10.73	(10.73)	-100.00 %
<b>Total Other Income</b>					<b>5,909.81</b>	<b>29,047.65</b>	<b>(23,137.84)</b>	<b>-79.65 %</b>
<b>Total Revenue</b>					<b>103,399.81</b>	<b>125,170.65</b>	<b>(21,770.84)</b>	<b>-17.39 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	2	01	4110	5	19,600.73	15,751.07	(3,849.66)	-24.44 %
Legal Expense	2	01	4130	5	887.25	1,593.50	706.25	44.32 %
Accounting Fees	2	01	4170	5	656.20	646.00	(10.20)	-1.58 %
Audit Fees	2	01	4171	5	1,089.38	1,013.21	(76.17)	-7.52 %
Employee Benefits Cont - Admin	2	01	4182	5	5,870.42	4,934.44	(935.98)	-18.97 %
Advertising and Marketing	2	01	4190.08	5	2,434.32	2,033.70	(400.62)	-19.70 %
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	3,629.54	22,497.59	18,868.05	83.87 %
Administrative Contact Costs	2	01	4190.19	5	10,641.45	10,446.12	(195.33)	-1.87 %
<b>Total Administrative Expense</b>					<b>44,814.99</b>	<b>59,066.47</b>	<b>14,251.48</b>	<b>24.13 %</b>
<b>Tenant Services</b>								
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	1,858.44	11,368.62	9,510.18	83.65 %
<b>Total Tenant Services</b>					<b>3,283.44</b>	<b>11,368.62</b>	<b>8,085.18</b>	<b>71.12 %</b>
<b>Utilities Expense</b>								
Electricity	2	01	4320	5	2,274.14	2,366.49	92.35	3.90 %
<b>Total Utilities Expense</b>					<b>2,274.14</b>	<b>2,366.49</b>	<b>92.35</b>	<b>3.90 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	2	01	4410	5	2,735.88	558.93	(2,176.95)	-389.49 %
Materials	2	01	4420	5	9,502.11	94.98	(9,407.13)	-9904.33 %
Contract Cots-Extermination	2	01	4430.01	5	2,031.88	1,310.52	(721.36)	-55.04 %
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 %
Contract 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 %
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	1,312.65	383.50	(929.15)	-242.28 %
<b>Total Ordinary Maintenance and Operation</b>					<b>21,715.52</b>	<b>8,442.93</b>	<b>(13,272.59)</b>	<b>-157.20 %</b>
<b>Protective Services</b>								
Protective Services - Contract	2	01	4480	5	1,726.41	935.98	(790.43)	-84.45 %
<b>Total Protective Services</b>					<b>1,726.41</b>	<b>935.98</b>	<b>(790.43)</b>	<b>-84.45 %</b>
<b>General Expense</b>								
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	2,473.04	2,117.90	(355.14)	-16.77 %
Scholarship Payments	2	01	4590.201	5	4,500.00	5,700.00	1,200.00	21.05 %
<b>Total General Expense</b>					<b>9,083.72</b>	<b>9,754.48</b>	<b>670.76</b>	<b>6.88 %</b>

Report Criteria PHA: 2 Project: '01'

Include Unapproved: False Include Zero Balance: False



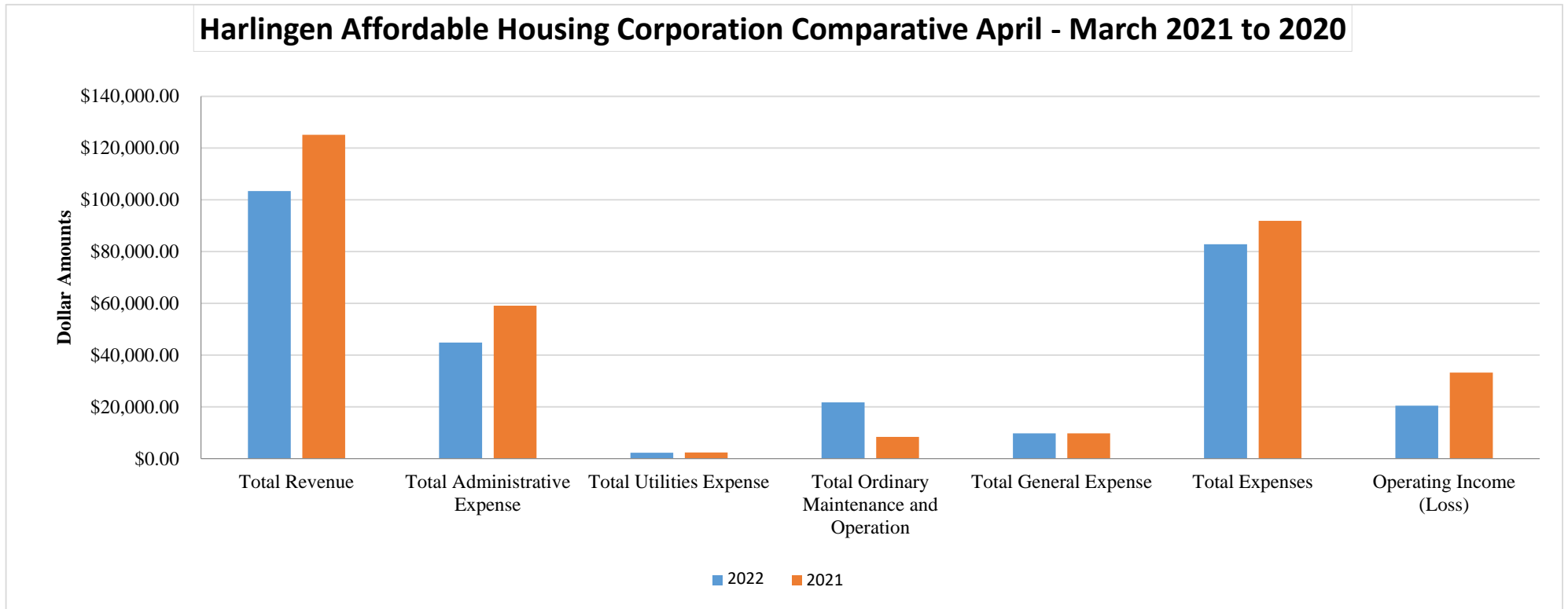
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
 Affordable Housing  
 Harlingen Affordable Housing/Scholarship

	Start: 04/01/2021 End: 03/31/2022	Start: 04/01/2020 End: 03/31/2021	Variance	Variance %
<b>Total Expenses</b>	<u>(82,898.22)</u>	<u>(91,934.97)</u>	<u>9,036.75</u>	<u>-9.83 %</u>
<b>Operating Income (Loss)</b>	<u>20,501.59</u>	<u>33,235.68</u>	<u>(12,734.09)</u>	<u>-41.93 %</u>
<b>Other Income (Expense)</b>				
<b>Depreciation Expense</b>				
Depreciation Expense           2   01   4800    5	<u>11,513.18</u>	<u>11,513.18</u>	<u>0.00</u>	<u>0.00 %</u>
<b>Total Depreciation Expense</b>	<u>11,513.18</u>	<u>11,513.18</u>	<u>0.00</u>	<u>0.00 %</u>
<b>Total Other Income (Expense)</b>	<u>(11,513.18)</u>	<u>(11,513.18)</u>	<u>0.00</u>	<u>0.00 %</u>
<b>Net Income (Loss)</b>	<u>8,988.41</u>	<u>21,722.50</u>	<u>(12,734.09)</u>	<u>-58.62 %</u>

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

Start: 04/01/2021      Start: 04/01/2020  
 End: 03/31/2022      End: 03/31/2021

Total Revenue	\$103,399.81	\$125,170.65
Total Administrative Expense	\$44,814.99	\$59,066.47
Total Utilities Expense	\$2,274.14	\$2,366.49
Total Ordinary Maintenance and Operation	\$21,715.52	\$8,442.93
Total General Expense	\$9,083.72	\$9,754.48
Total Expenses	\$82,898.22	\$91,934.97
Operating Income (Loss)	\$20,501.59	\$33,235.68



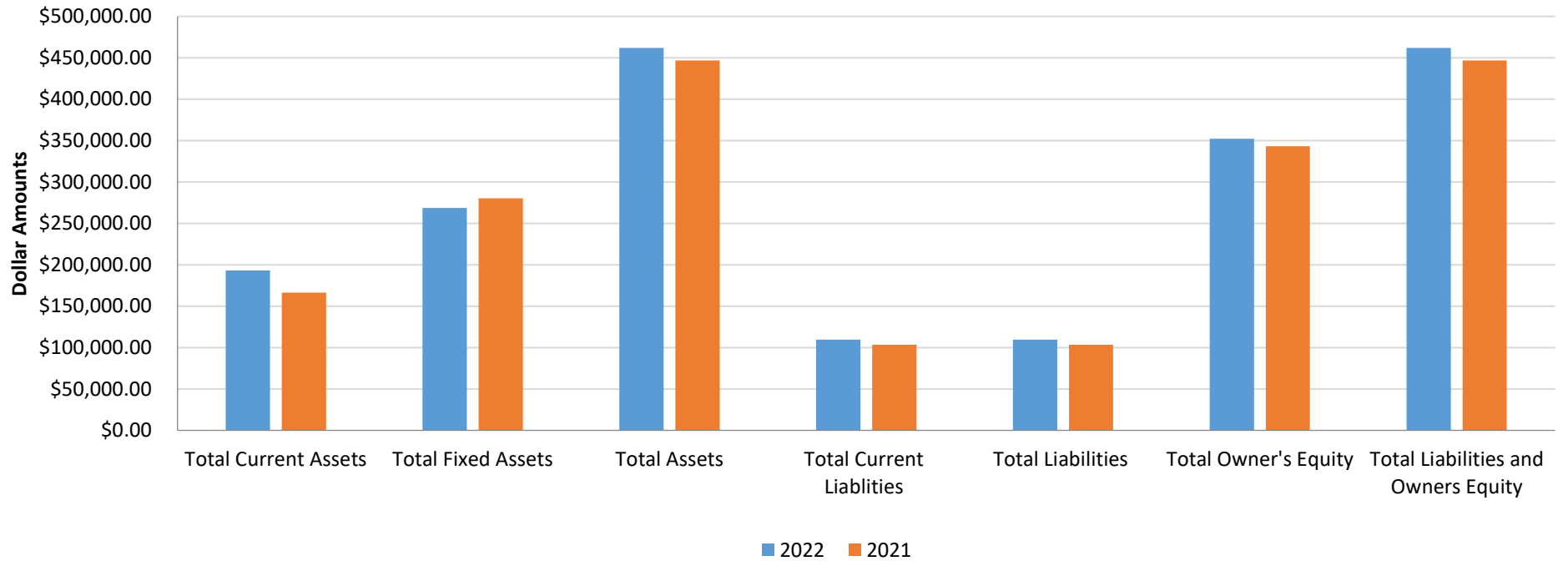
Housing Authority of the City of Harlingen  
**Comparative Balance Sheet**  
 Affordable Housing  
 Harlingen Affordable Housing/Scholarship  
 As of Date: 3/31/2022

				3/31/2022	3/31/2021	Variance
<b>Assets</b>						
<b>Current Assets</b>						
2	01	1111.11R	0 Security Deposit Restricted Funds-C	(3,225.00)	(2,694.33)	(530.67)
2	01	1111.12	0 AFH General Fund 1268	176,852.39	150,806.52	26,045.87
2	01	1111.14R	0 Security Deposit Restricted Funds	3,225.00	2,694.33	530.67
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	845.76	716.39	129.37
2	01	1211.1	0 Prepaid MRI Fee Acct Svc	109.20	0.00	109.20
2	01	1290.14	0 Deferred Chgs-Prepaid Invoices	0.00	125.25	(125.25)
<b>Total Current Assets</b>				<b>193,164.43</b>	<b>166,502.64</b>	<b>26,661.79</b>
<b>Fixed Assets</b>						
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
<b>Total Fixed Assets</b>				<b>268,671.93</b>	<b>280,185.11</b>	<b>(11,513.18)</b>
<b>Total Assets</b>				<b>461,836.36</b>	<b>446,687.75</b>	<b>15,148.61</b>
<b>Liabilities</b>						
<b>Current Liabilities</b>						
2	01	2111	0 Accounts Payable - Vendors	1,560.92	4,729.63	(3,168.71)
2	01	2114	0 Tenant Security Deposits	3,225.00	2,694.33	530.67
2	01	2119.8	0 A/P - Accrued Utilities	36.57	95.14	(58.57)
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	88,786.21	80,398.81	8,387.40
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	179.40	119.45	59.95
2	01	2139	0 Accrued Liabilities - Payroll	781.67	520.48	261.19
<b>Total Current Liabilities</b>				<b>109,611.85</b>	<b>103,451.65</b>	<b>6,160.20</b>
<b>Total Liabilities</b>				<b>109,611.85</b>	<b>103,451.65</b>	<b>6,160.20</b>
<b>Owner's Equity</b>						
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
<b>Total Owner's Equity</b>				<b>352,224.51</b>	<b>343,236.10</b>	<b>8,988.41</b>
<b>Total Owner's Equity</b>				<b>352,224.51</b>	<b>343,236.10</b>	<b>8,988.41</b>
<b>Total Liabilities and Owner's Equity</b>				<b>461,836.36</b>	<b>446,687.75</b>	<b>15,148.61</b>
						<b>0.00</b>

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

	3/31/2022	3/31/2021
Total Current Assets	\$193,164.43	\$166,502.64
Total Fixed Assets	\$268,671.93	\$280,185.11
Total Assets	\$461,836.36	\$446,687.75
Total Current Liabilities	\$109,611.85	\$103,451.65
Total Liabilities	\$109,611.85	\$103,451.65
Total Owner's Equity	\$352,224.51	\$343,236.10
Total Liabilities and Owners Equity	\$461,836.36	\$446,687.75

**Harlingen Affordable Housing Corporation Comparative March 2021 to 2020**



# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**July 2022**

Comparative Income Statement with Graph - July 2022 to July 2021

Comparative Balance Sheet with Graph - July 2022 to July 2021



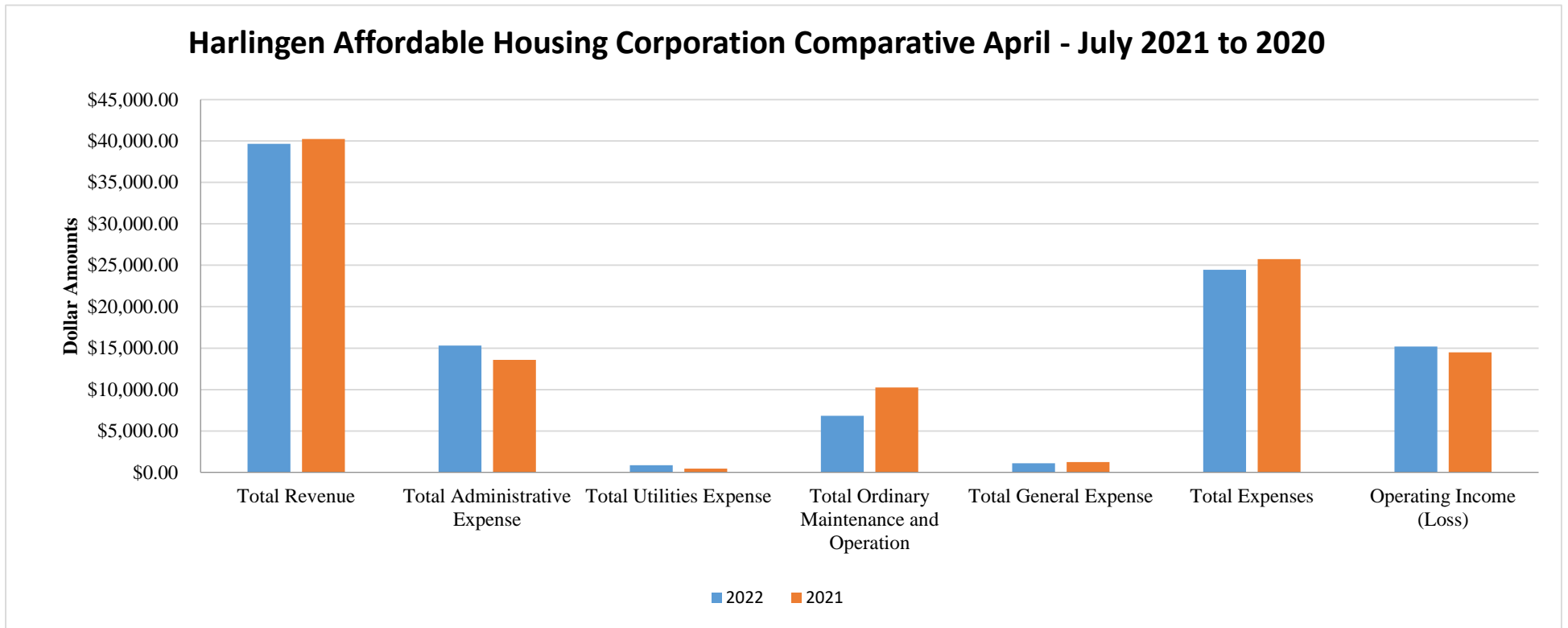
**Housing Authority of the City of Harlingen**  
**Comparative Income Statement**  
Affordable Housing  
Harlingen Affordable Housing/Scholarship

					Start: 04/01/2022	Start: 04/01/2021		
					End: 07/31/2022	End: 07/31/2021	Variance	Variance %
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rent	2	01	3110	5	26,696.00	26,312.00	384.00	1.46 %
Nondwelling Rental	2	01	3190	5	7,072.00	8,990.00	(1,918.00)	-21.33 %
<b>Total Rental Income</b>					<b>33,768.00</b>	<b>35,302.00</b>	<b>(1,534.00)</b>	<b>-4.35 %</b>
<b>Other Income</b>								
Other Income-Scholarship Donat	2	01	3690	5	5,000.00	3,350.00	1,650.00	49.25 %
Other Income - Misc Other Reve	2	01	3690.1	5	887.67	1,581.01	(693.34)	-43.85 %
<b>Total Other Income</b>					<b>5,887.67</b>	<b>4,931.01</b>	<b>956.66</b>	<b>19.40 %</b>
<b>Total Revenue</b>					<b>39,655.67</b>	<b>40,233.01</b>	<b>(577.34)</b>	<b>-1.43 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	2	01	4110	5	6,439.16	5,920.10	(519.06)	-8.77 %
Legal Expense	2	01	4130	5	78.00	0.00	(78.00)	0.00 %
Accounting Fees	2	01	4170	5	109.20	110.00	0.80	0.73 %
Employee Benefits Cont - Admin	2	01	4182	5	1,996.85	1,890.00	(106.85)	-5.65 %
Advertising and Marketing	2	01	4190.08	5	691.30	2,217.22	1,525.92	68.82 %
Publications	2	01	4190.11	5	0.00	5.70	5.70	100.00 %
Forms & Office Supplies	2	01	4190.17	5	3,652.09	0.00	(3,652.09)	0.00 %
Other Sundry Expense	2	01	4190.18	5	2,276.63	(2,109.49)	(4,386.12)	207.92 %
Administrative Contact Costs	2	01	4190.19	5	77.56	5,534.16	5,456.60	98.60 %
<b>Total Administrative Expense</b>					<b>15,320.79</b>	<b>13,567.69</b>	<b>(1,753.10)</b>	<b>-12.92 %</b>
<b>Tenant Services</b>								
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 %
<b>Total Tenant Services</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>
<b>Utilities Expense</b>								
Electricity	2	01	4320	5	874.90	460.10	(414.80)	-90.15 %
<b>Total Utilities Expense</b>					<b>874.90</b>	<b>460.10</b>	<b>(414.80)</b>	<b>-90.15 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	2	01	4410	5	231.41	1,094.27	862.86	78.85 %
Materials	2	01	4420	5	0.00	4,970.00	4,970.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	297.00	1,198.58	901.58	75.22 %
Contract Costs-Other Repairs	2	01	4430.03	5	5,650.00	400.00	(5,250.00)	-1312.50 %
Contract Costs-Other	2	01	4430.13	5	0.00	2,195.00	2,195.00	100.00 %
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	105.34	383.20	277.86	72.51 %
<b>Total Ordinary Maintenance and Operation</b>					<b>6,835.25</b>	<b>10,241.05</b>	<b>3,405.80</b>	<b>33.26 %</b>
<b>Protective Services</b>								
Protective Services - Contract	2	01	4480	5	351.90	245.65	(106.25)	-43.25 %
<b>Total Protective Services</b>					<b>351.90</b>	<b>245.65</b>	<b>(106.25)</b>	<b>-43.25 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	2	01	4510.01	5	239.06	201.62	(37.44)	-18.57 %
Insurance - Windstorm	2	01	4510.15	5	845.76	738.08	(107.68)	-14.59 %
Scholarship Payments	2	01	4590.201	5	0.00	300.00	300.00	100.00 %
<b>Total General Expense</b>					<b>1,084.82</b>	<b>1,239.70</b>	<b>154.88</b>	<b>12.49 %</b>
<b>Total Expenses</b>					<b>(24,467.66)</b>	<b>(25,754.19)</b>	<b>1,286.53</b>	<b>-5.00 %</b>
<b>Net Income (Loss)</b>					<b>15,188.01</b>	<b>14,478.82</b>	<b>709.19</b>	<b>2.83 %</b>

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

Start: 04/01/2022	Start: 04/01/2021	
End: 07/31/2022	End: 07/31/2021	

Total Revenue	\$39,655.67	\$40,233.01
Total Administrative Expense	\$15,320.79	\$13,567.69
Total Utilities Expense	\$874.90	\$460.10
Total Ordinary Maintenance and Operati	\$6,835.25	\$10,241.05
Total General Expense	\$1,084.82	\$1,239.70
Total Expenses	\$24,467.66	\$25,754.19
Operating Income (Loss)	\$15,188.01	\$14,478.82



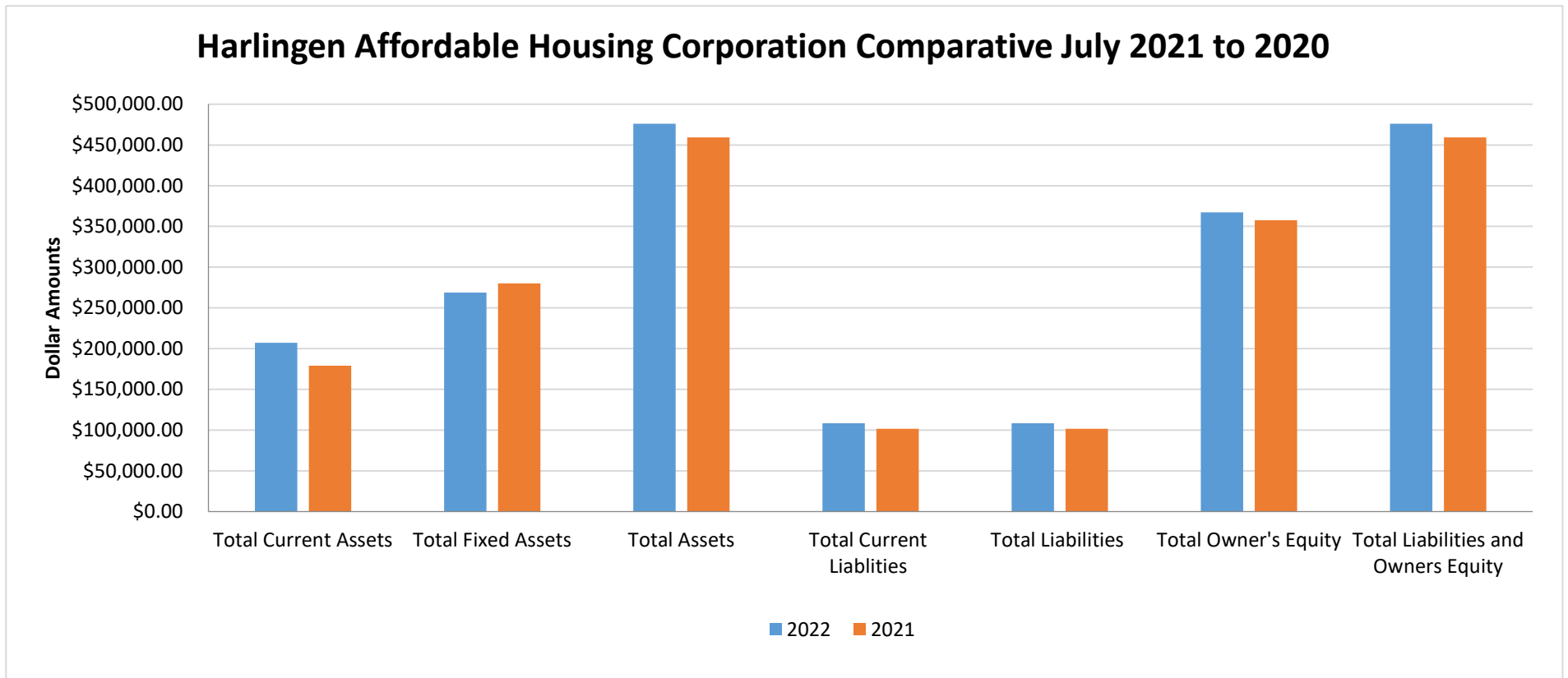
Housing Authority of the City of Harlingen  
**Comparative Balance Sheet**  
 Affordable Housing  
 Harlingen Affordable Housing/Scholarship  
 As of Date: 7/31/2022

				7/31/2022	7/31/2021	Variance
<b>Assets</b>						
<b>Current Assets</b>						
2	01	1111.12	0 AFH General Fund 1268	191,854.32	161,251.48	30,602.84
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	327.34	1.85
2	01	1129.07	0 A/R - Voucher	2,065.40	2,065.40	0.00
2	01	1211	0 Prepaid Insurance	0.00	2,580.72	(2,580.72)
<b>Total Current Assets</b>				<b>207,211.40</b>	<b>179,187.43</b>	<b>28,023.97</b>
<b>Fixed Assets</b>						
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
<b>Total Fixed Assets</b>				<b>268,671.93</b>	<b>280,185.11</b>	<b>(11,513.18)</b>
<b>Total Assets</b>				<b>475,883.33</b>	<b>459,372.54</b>	<b>16,510.79</b>
<b>Liabilities</b>						
<b>Current Liabilities</b>						
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	90,203.73	84,154.63	6,049.10
2	01	2119.FLC	0 A/P - Family Living Center	7,333.50	7,333.50	0.00
<b>Total Current Liabilities</b>				<b>108,470.81</b>	<b>101,657.62</b>	<b>6,813.19</b>
<b>Total Liabilities</b>				<b>108,470.81</b>	<b>101,657.62</b>	<b>6,813.19</b>
<b>Owner's Equity</b>						
<b>Owner's Equity</b>						
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
<b>Total Owner's Equity</b>				<b>352,224.51</b>	<b>343,236.10</b>	<b>8,988.41</b>
<b>Net Income (Loss)</b>				<b>15,188.01</b>	<b>14,478.82</b>	<b>709.19</b>
<b>Total Owner's Equity</b>				<b>367,412.52</b>	<b>357,714.92</b>	<b>9,697.60</b>
<b>Total Liabilities and Owner's Equity</b>				<b>475,883.33</b>	<b>459,372.54</b>	<b>16,510.79</b>
						<b>0.00</b>



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

	7/31/2022	7/31/2021
Total Current Assets	\$207,211.40	\$179,187.43
Total Fixed Assets	\$268,671.93	\$280,185.11
Total Assets	\$475,883.33	\$459,372.54
Total Current Liabilities	\$108,470.81	\$101,657.62
Total Liabilities	\$108,470.81	\$101,657.62
Total Owner's Equity	\$367,412.52	\$357,714.92
Total Liabilities and Owners Equity	\$475,883.33	\$459,372.54



**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 July 31, 2022	4 Month(s) Ended July 31, 2022	Budget	Variance	Variance %
<b>Revenue</b>							
<b>Rental Income</b>							
Dwelling Rent	2 01 3110 5		7,148.00	26,696.00	81,600.00	(54,904.00)	-67.28 %
Nondwelling Rental	2 01 3190 5		1,808.00	7,072.00	22,464.00	(15,392.00)	-68.52 %
<b>Total Rental Income</b>			<b>8,956.00</b>	<b>33,768.00</b>	<b>104,064.00</b>	<b>(70,296.00)</b>	<b>-67.55 %</b>
<b>Other Income</b>							
Other Income-Scholarship Donations	2 01 3690 5		0.00	5,000.00	3,350.00	1,650.00	49.25 %
Other Income - Misc Other Revenue	2 01 3690.1 5		343.52	887.67	7,000.00	(6,112.33)	-87.32 %
<b>Total Other Income</b>			<b>343.52</b>	<b>5,887.67</b>	<b>10,350.00</b>	<b>(4,462.33)</b>	<b>-43.11 %</b>
<b>Total Revenue</b>			<b>9,299.52</b>	<b>39,655.67</b>	<b>114,414.00</b>	<b>(74,758.33)</b>	<b>-65.34 %</b>
<b>Expenses</b>							
<b>Administrative Expense</b>							
Nontechnical Salaries	2 01 4110 5		2,099.84	6,439.16	18,327.00	11,887.84	64.87 %
Legal Expense	2 01 4130 5		78.00	78.00	3,000.00	2,922.00	97.40 %
Accounting Fees	2 01 4170 5		0.00	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		539.02	1,996.85	6,000.00	4,003.15	66.72 %
Advertising and Marketing	2 01 4190.08 5		0.00	691.30	4,000.00	3,308.70	82.72 %
Forms & Office Supplies	2 01 4190.17 5		0.00	3,652.09	0.00	(3,652.09)	-100.00 %
Other Sundry Expense	2 01 4190.18 5		499.54	2,276.63	4,600.56	2,323.93	50.51 %
Administrative Contact Costs	2 01 4190.19 5		13.00	77.56	16,000.00	15,922.44	99.52 %
<b>Total Administrative Expense</b>			<b>3,229.40</b>	<b>15,320.79</b>	<b>54,694.56</b>	<b>39,373.77</b>	<b>71.99 %</b>
<b>Tenant Services</b>							
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 %
<b>Total Tenant Services</b>			<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</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		329.02	874.90	3,100.00	2,225.10	71.78 %
Sewer	2 01 4390 5		0.00	0.00	100.00	100.00	100.00 %
<b>Total Utilities Expense</b>			<b>329.02</b>	<b>874.90</b>	<b>3,300.00</b>	<b>2,425.10</b>	<b>73.49 %</b>
<b>Ordinary Maintenance and Operation</b>							
Labor	2 01 4410 5		22.53	231.41	2,735.00	2,503.59	91.54 %
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		0.00	297.00	3,000.00	2,703.00	90.10 %
Contract Costs-Other Repairs	2 01 4430.03 5		0.00	5,650.00	11,111.44	5,461.44	49.15 %
Contact Costs-Heating & Cooling Cont	2 01 4430.17 5		0.00	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		6.08	105.34	1,340.00	1,234.66	92.14 %
<b>Total Ordinary Maintenance and Operation</b>			<b>28.61</b>	<b>6,835.25</b>	<b>21,737.44</b>	<b>14,902.19</b>	<b>68.56 %</b>
<b>Protective Services</b>							
Protective Services - Contract Costs	2 01 4480 5		93.84	351.90	2,500.00	2,148.10	85.92 %
<b>Total Protective Services</b>			<b>93.84</b>	<b>351.90</b>	<b>2,500.00</b>	<b>2,148.10</b>	<b>85.92 %</b>
<b>General Expense</b>							
Insurance -Property (Fire & EC)	2 01 4510.01 5		119.53	239.06	500.00	260.94	52.19 %
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		195.15	845.76	2,600.00	1,754.24	67.47 %
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 %
<b>Total General Expense</b>			<b>314.68</b>	<b>1,084.82</b>	<b>28,182.00</b>	<b>27,097.18</b>	<b>96.15 %</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'

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 July 31, 2022	4 Month(s) Ended July 31, 2022	Budget	Variance	Variance %
<b>Total Expenses</b>			(3,995.55)	(24,467.66)	(114,414.00)	89,946.34	78.61 %
<b>Total Net Income (Loss)</b>			5,303.97	15,188.01	0.00	15,188.01	100.00 %



BOARD OF DIRECTORS MEETING  
 WEDNESDAY, SEPTEMBER 28, 2022  
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
 DUE FOR VACATED UNIT ACCOUNTS FOR  
 THE MONTHS OF JULY AND AUGUST 2022

<b>Developments</b>	<b>Total</b>
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: 09/01/22

**FOR THE MONTH'S OF JULY THROUGH AUGUST 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 at this time
	<b>TOTALS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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

DATE: September 1, 2022

TO: Carlos "Charlie" Perez, HAHC President & Board of Directors

From: Hilda Benavides, Secretary/CEO *Hilda Benavides*

Subject: Report for September 28, 2022, HAHC Annual 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. I attended the Safety Conference sponsored by HCISD, the City of Harlingen and the Harlingen Police Department on Saturday, July 16, 2022, from 9:00 a.m. – 12 (noon). I learned about the Civilian Response to Emergency Situations that involve acts of violence to others. I attended the Texas Housing Association (THA) Conference in San Antonio, Texas on August 15-19, 2022. I received my certification for Public Funds Investment Act (PFIA). The conference was well attended, and I was able to network with other Housing Authorities. We are registered with Nelrod On-Demand training and each staff member can sign in to receive training for inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest to our employees.

**ADMINISTRATIVE MEETINGS:** The Administrative Team meets on the 1<sup>st</sup> and 2<sup>nd</sup> Wednesday of every month at 10:00 a.m. or 2:00 p.m. for daily operation updates of the different departments and programs.

**LEGAL MATTERS:** Staff and I continue to work with Alan T. 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 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 1<sup>st</sup> Saturday of every month. We had our Back-to-School Event on Market Days, Saturday, August 6, 2022, many Social Service Agencies were available with Back-to-School supplies. We renewed the farming contract with Mr. & Mrs. McLemore starting September 1, 2022, through August 31, 2023. They are farming New Hampshire and Paloma Lane.

**SCHOLARSHIPS:** The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded (7) seven \$500.00 scholarships. These students were recognized at the Regular Board Meeting on July 20, 2022. They were featured on our newsletter and in the Valley Morning Star.

**EXPANDING AFFORDABLE HOUSING:** Our plan of action is to development affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We are wanting to start the project in the next 2 to 3 years.

**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. 25<sup>th</sup> 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. The business name is: "The Card Shop".

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	\$2,666.63

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

<b>Date</b>	<b>HHA or Non-Profit Meeting</b>	<b>Location</b>	<b>Time</b>
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.
Thursday, May 5, 2022	HHA Special	219 E. Jackson Via Video and Telephone Conference	12:00 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.
<b>August 2022 No Board Meeting Scheduled</b>			
Wednesday, September 28, 2022	HHA Annual	701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		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.