



Harlingen Affordable Housing Corporation  
 Board of Directors Meeting  
 Wednesday, January 18, 2023, at 12:30 p.m.  
 At the Administration Building  
 219 E. Jackson Street, Harlingen, Texas 78550

## AGENDA

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, January 18, 2023, 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](https://hha.my.webex.com), Meeting #2552 615 8490, Password: hha18 or join the video conference by phone at 408-418-9388, Password: 44218.

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 board 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. Roll call/determination of a Quorum – Carlos Perez
4. Introduction of visitors and staff – Ariana Valle
5. Public Comments – Ariana Valle
6. Consider and take action to approve the Minutes of the Annual Board of Directors Meeting of September 28, 2022. (pg.3-5)

### II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of November 2022 and to take action to approve the Unaudited Financial Statement as presented.  
 Presenter: Cynthia Lucio (pg.6-10)
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 2022 as presented.  
 Presenter: Mary Prieto (pg.11-12)

**III. OLD BUSINESS- NON ACTION ITEMS**

1. Financial Report (Comparative Report)  
Presenter: Cynthia Lucio (*pg.13-17*)
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.18-20*)

**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., 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, January 13, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 13<sup>th</sup> day of January 2023



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Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation  
 Minutes of the 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

**I. OPENING**

President Perez called the meeting to order on Wednesday, September 28, 2022, at 12:40 p.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552

**CONFLICT OF INTEREST**

“Under State Law, a conflict of interest exists if a board 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?”

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

The Honorable Judge Migdalia Lopez reappointed and administered the oath of office to Board of Directors, Carlos “Charlie” Perez, Carlos Muñiz, and Maria Ines Borjas. Judge Lopez also administered the oath of office to newly appointed Board of Directors, Bettina Elliott and Irma Sánchez Peña.

**ROLL CALL/DETERMINATION OF A QUORUM**

President Perez determined a quorum was present, those in attendance were Carlos Perez, Carlos Muñiz, Maria I. Borjas, Bettina Elliott, and Irma Sánchez Peña.

**INTRODUCTION OF VISITORS AND STAFF**

President Perez suggested to skip introduction of visitors and staff. The Board agreed. Present at the meeting were Board of Directors, Carlos “Charlie” Perez, Carlos Muñiz, Maria Ines Borjas, Bettina Elliott, Irma Sánchez Peña, Attorney, Alan Ozuna, Judge Migdalia Lopez, Hilda Benavides, Secretary, 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, Ariana Valle, Administrative Assistant, Evelyn Castillo, Assistant Property Manager, Carlos Lopez, Maintenance Aide B, Jose Montoya, Maintenance Aide A, Anita Navarro, HCV/Section 8 Intake Coordinator/Inspector, Luis Ortega, Maintenance Aide B, Leslie Reyna, Assistant Property Manager, Angie Rodriguez, Resident Events Coordinator, Elijio Sanchez, Maintenance Aide A, Norma Serino, Acting Property Manager, Jose Zepeda, Maintenance Aide A, Esmeralda Castillo, Admissions Specialist, Sarah Perrill, Accounting Clerk, Diana Cheramie, Temp. Clerk, Gloria Amaro, Temp. Clerk, Liliana Garza, Temp. Clerk, Yvette Cortez, Temp. Clerk, Marco Fajardo, Temp. Maintenance, Guest/Visitors, Gabe Gonzalez, City Manager, Josh Ramirez, Assistant City Manager, Craig Cook, Assistant City Manager, Ford Kinsley, City Commissioner District 1, Myriam Anderson, Assistant Chief of Police, Alfredo Alvear, Deputy Chief of Police, Luis Omar Hernandez, Veteran Affairs, Eduardo Zuñiga, Veteran Affairs, Josefina Cavazos, Veterans Affairs, Benito De Luna, Veterans Affairs, Tim Elliott, Guest, Ruben Peña, Guest, John Alvarado, Computer Network Group, Sem Vargas, Photographer, Jesus De Leon, Pervious Hearing Officer, Nemecio Lopez, Guest, Judy Quisenberry, Valley Baptist Legacy Foundation, and Frank Morales, City Commissioner District 4.

**PUBLIC COMMENTS**

No public comments were presented at the Annual Board of Directors Meeting at the Harlingen Convention Center, 701 Harlingen Heights Dr. Harlingen, Texas 78552.

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

Vice-President Muñiz made a motion to nominate Carlos “Charlie” Perez for President. Motion was seconded by Director Elliott and passed unanimously, with Carlos Perez abstaining.

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

Vice-President Muñiz made a motion to nominate Irma Sánchez Peña for Vice- President. Motion was seconded by Director Elliott and passed unanimously, with Irma Sánchez Peña abstaining.

**CONSIDER AND TAKE ACTION TO APPROVE THE JULY 20, 2022, BOARD OF DIRECTORS MEETING MINUTES.**

After the Board reviewed them, President Perez entertained a motion to approve the July 20, 2022, Board of Directors meeting minutes. Director Muñiz made the motion to approve the July 20, 2022, Board of Directors meeting minutes. Motion was seconded by Director Elliott and passed unanimously.

**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.**

Chief Financial Officer Lucio reported the unaudited financial statement for the Fiscal Year ending March 31, 2022, as follows:

<b>Harlingen Affordable Housing Corporation</b>		
<b>Summary of Year-to-Date Revenues &amp; Expenditures</b>		
<b>For the Month Ended March 2022</b>		
	<b>Harlingen Affordable Housing Corporation</b>	
Total Revenues	\$103,399.81	
Total Expenditures	\$82,898.22	
Revenues over (Under) Expenditures	\$20,501.59	
Cash reserves or funds transferred in	\$0.00	
<b>Bank Balance March 2022</b>		
<b>Harlingen Affordable Housing Corporation</b>		
	\$176,852.39	

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for Fiscal Year ending March 31, 2022. Director Elliott made the motion to approve the Unaudited Financial Statement for Fiscal Year ending March 31, 2022. Motion was seconded by Vice-President Sánchez Peña and passed unanimously.

**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.**

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of July 2022 was included in the agenda packet. Ms. Lucio reported as follows:

<b>Harlingen Affordable Housing Corporation</b>		
<b>Summary of Revenues &amp; Expenditures</b>		
<b>For the Month Ended July 2022</b>		
	<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	
<b>Bank Balance July 2022</b>		
<b>Harlingen Affordable Housing Corporation</b>		
	\$191,854.32	

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of July 2022. Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of July 2022. Motion was seconded by Director Muñiz and passed unanimously.

**III. OLD BUSINESS - NON ACTION ITEMS**

**1. FINANCIAL REPORT**

No questions asked. No action taken.

**2. ZERO UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF JULY AND AUGUST 2022.**

No questions asked. 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 agenda packets. No questions were asked. No action taken.

**IV. ADJOURNMENT**

President Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-President Sánchez Peña. Motion was seconded by Director Elliott. Meeting was adjourned at 12:49 p.m.

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

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

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

# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**November 2022**

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Bank Balance

Budgeted Income Statement



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

	<b>Harlingen Affordable Housing Corporation</b>
Total Revenues	\$9,189.00
Total Expenditures	\$8,978.49
Revenues over (Under) Expenditures	\$210.51
Cash reserves or funds transferred in	\$0.00

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

\$168,850.76

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

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$75,021.30
Total Expenditures	<u>\$81,385.72</u>
Revenues over (Under) Expenditures	<u><u>(\$6,364.42)</u></u>
Cash reserves or funds transferred in	\$6,364.42

**Note: The AC system at 209 1/2 was replaced and the Washington property is being cut and cleaned every other month (property used to be maintained by rancher at no cost - hay was gathered)**



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

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended	8 Month(s) Ended	Budget	Variance	Variance %
					November 30, 2022	November 30, 2022			
<b>Revenue</b>									
<b>Rental Income</b>									
Dwelling Rent	2	01	3110	5	6,491.00	51,981.00	54,400.00	(2,419.00)	-4.45 %
Nondwelling Rental	2	01	3190	5	1,728.00	14,962.63	14,976.00	(13.37)	-0.09 %
<b>Total Rental Income</b>					<b>8,219.00</b>	<b>66,943.63</b>	<b>69,376.00</b>	<b>(2,432.37)</b>	<b>-3.51 %</b>
<b>Other Income</b>									
Other Income-Scholarship Donations	2	01	3690	5	50.00	5,550.00	2,233.28	3,316.72	148.51 %
Other Income - Misc Other Revenue	2	01	3690.1	5	920.00	2,527.67	4,666.64	(2,138.97)	-45.84 %
<b>Total Other Income</b>					<b>970.00</b>	<b>8,077.67</b>	<b>6,899.92</b>	<b>1,177.75</b>	<b>17.07 %</b>
<b>Total Revenue</b>					<b>9,189.00</b>	<b>75,021.30</b>	<b>76,275.92</b>	<b>(1,254.62)</b>	<b>-1.64 %</b>
<b>Expenses</b>									
<b>Administrative Expense</b>									
Nontechnical Salaries	2	01	4110	5	1,737.32	13,024.19	12,218.00	(806.19)	-6.60 %
Legal Expense	2	01	4130	5	0.00	1,092.00	2,000.00	908.00	45.40 %
Accounting Fees	2	01	4170	5	0.00	574.53	1,178.00	603.47	51.23 %
Audit Fees	2	01	4171	5	0.00	1,161.38	666.64	(494.74)	-74.21 %
Employee Benefits Cont - Admin	2	01	4182	5	131.08	3,774.98	4,000.00	225.02	5.63 %
Advertising and Marketing	2	01	4190.08	5	1,930.00	2,628.40	2,666.64	38.24	1.43 %
Forms & Office Supplies	2	01	4190.17	5	0.00	4,255.29	0.00	(4,255.29)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	1,590.06	13,079.28	3,067.04	(10,012.24)	-326.45 %
Administrative Contact Costs	2	01	4190.19	5	43.09	340.69	10,666.64	10,325.95	96.81 %
<b>Total Administrative Expense</b>					<b>5,431.55</b>	<b>39,930.74</b>	<b>36,462.96</b>	<b>(3,467.78)</b>	<b>-9.51 %</b>
<b>Tenant Services</b>									
Ten Services - Recreation Pubs Other	2	01	4220	5	71.33	(1,353.67)	0.00	1,353.67	100.00 %
Resident Events / Education Expense	2	01	4220.1	5	500.00	1,925.00	2,666.64	741.64	27.81 %
<b>Total Tenant Services</b>					<b>571.33</b>	<b>571.33</b>	<b>2,666.64</b>	<b>2,095.31</b>	<b>78.57 %</b>
<b>Utilities Expense</b>									
Water	2	01	4310	5	0.00	0.00	66.64	66.64	100.00 %
Electricity	2	01	4320	5	131.67	1,634.60	2,066.64	432.04	20.91 %
Sewer	2	01	4390	5	0.00	0.00	66.64	66.64	100.00 %
<b>Total Utilities Expense</b>					<b>131.67</b>	<b>1,634.60</b>	<b>2,199.92</b>	<b>565.32</b>	<b>25.70 %</b>
<b>Ordinary Maintenance and Operation</b>									
Labor	2	01	4410	5	50.10	655.19	1,823.28	1,168.09	64.07 %
Materials	2	01	4420	5	0.00	44.98	2,000.00	1,955.02	97.75 %
Contract Cots-Extermination	2	01	4430.01	5	0.00	693.00	2,000.00	1,307.00	65.35 %
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	12,095.00	7,407.60	(4,687.40)	-63.28 %
Contract Costs-Other	2	01	4430.13	5	0.00	2,500.00	0.00	(2,500.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2	01	4430.17	5	0.00	14,862.00	0.00	(14,862.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	0.00	367.28	367.28	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	3.55	264.50	893.28	628.78	70.39 %
<b>Total Ordinary Maintenance and Operation</b>					<b>53.65</b>	<b>31,114.67</b>	<b>14,491.44</b>	<b>(16,623.23)</b>	<b>-114.71 %</b>
<b>Protective Services</b>									
Protective Services - Contract Costs	2	01	4480	5	70.38	586.50	1,666.64	1,080.14	64.81 %
<b>Total Protective Services</b>					<b>70.38</b>	<b>586.50</b>	<b>1,666.64</b>	<b>1,080.14</b>	<b>64.81 %</b>
<b>General Expense</b>									
Insurance -Property (Fire & EC)	2	01	4510.01	5	0.00	403.88	333.28	(70.60)	-21.18 %
Insurance-Flood	2	01	4510.11	5	2,501.00	2,501.00	1,588.00	(913.00)	-57.49 %
Insurance - Windstorm	2	01	4510.15	5	218.91	1,843.00	1,733.28	(109.72)	-6.33 %
Transfer Funds COCC	2	01	4590.06	5	0.00	0.00	11,333.28	11,333.28	100.00 %
Scholarship Payments	2	01	4590.201	5	0.00	2,800.00	3,800.00	1,000.00	26.32 %
<b>Total General Expense</b>					<b>2,719.91</b>	<b>7,547.88</b>	<b>18,787.84</b>	<b>11,239.96</b>	<b>59.83 %</b>
<b>Other Expenditures</b>									
Property Better & Add-Contract Costs	2	01	7540.4	5	0.00	0.00	13,333.28	13,333.28	100.00 %
Operating Exp For Property - Contra	2	01	7590	5	0.00	0.00	(13,333.28)	(13,333.28)	-100.00 %
<b>Total Other Expenditures</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-100.00 %</b>

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

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

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

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2022	8 Month(s) Ended November 30, 2022	Budget	Variance	Variance %
<b>Total Expenses</b>			(8,978.49)	(81,385.72)	(76,275.44)	(5,110.28)	-6.70 %
<b>Total Net Income (Loss)</b>			210.51	(6,364.42)	0.48	(6,364.90)	1451745.83 %

# HARLINGEN



Housing Authority

BOARD OF DIRECTORS MEETING  
 WEDNESDAY, JANUARY 18, 2023  
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES  
 DUE FOR VACATED UNIT ACCOUNTS FOR  
 THE MONTHS OF SEPTEMBER-DECEMBER 2022

<b>Developments</b>	<b>Total</b>
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	\$900.00
Harlingen Affordable Housing Corp.(HAHC) Total	\$900.00
<b>Grand Total</b>	<b>\$900.00</b>

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 01/01/23

**FOR THE MONTHS OF SEPTEMBER THROUGH DECEMBER 2022**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
#02	N/A	\$350.00	\$0.00	\$1,200.00	\$50.00	\$0.00	\$0.00	\$900.00	Washington Apt. Unit Abandoned Rents and late fees.

**Rents due: Oct. 2022 \$600.00 + Nov. 2022 \$600.00 + Late fees: Oct. 2022 \$25.00 + Nov. 2022 25.00 = Amount due: \$1250.00 - Security Deposit \$350.00 = \$900.00**

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	<b>TOTALS</b>	\$350.00	\$0.00	\$1,200.00	\$50.00	\$0.00	\$0.00	\$900.00	
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# **Harlingen Affordable Housing Corporation**

## **Unaudited Financial Statement**

**November 2022**

Comparative Income Statement with Graph  
Comparative Balance Sheet with Graph



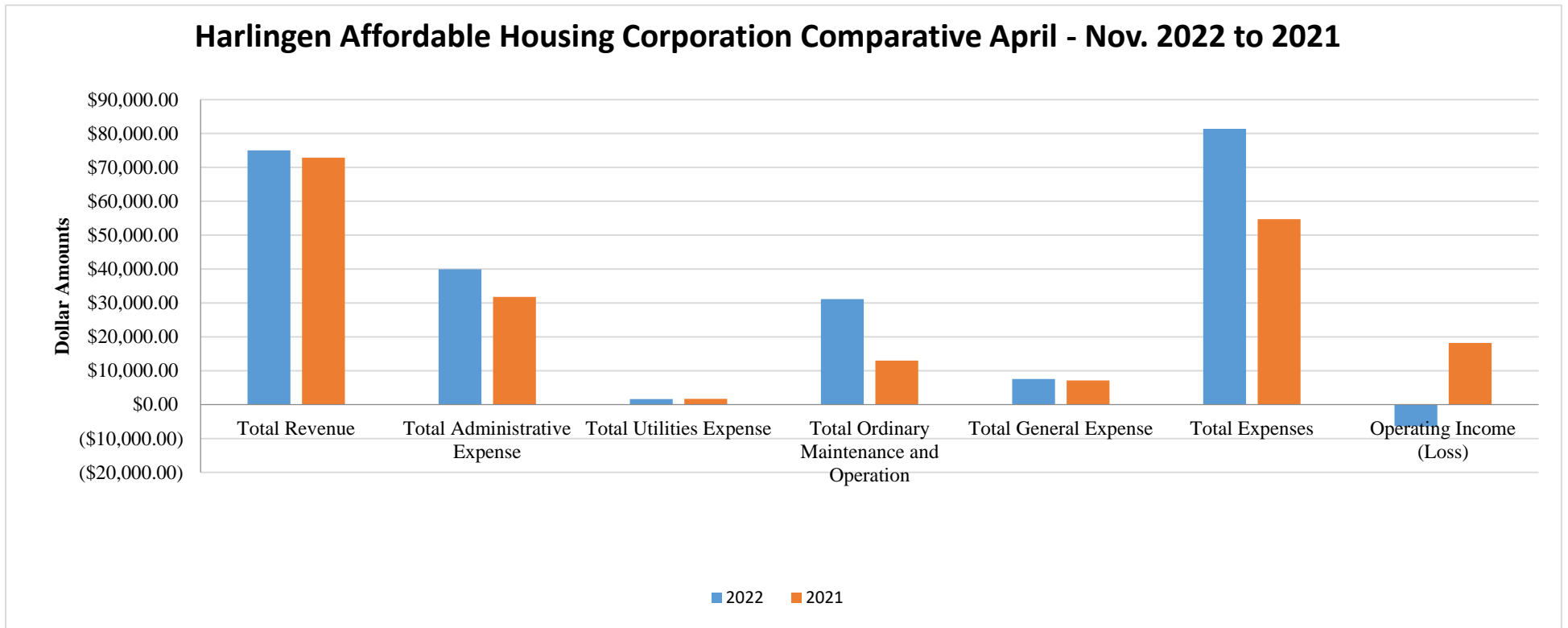
## Housing Authority of the City of Harlingen Comparative Income Statement Affordable Housing

				Start: 04/01/2022	Start: 04/01/2021			
				End: 11/30/2022	End: 11/30/2021	Variance	Variance %	
<b>Revenue</b>								
<b>Rental Income</b>								
Dwelling Rent	2	01	3110	5	51,981.00	51,935.00	46.00	0.09 %
Nondwelling Rental	2	01	3190	5	14,962.63	14,874.00	88.63	0.60 %
<b>Total Rental Income</b>					<b>66,943.63</b>	<b>66,809.00</b>	<b>134.63</b>	<b>0.20 %</b>
<b>Other Income</b>								
Other Income-Scholarship Donat	2	01	3690	5	5,550.00	3,350.00	2,200.00	65.67 %
Other Income - Misc Other Reve	2	01	3690.1	5	2,527.67	2,730.48	(202.81)	-7.43 %
<b>Total Other Income</b>					<b>8,077.67</b>	<b>6,080.48</b>	<b>1,997.19</b>	<b>32.85 %</b>
<b>Total Revenue</b>					<b>75,021.30</b>	<b>72,889.48</b>	<b>2,131.82</b>	<b>2.92 %</b>
<b>Expenses</b>								
<b>Administrative Expense</b>								
Nontechnical Salaries	2	01	4110	5	13,024.19	12,044.25	(979.94)	-8.14 %
Legal Expense	2	01	4130	5	1,092.00	19.50	(1,072.50)	-5500.00 %
Accounting Fees	2	01	4170	5	574.53	758.00	183.47	24.20 %
Audit Fees	2	01	4171	5	1,161.38	363.38	(798.00)	-219.60 %
Employee Benefits Cont - Admin	2	01	4182	5	3,774.98	3,688.67	(86.31)	-2.34 %
Advertising and Marketing	2	01	4190.08	5	2,628.40	2,428.62	(199.78)	-8.23 %
Publications	2	01	4190.11	5	0.00	5.70	5.70	100.00 %
Forms & Office Supplies	2	01	4190.17	5	4,255.29	0.00	(4,255.29)	0.00 %
Other Sundry Expense	2	01	4190.18	5	13,079.28	1,887.08	(11,192.20)	-593.10 %
Administrative Contact Costs	2	01	4190.19	5	340.69	10,589.45	10,248.76	96.78 %
<b>Total Administrative Expense</b>					<b>39,930.74</b>	<b>31,784.65</b>	<b>(8,146.09)</b>	<b>-25.63 %</b>
<b>Tenant Services</b>								
Ten Services - Recreation Pubs	2	01	4220	5	(1,353.67)	0.00	1,353.67	0.00 %
Resident Events / Education Ex	2	01	4220.1	5	1,925.00	0.00	(1,925.00)	0.00 %
<b>Total Tenant Services</b>					<b>571.33</b>	<b>0.00</b>	<b>(571.33)</b>	<b>0.00 %</b>
<b>Utilities Expense</b>								
Electricity	2	01	4320	5	1,634.60	1,674.09	39.49	2.36 %
<b>Total Utilities Expense</b>					<b>1,634.60</b>	<b>1,674.09</b>	<b>39.49</b>	<b>2.36 %</b>
<b>Ordinary Maintenance and Operation</b>								
Labor	2	01	4410	5	655.19	1,809.42	1,154.23	63.79 %
Materials	2	01	4420	5	44.98	6,256.37	6,211.39	99.28 %
Contract Cots-Extermination	2	01	4430.01	5	693.00	1,635.88	942.88	57.64 %
Contract Costs-Other Repairs	2	01	4430.03	5	12,095.00	400.00	(11,695.00)	-2923.75 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	2,195.00	(305.00)	-13.90 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	14,862.00	0.00	(14,862.00)	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	264.50	710.58	446.08	62.78 %
<b>Total Ordinary Maintenance and Operation</b>					<b>31,114.67</b>	<b>13,007.25</b>	<b>(18,107.42)</b>	<b>-139.21 %</b>
<b>Protective Services</b>								
Protective Services - Contract	2	01	4480	5	586.50	1,139.79	553.29	48.54 %
<b>Total Protective Services</b>					<b>586.50</b>	<b>1,139.79</b>	<b>553.29</b>	<b>48.54 %</b>
<b>General Expense</b>								
Insurance -Property (Fire & EC	2	01	4510.01	5	403.88	201.62	(202.26)	-100.32 %
Insurance-Flood	2	01	4510.11	5	2,501.00	797.00	(1,704.00)	-213.80 %
Insurance - Windstorm	2	01	4510.15	5	1,843.00	1,605.56	(237.44)	-14.79 %
Scholarship Payments	2	01	4590.201	5	2,800.00	4,500.00	1,700.00	37.78 %
<b>Total General Expense</b>					<b>7,547.88</b>	<b>7,104.18</b>	<b>(443.70)</b>	<b>-6.25 %</b>
<b>Total Expenses</b>					<b>(81,385.72)</b>	<b>(54,709.96)</b>	<b>(26,675.76)</b>	<b>48.76 %</b>
<b>Net Income (Loss)</b>					<b>(6,364.42)</b>	<b>18,179.52</b>	<b>(24,543.94)</b>	<b>-144.36 %</b>

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

Start: 04/01/2022	Start: 04/01/2021	
End: 11/30/2022	End: 11/30/2021	

Total Revenue	\$75,021.30	\$72,889.48
Total Administrative Expense	\$39,930.74	\$31,784.65
Total Utilities Expense	\$1,634.60	\$1,674.09
Total Ordinary Maintenance and Operation	\$31,114.67	\$13,007.25
Total General Expense	\$7,547.88	\$7,104.18
Total Expenses	\$81,385.72	\$54,709.96
Operating Income (Loss)	(\$6,364.42)	\$18,179.52



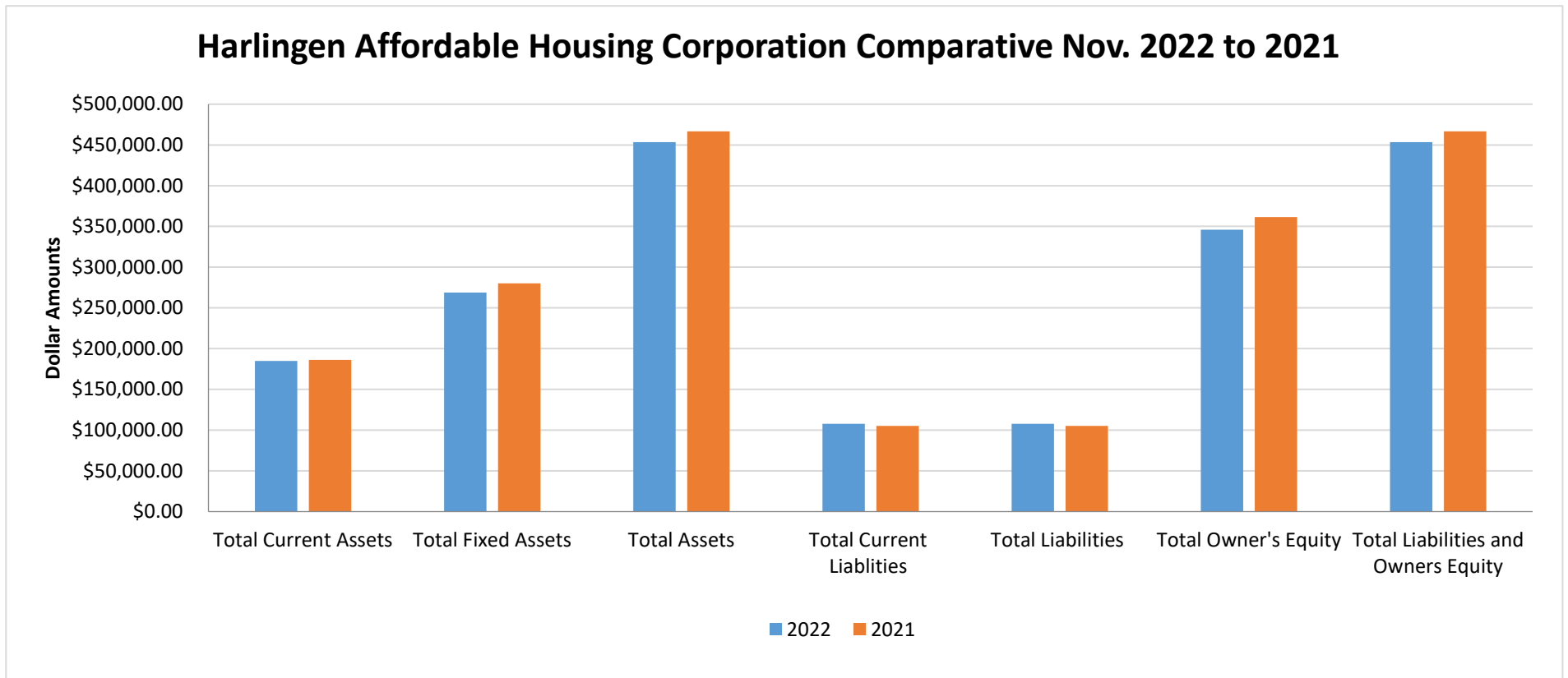
**Housing Authority of the City of Harlingen**  
**Comparative Balance Sheet**  
 Affordable Housing  
 As of Date: 11/30/2022

				11/30/2022	11/30/2021	Variance			
<b>Assets</b>									
<b>Current Assets</b>									
2	01	1111.12	0	AFH General Fund 1268	168,850.76	169,268.14	(417.38)		
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	500.00	0.00	500.00		
2	01	1129.02	0	A/R - AMP 2	11,234.49	12,962.49	(1,728.00)		
2	01	1129.03	0	A/R - AMP 3	329.19	329.19	0.00		
2	01	1129.07	0	A/R - Voucher	2,065.40	2,065.40	0.00		
2	01	1211	0	Prepaid Insurance	1,921.47	1,713.24	208.23		
<b>Total Current Assets</b>					<b>184,901.31</b>	<b>186,338.46</b>	<b>(1,437.15)</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>453,573.24</b>	<b>466,523.57</b>	<b>(12,950.33)</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	7,681.53	27.05		
2	01	2119.06	0	A/P - COCC	89,446.07	87,398.59	2,047.48		
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00		
<b>Total Current Liabilities</b>					<b>107,713.15</b>	<b>105,107.95</b>	<b>2,605.20</b>		
<b>Total Liabilities</b>					<b>107,713.15</b>	<b>105,107.95</b>	<b>2,605.20</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>(6,364.42)</b>	<b>18,179.52</b>	<b>(24,543.94)</b>		
<b>Total Owner's Equity</b>					<b>345,860.09</b>	<b>361,415.62</b>	<b>(15,555.53)</b>		
<b>Total Liabilities and Owner's Equity</b>					<b>453,573.24</b>	<b>466,523.57</b>	<b>(12,950.33)</b>		
							<b>0.00</b>		



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

	11/30/2022	11/30/2021
Total Current Assets	\$184,901.31	\$186,338.46
Total Fixed Assets	\$268,671.93	\$280,185.11
Total Assets	\$453,573.24	\$466,523.57
Total Current Liabilities	\$107,713.15	\$105,107.95
Total Liabilities	\$107,713.15	\$105,107.95
Total Owner's Equity	\$345,860.09	\$361,415.62
Total Liabilities and Owners Equity	\$453,573.24	\$466,523.57



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

DATE: January 3, 2023

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

From: Hilda Benavides, Secretary/CEO

Subject: Report for January 18, 2023, HAHC Board of Directors Meeting

**TRAINING / CONFERENCES:** The 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 HAVE-STR HUD San Antonio Field Office Training on December 1 & 2, 2022. We were updated on Public Housing and HCV/S8 funding and utilization of all Public Housing units and HCV/S8 Vouchers. 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 8:30 a.m. – 4:30 p.m. Monday-Friday. Sunset Terrace Office hours are Monday, Wednesday, and Friday 8:30 a.m. – 12:00 noon. We continue to participate at the Market Days on Jackson Street the 1<sup>st</sup> Saturday of every month. 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 are currently looking for graduating Seniors in our Public Housing and HCV/S8 Programs. Application for scholarships are due April of 2023.

**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 (S8 family)
Unit #806	Occupied	\$700.00	Non-Profit (S8 family)
			Total: \$1,375.00 Monthly

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

Unit #1	Occupied	\$625.00	Family Living Center (S8)
Unit #2	Occupied	\$625.00	Family Living Center (Private)
Unit #3	Occupied	\$600.00	Family Living Center (S8)
Unit #4	Occupied	\$625.00	Family Living Center (Private)
Total: \$2,475.00 Monthly			

**Family Living Center: 3221 N. 25<sup>th</sup> St. Harlingen, TX 78550**

Unit #201	Occupied	\$525.00	Family Living Center
Unit #202	Occupied	\$525.00	Family Living Center
Unit #203	Occupied	\$525.00	Family Living Center
Unit #204	Occupied	\$525.00	Family Living Center
Unit #205	Occupied	\$525.00	Family Living Center
Unit #206	Occupied	\$525.00	Family Living Center
Unit #207	Occupied	\$525.00	Family Living Center
Unit #208	Occupied	\$525.00	Family Living Center
Total: \$4,200.00 Monthly			

**Monte Cristo: 22944 Monte Cristo Court Harlingen, TX 78550**

Unit A	Occupied	\$825.00	Non-Profit (S8 family)
Unit B	Occupied	\$800.00	Non-Profit (Private)
Total: \$1,625.00 Monthly			

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

Mr. Robert Chidester 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: \$11,075.00

**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

2023 Schedule of Board Meetings  
for  
The Harlingen Housing Authority (HHA)  
and  
The Harlingen Affordable Housing Corporation (Non-Profit)

<b>Date</b>	<b>HHA or Non-Profit Meeting</b>	<b>Location</b>	<b>Time</b>
Wednesday, January 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 15, 2023	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 15, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 26, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 17, 2023	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 21, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 19, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
<b>August 2023 No Board Meeting Scheduled</b>			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. 25 <sup>th</sup> St. Harlingen, TX 78550	12:00 P.M.