



Harlingen Affordable Housing Corporation
 Annual Board of Directors Meeting
 Wednesday, September 27, 2023, 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 27, 2023, 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, Meeting #2552 639 5934, Password:hha27; or join the video conference by phone at 408-418-9388, Password: 44227.

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. 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. Board 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*
 Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
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 19, 2023.
 (pg. 4-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for Fiscal Year ending March 31, 2023, and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2023, as presented.
 Presenter: Cynthia Lucio (pg. 6-9)
2. Presentation of Unaudited Financial Statement for all accounts for the month of July 2023, and to take action to approve the Unaudited Financial Statement for the month of July 2023 as presented.
 Presenter: Cynthia Lucio (pg. 10-14)

III. OLD BUSINESS-NON-ACTION ITEMS

- 1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
 - a) Financial Report (Comparative Report)
By: Cynthia Lucio (pg.15-25)
 - b) Zero unpaid balances due for vacated unit accounts for the months of July and August 2023.
By: Mary Prieto (pg.26-27)
- 2. Report on status of rental properties, update on the non-profit, and the future plans for expanding the affordable housing.
By: Hilda Benavides (pg.28-30)

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 at the City Hall of the City of Harlingen, 118 East Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Street, at the Los Vecinos Apartments, 702 South “M” Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, at the Le Moyne Gardens Apartments, 3221 North 25th Street, and at the Harlingen Convention Center, 701 Harlingen Heights Dr., convenient and readily accessible to the general public at all times and said Notice was posted on Friday, September 22, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 22nd day of September 2023



 Ariana Valle, Administrative Assistant

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

I, Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, Maria Ines Borjas, 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 19, 2023, 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 19, 2023, at 12:36 p.m. at the Administrative Building, 219 E. Jackson St., Harlingen, Texas 78550. Remote Meeting via Telephone and Video Conference.

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”. Attorney Alan Ozuna asked the Board of Directors are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Maria I. Borjas, and Bettina Elliott. Not present Irma Sánchez Peña and Carlos Muñiz.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

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, Patty Vega, Accounting Assistant/MIS Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Mary Prieto, Senior Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitors/Guests, Alan Ozuna, Attorney, Norma Sepulveda, Mayor, Raul Cruz, Computer Network Group, Monica Garza, G-Force Security, Rudy Gomez, Architect Planner.

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 26, 2023, BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the April 26, 2023, Board of Directors meeting minutes. Director Elliott made the motion to approve the April 26, 2023, Board of Director meeting minutes. Motion was seconded by Director Borjas and passed unanimously.

PRESENTATION OF NEW CONSTRUCTION ON THE 20 ACRES ON WASHINGTON STREET.

Architect Planner Gomez gave a presentation of preliminary plans for the new construction on the 20 acres on Washington Street. Director Elliott asked if washers and dryers will be provided? Chief Executive Officer Benavides stated no. President Perez asked if the units would have central air conditioners? Chief Executive Officer Benavides stated yes. President Perez asked if the unit sizes are standard for ADA? Architect Planner Gomez stated yes. Mayor Sepulveda asked if units are only for veterans? Chief Executive Officer Benavides stated no, the units are for elderly, disabled, and veterans. No action taken by the Board of Directors.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 2023, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF MAY 2023 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of May 2023 was included in the board packets. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended May 2023		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$8,387.00	
Total Expenditures	\$3,385.61	
Revenues over (Under) Expenditures	\$5,001.39	
Cash reserves or funds transferred in	\$0.00	
Bank Balance May 2023		
Harlingen Affordable Housing Corporation		
	\$200,744.10	

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of May 2023. Director Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2023. Motion was seconded by Director Borjas and passed unanimously.

III. OLD BUSINESS-NON-ACTION ITEMS

- 1. Chief Executive Officer’s Reports by Program Administrators and Coordinators:
 - a) Financial Report (Comparative Report)
By: Cynthia Lucio
 - b) Zero unpaid balances due for vacated unit accounts for the months of April, May, and June 2023.
By: Mary Prieto
- 2. Report on status of rental properties, update on the non-profit, and the future plans for expanding affordable housing.
By: Hilda Benavides

Chief Executive Officer Benavides informed the Board of Directors that reports were included in the board packets. No questions were asked, and no action was taken by Board of Directors.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Elliott. Motion was seconded by Director Borjas. Meeting was adjourned at 12:52 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2023

Summary of Year-to-Date Revenues & Expenditures

Bank Balance

Budgeted Income Statement



**Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended March 2023**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$110,211.30
Total Expenditures	<u>\$103,292.10</u>
Revenues over (Under) Expenditures	<u><u>\$6,919.20</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance March 2023
Harlingen Affordable Housing Corporation**

\$190,327.47

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

	ACCOUNT		12 Month(s) Ended March 31, 2023		Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2 01 3110	5	78,597.00		81,600.00	(3,003.00)	-3.68 %
Nondwelling Rental	2 01 3190	5	21,874.63		22,464.00	(589.37)	-2.62 %
Total Rental Income			100,471.63		104,064.00	(3,592.37)	-3.45 %
Other Income							
Other Income-Scholarship Donations	2 01 3690	5	6,000.00		3,350.00	2,650.00	79.10 %
Other Income - Misc Other Revenue	2 01 3690.1	5	3,739.67		7,000.00	(3,260.33)	-46.58 %
Total Other Income			9,739.67		10,350.00	(610.33)	-5.90 %
Total Revenue			110,211.30		114,414.00	(4,202.70)	-3.67 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2 01 4110	5	20,419.04		18,327.00	(2,092.04)	-11.42 %
Legal Expense	2 01 4130	5	1,501.50		3,000.00	1,498.50	49.95 %
Accounting Fees	2 01 4170	5	574.53		1,767.00	1,192.47	67.49 %
Audit Fees	2 01 4171	5	1,161.38		1,000.00	(161.38)	-16.14 %
Employee Benefits Cont - Admin	2 01 4182	5	4,436.85		6,000.00	1,563.15	26.05 %
Advertising and Marketing	2 01 4190.08	5	2,828.40		4,000.00	1,171.60	29.29 %
Publications	2 01 4190.11	5	14.50		0.00	(14.50)	-100.00 %
Forms & Office Supplies	2 01 4190.17	5	4,560.29		0.00	(4,560.29)	-100.00 %
Other Sundry Expense	2 01 4190.18	5	13,913.72		4,600.56	(9,313.16)	-202.44 %
Administrative Contact Costs	2 01 4190.19	5	4,911.15		16,000.00	11,088.85	69.31 %
Total Administrative Expense			54,321.36		54,694.56	373.20	0.68 %
Tenant Services							
Ten Services - Recreation Pubs Other	2 01 4220	5	71.33		0.00	(71.33)	-100.00 %
Resident Events / Education Expenses	2 01 4220.1	5	851.05		4,000.00	3,148.95	78.72 %
Total Tenant Services			922.38		4,000.00	3,077.62	76.94 %
Utilities Expense							
Water	2 01 4310	5	0.00		100.00	100.00	100.00 %
Electricity	2 01 4320	5	1,853.83		3,100.00	1,246.17	40.20 %
Sewer	2 01 4390	5	0.00		100.00	100.00	100.00 %
Total Utilities Expense			1,853.83		3,300.00	1,446.17	43.82 %
Ordinary Maintenance and Operation							
Labor	2 01 4410	5	900.65		2,735.00	1,834.35	67.07 %
Materials	2 01 4420	5	44.98		3,000.00	2,955.02	98.50 %
Contract Cots-Extermination	2 01 4430.01	5	1,188.00		3,000.00	1,812.00	60.40 %
Contract Costs-Other Repairs	2 01 4430.03	5	15,190.00		11,111.44	(4,078.56)	-36.71 %
Contract Costs-Other	2 01 4430.13	5	2,615.00		0.00	(2,615.00)	-100.00 %
Contract Costs-Heating & Cooling Contract	2 01 4430.17	5	14,862.00		0.00	(14,862.00)	-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	282.21		1,340.00	1,057.79	78.94 %
Total Ordinary Maintenance and Operation			35,082.84		21,737.44	(13,345.40)	-61.39 %
Protective Services							
Protective Services - Contract Costs	2 01 4480	5	1,126.08		2,500.00	1,373.92	54.96 %
Total Protective Services			1,126.08		2,500.00	1,373.92	54.96 %
General Expense							
Insurance -Property (Fire & EC)	2 01 4510.01	5	568.69		500.00	(68.69)	-13.74 %
Insurance-Flood	2 01 4510.11	5	2,501.00		2,382.00	(119.00)	-5.00 %
Insurance - Windstorm	2 01 4510.15	5	2,815.92		2,600.00	(215.92)	-8.30 %
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	4,100.00		5,700.00	1,600.00	28.07 %
Total General Expense			9,985.61		28,182.00	18,196.39	64.57 %
Other Expenditures							
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 %
Total Other Expenditures			0.00		0.00	0.00	-100.00 %

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

ACCOUNT	12 Month(s) Ended March 31, 2023	Budget	Variance	Variance %
Total Expenses	<u>(103,292.10)</u>	<u>(114,414.00)</u>	<u>11,121.90</u>	<u>9.72 %</u>
Operating Income (Loss)	<u>6,919.20</u>	<u>0.00</u>	<u>6,919.20</u>	<u>100.00 %</u>
Other Income (Expense)				
Depreciation Expense				
Depreciation Expense 2 01 4800 5	<u>11,513.17</u>	<u>0.00</u>	<u>(11,513.17)</u>	<u>-100.00 %</u>
Total Depreciation Expense	<u>11,513.17</u>	<u>0.00</u>	<u>(11,513.17)</u>	<u>-100.00 %</u>
Total Other Income (Expense)	<u>(11,513.17)</u>	<u>0.00</u>	<u>(11,513.17)</u>	<u>100.00 %</u>
Net Income (Loss)	<u>(4,593.97)</u>	<u>0.00</u>	<u>(4,593.97)</u>	<u>100.00 %</u>

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2023

Summary of Revenues & Expenditures

Bank Balance

Summary of Year-to-Date Revenues & Expenditures

Budgeted Income Statement



**Harlingen Affordable Housing Corporation
Summary of Revenues & Expenditures
For the Month Ended July 2023**

	Harlingen Affordable Housing Corporation
Total Revenues	\$6,139.00
Total Expenditures	<u>\$3,542.63</u>
Revenues over (Under) Expenditures	<u><u>\$2,596.37</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance July 2023
Harlingen Affordable Housing Corporation**

\$187,544.47

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended July 2023

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$34,196.00
Total Expenditures	<u>\$21,665.47</u>
Revenues over (Under) Expenditures	<u><u>\$12,530.53</u></u>
Cash reserves or funds transferred in	\$0.00

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	4 Month(s) Ended July 31, 2023	Budget	Variance	Variance %		
Revenue									
Rental Income									
Dwelling Rent	2	01	3110	5	4,331.00	23,754.00	27,200.00	(3,446.00)	-12.67 %
Nondwelling Rental	2	01	3190	5	1,728.00	7,912.00	7,488.00	424.00	5.66 %
Total Rental Income					6,059.00	31,666.00	34,688.00	(3,022.00)	-8.71 %
Other Income									
Other Income-Scholarship Donations	2	01	3690	5	0.00	2,050.00	1,666.64	383.36	23.00 %
Other Income - Misc Other Revenue	2	01	3690.1	5	80.00	480.00	1,666.64	(1,186.64)	-71.20 %
Total Other Income					80.00	2,530.00	3,333.28	(803.28)	-24.10 %
Total Revenue					6,139.00	34,196.00	38,021.28	(3,825.28)	-10.06 %
Expenses									
Administrative Expense									
Nontechnical Salaries	2	01	4110	5	1,596.69	7,204.56	6,666.64	(537.92)	-8.07 %
Legal Expense	2	01	4130	5	341.25	763.75	666.64	(97.11)	-14.57 %
Travel	2	01	4150	5	57.00	57.00	0.00	(57.00)	-100.00 %
Accounting Fees	2	01	4170	5	0.00	0.00	500.00	500.00	100.00 %
Audit Fees	2	01	4171	5	0.00	0.00	500.00	500.00	100.00 %
Employee Benefits Cont - Admin	2	01	4182	5	120.66	442.23	0.00	(442.23)	-100.00 %
Advertising and Marketing	2	01	4190.08	5	0.00	0.00	1,333.32	1,333.32	100.00 %
Publications	2	01	4190.11	5	49.10	56.20	0.00	(56.20)	-100.00 %
Forms & Office Supplies	2	01	4190.17	5	0.00	1.13	0.00	(1.13)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	50.00	4,439.93	7,000.00	2,560.07	36.57 %
Administrative Contact Costs	2	01	4190.19	5	508.42	624.69	1,666.64	1,041.95	62.52 %
Total Administrative Expense					2,723.12	13,589.49	18,333.24	4,743.75	25.88 %
Tenant Services									
Resident Events / Education Expense	2	01	4220.1	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Total Tenant Services					0.00	0.00	1,000.00	1,000.00	100.00 %
Utilities Expense									
Water	2	01	4310	5	0.00	0.00	33.32	33.32	100.00 %
Electricity	2	01	4320	5	41.10	245.88	1,033.32	787.44	76.20 %
Sewer	2	01	4390	5	0.00	0.00	33.32	33.32	100.00 %
Total Utilities Expense					41.10	245.88	1,099.96	854.08	77.65 %
Ordinary Maintenance and Operation									
Labor	2	01	4410	5	46.20	163.74	333.32	169.58	50.88 %
Materials	2	01	4420	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	99.00	297.00	500.00	203.00	40.60 %
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	575.00	9,388.00	8,813.00	93.88 %
Contract Costs-Other	2	01	4430.13	5	0.00	5,000.00	0.00	(5,000.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	0.00	33.32	33.32	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	3.43	12.00	0.00	(12.00)	-100.00 %
Total Ordinary Maintenance and Operation					148.63	6,047.74	11,254.64	5,206.90	46.26 %
Protective Services									
Protective Services - Contract Costs	2	01	4480	5	117.30	375.36	500.00	124.64	24.93 %
Total Protective Services					117.30	375.36	500.00	124.64	24.93 %
General Expense									
Insurance -Property (Fire & EC)	2	01	4510.01	5	164.83	329.66	166.64	(163.02)	-97.83 %
Insurance-Flood	2	01	4510.11	5	0.00	0.00	1,000.00	1,000.00	100.00 %
Insurance - Windstorm	2	01	4510.15	5	347.65	1,077.34	1,000.00	(77.34)	-7.73 %
Transfer Funds COCC	2	01	4590.06	5	0.00	0.00	4,000.00	4,000.00	100.00 %
Scholarship Payments	2	01	4590.201	5	0.00	0.00	1,666.64	1,666.64	100.00 %
Total General Expense					512.48	1,407.00	7,833.28	6,426.28	82.04 %
Other Expenditures									
Property Better & Add-Contract Costs	2	01	7540.4	5	0.00	0.00	6,666.64	6,666.64	100.00 %
Operating Exp For Property - Contra	2	01	7590	5	0.00	0.00	(6,666.64)	(6,666.64)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %

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:	3/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2023	4 Month(s) Ended July 31, 2023	Budget	Variance	Variance %
Total Expenses			<u>(3,542.63)</u>	<u>(21,665.47)</u>	<u>(40,021.12)</u>	<u>18,355.65</u>	<u>45.86 %</u>
Total Net Income (Loss)			<u>2,596.37</u>	<u>12,530.53</u>	<u>(1,999.84)</u>	<u>14,530.37</u>	<u>1059.94 %</u>

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2023

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: 03/31/2023	End: 03/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	78,597.00	75,704.00	2,893.00	3.82 %
Nondwelling Rental	2	01	3190	5	21,874.63	21,786.00	88.63	0.41 %
Total Rental Income					100,471.63	97,490.00	2,981.63	3.06 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	6,000.00	3,350.00	2,650.00	79.10 %
Other Income - Misc Other Reve	2	01	3690.1	5	3,739.67	2,559.81	1,179.86	46.09 %
Total Other Income					9,739.67	5,909.81	3,829.86	64.81 %
Total Revenue					110,211.30	103,399.81	6,811.49	6.59 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	20,419.04	19,600.73	(818.31)	-4.17 %
Legal Expense	2	01	4130	5	1,501.50	887.25	(614.25)	-69.23 %
Accounting Fees	2	01	4170	5	574.53	656.20	81.67	12.45 %
Audit Fees	2	01	4171	5	1,161.38	1,089.38	(72.00)	-6.61 %
Employee Benefits Cont - Admin	2	01	4182	5	4,436.85	5,870.42	1,433.57	24.42 %
Advertising and Marketing	2	01	4190.08	5	2,828.40	2,434.32	(394.08)	-16.19 %
Publications	2	01	4190.11	5	14.50	5.70	(8.80)	-154.39 %
Forms & Office Supplies	2	01	4190.17	5	4,560.29	0.00	(4,560.29)	0.00 %
Other Sundry Expense	2	01	4190.18	5	13,913.72	3,629.54	(10,284.18)	-283.35 %
Administrative Contact Costs	2	01	4190.19	5	4,911.15	10,641.45	5,730.30	53.85 %
Total Administrative Expense					54,321.36	44,814.99	(9,506.37)	-21.21 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	71.33	1,425.00	1,353.67	94.99 %
Resident Events / Education Ex	2	01	4220.1	5	851.05	1,858.44	1,007.39	54.21 %
Total Tenant Services					922.38	3,283.44	2,361.06	71.91 %
Utilities Expense								
Electricity	2	01	4320	5	1,853.83	2,274.14	420.31	18.48 %
Total Utilities Expense					1,853.83	2,274.14	420.31	18.48 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	900.65	2,735.88	1,835.23	67.08 %
Materials	2	01	4420	5	44.98	9,502.11	9,457.13	99.53 %
Contract Cots-Extermination	2	01	4430.01	5	1,188.00	2,031.88	843.88	41.53 %
Contract Costs-Other Repairs	2	01	4430.03	5	15,190.00	1,615.00	(13,575.00)	-840.56 %
Contract Costs-Other	2	01	4430.13	5	2,615.00	2,318.00	(297.00)	-12.81 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	14,862.00	2,200.00	(12,662.00)	-575.55 %
Emp Benefit Cont - Maintenance	2	01	4433	5	282.21	1,312.65	1,030.44	78.50 %
Total Ordinary Maintenance and Operation					35,082.84	21,715.52	(13,367.32)	-61.56 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,126.08	1,726.41	600.33	34.77 %
Total Protective Services					1,126.08	1,726.41	600.33	34.77 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	568.69	440.68	(128.01)	-29.05 %
Insurance-Flood	2	01	4510.11	5	2,501.00	1,670.00	(831.00)	-49.76 %
Insurance - Windstorm	2	01	4510.15	5	2,815.92	2,473.04	(342.88)	-13.86 %
Scholarship Payments	2	01	4590.201	5	4,100.00	4,500.00	400.00	8.89 %
Total General Expense					9,985.61	9,083.72	(901.89)	-9.93 %
Total Expenses					(103,292.10)	(82,898.22)	(20,393.88)	24.60 %
Operating Income (Loss)					6,919.20	20,501.59	(13,582.39)	-68.20 %

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

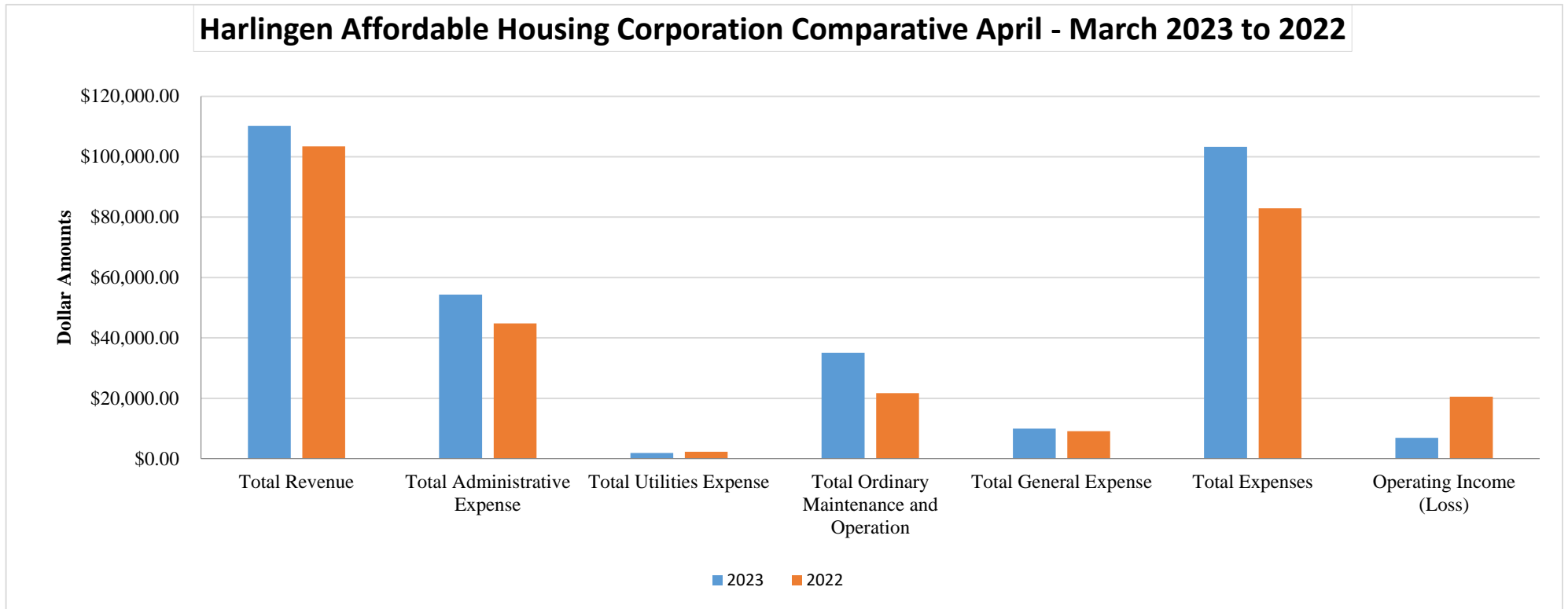
Housing Authority of the City of Harlingen
Comparative Income Statement
 Affordable Housing

		Start: 04/01/2022	Start: 04/01/2021		
		End: 03/31/2023	End: 03/31/2022	Variance	Variance %
Other Income (Expense)					
Depreciation Expense					
Depreciation Expense	2 01 4800 5	11,513.17	11,513.18	0.01	0.00 %
Total Depreciation Expense		<u>11,513.17</u>	<u>11,513.18</u>	<u>0.01</u>	<u>0.00 %</u>
Total Other Income (Expense)		<u>(11,513.17)</u>	<u>(11,513.18)</u>	<u>0.01</u>	<u>0.00 %</u>
Net Income (Loss)		<u>(4,593.97)</u>	<u>8,988.41</u>	<u>(13,582.38)</u>	<u>-151.11 %</u>

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

Start: 04/01/2022 Start: 04/01/2021
 End: 03/31/2023 End: 03/31/2022

Total Revenue	\$110,211.30	\$103,399.81
Total Administrative Expense	\$54,321.36	\$44,814.99
Total Utilities Expense	\$1,853.83	\$2,274.14
Total Ordinary Maintenance and Operation	\$35,082.84	\$21,715.52
Total General Expense	\$9,985.61	\$9,083.72
Total Expenses	\$103,292.10	\$82,898.22
Operating Income (Loss)	\$6,919.20	\$20,501.59



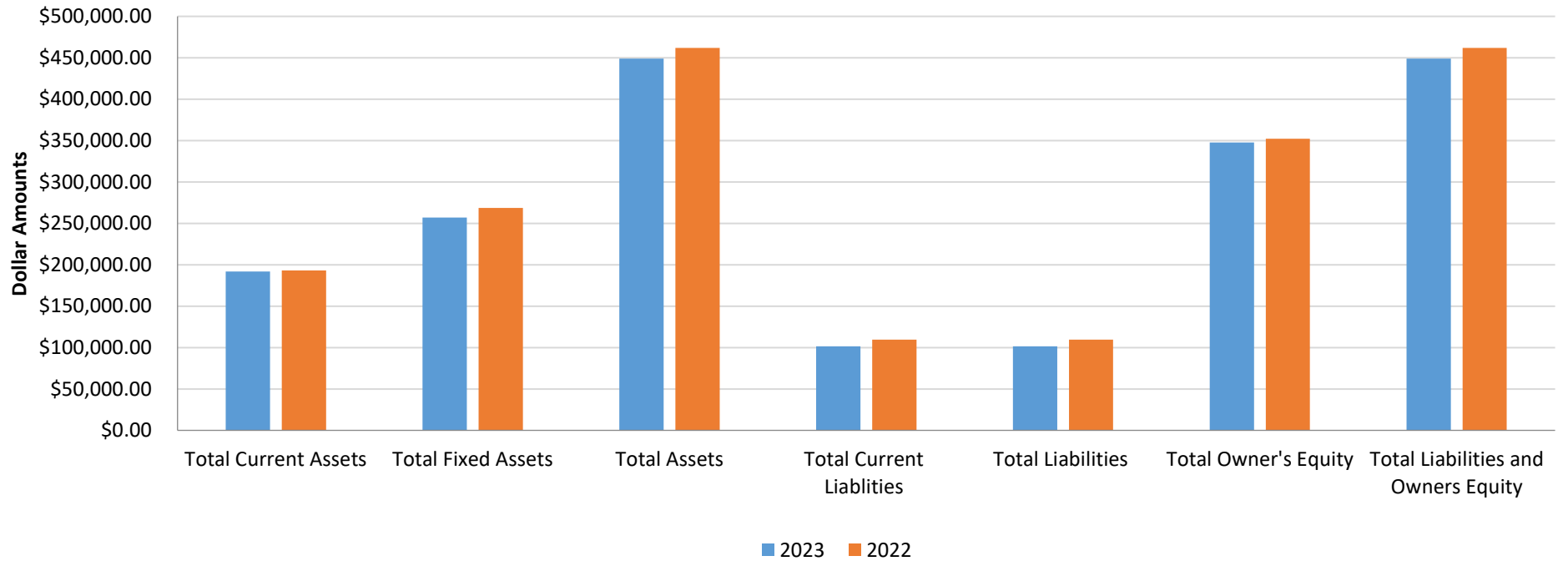
Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 3/31/2023

				3/31/2023	3/31/2022	Variance	
Assets							
Current Assets							
2	01	1111.11R	0	Security Deposit Restricted Funds-C	0.00	(3,225.00)	3,225.00
2	01	1111.12	0	AFH General Fund 1268	190,327.47	176,852.39	13,475.08
2	01	1111.14R	0	Security Deposit Restricted Funds	0.00	3,225.00	(3,225.00)
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	0.00	12,962.49	(12,962.49)
2	01	1129.03	0	A/R - AMP 3	0.00	329.19	(329.19)
2	01	1129.07	0	A/R - Voucher	50.00	2,065.40	(2,015.40)
2	01	1211	0	Prepaid Insurance	948.55	845.76	102.79
2	01	1211.1	0	Prepaid MRI Fee Acct Svc	0.00	109.20	(109.20)
Total Current Assets				191,826.02	193,164.43	(1,338.41)	
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(75,021.46)	(63,508.29)	(11,513.17)
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				257,158.76	268,671.93	(11,513.17)	
Total Assets				448,984.78	461,836.36	(12,851.58)	
Liabilities							
Current Liabilities							
2	01	2111	0	Accounts Payable - Vendors	135.46	1,560.92	(1,425.46)
2	01	2114	0	Tenant Security Deposits	3,575.00	3,225.00	350.00
2	01	2119.8	0	A/P - Accrued Utilities	39.12	36.57	2.55
2	01	2119.01	0	A/P - AMP 1	0.00	7,708.58	(7,708.58)
2	01	2119.06	0	A/P - COCC	89,446.07	88,786.21	659.86
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	154.01	179.40	(25.39)
2	01	2139	0	Accrued Liabilities - Payroll	671.08	781.67	(110.59)
Total Current Liabilities				101,354.24	109,611.85	(8,257.61)	
Total Liabilities				101,354.24	109,611.85	(8,257.61)	
Owner's Equity							
Owner's Equity							
2	01	2701	0	Net Capital Assets	268,671.93	268,671.93	0.00
2	01	2810	0	Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0	Net Assets - Unrestricted	114,375.13	118,969.10	(4,593.97)
Total Owner's Equity				347,630.54	352,224.51	(4,593.97)	
Total Owner's Equity				347,630.54	352,224.51	(4,593.97)	
Total Liabilities and Owner's Equity				448,984.78	461,836.36	(12,851.58)	
				0.00			

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

	3/31/2023	3/31/2022
Total Current Assets	\$191,826.02	\$193,164.43
Total Fixed Assets	\$257,158.76	\$268,671.93
Total Assets	\$448,984.78	\$461,836.36
Total Current Liabilities	\$101,354.24	\$109,611.85
Total Liabilities	\$101,354.24	\$109,611.85
Total Owner's Equity	\$347,630.54	\$352,224.51
Total Liabilities and Owners Equity	\$448,984.78	\$461,836.36

Harlingen Affordable Housing Corporation Comparative March 2023 to 2022



**Harlingen Affordable Housing
Corporation**

Unaudited Financial Statement

July 2023

Comparative Income Statement with Graph

Comparative Balance Sheet with Graph



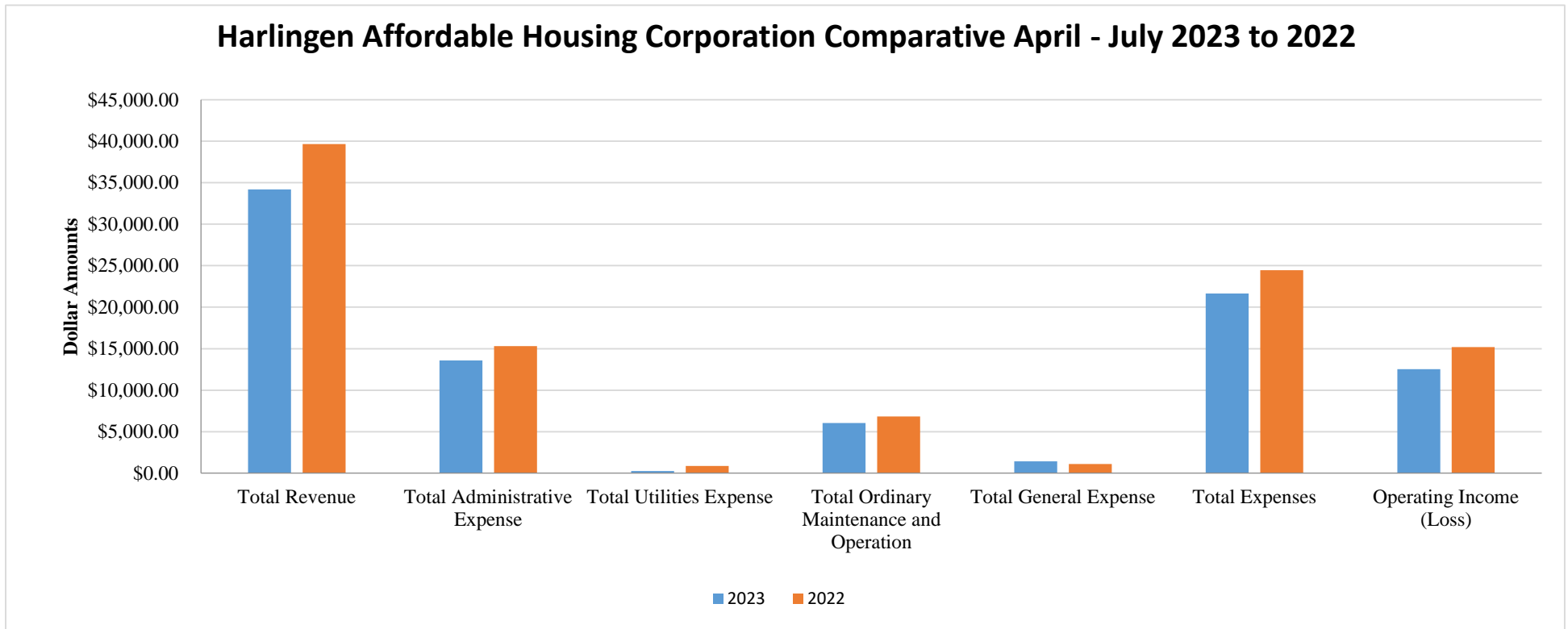
Housing Authority of the City of Harlingen
Comparative Income Statement
 Affordable Housing

					Start: 04/01/2023	Start: 04/01/2022		
					End: 07/31/2023	End: 07/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	23,754.00	26,696.00	(2,942.00)	-11.02 %
Nondwelling Rental	2	01	3190	5	7,912.00	7,072.00	840.00	11.88 %
Total Rental Income					31,666.00	33,768.00	(2,102.00)	-6.22 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	2,050.00	5,000.00	(2,950.00)	-59.00 %
Other Income - Misc Other Reve	2	01	3690.1	5	480.00	887.67	(407.67)	-45.93 %
Total Other Income					2,530.00	5,887.67	(3,357.67)	-57.03 %
Total Revenue					34,196.00	39,655.67	(5,459.67)	-13.77 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	7,204.56	6,439.16	(765.40)	-11.89 %
Legal Expense	2	01	4130	5	763.75	78.00	(685.75)	-879.17 %
Travel	2	01	4150	5	57.00	0.00	(57.00)	0.00 %
Accounting Fees	2	01	4170	5	0.00	109.20	109.20	100.00 %
Employee Benefits Cont - Admin	2	01	4182	5	442.23	1,996.85	1,554.62	77.85 %
Advertising and Marketing	2	01	4190.08	5	0.00	691.30	691.30	100.00 %
Publications	2	01	4190.11	5	56.20	0.00	(56.20)	0.00 %
Forms & Office Supplies	2	01	4190.17	5	1.13	3,652.09	3,650.96	99.97 %
Other Sundry Expense	2	01	4190.18	5	4,439.93	2,276.63	(2,163.30)	-95.02 %
Administrative Contact Costs	2	01	4190.19	5	624.69	77.56	(547.13)	-705.43 %
Total Administrative Expense					13,589.49	15,320.79	1,731.30	11.30 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	0.00	(1,425.00)	(1,425.00)	100.00 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	1,425.00	1,425.00	100.00 %
Total Tenant Services					0.00	0.00	0.00	0.00 %
Utilities Expense								
Electricity	2	01	4320	5	245.88	874.90	629.02	71.90 %
Total Utilities Expense					245.88	874.90	629.02	71.90 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	163.74	231.41	67.67	29.24 %
Contract Cots-Extermination	2	01	4430.01	5	297.00	297.00	0.00	0.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	575.00	5,650.00	5,075.00	89.82 %
Contract Costs-Other	2	01	4430.13	5	5,000.00	0.00	(5,000.00)	0.00 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	0.00	551.50	551.50	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	12.00	105.34	93.34	88.61 %
Total Ordinary Maintenance and Operation					6,047.74	6,835.25	787.51	11.52 %
Protective Services								
Protective Services - Contract	2	01	4480	5	375.36	351.90	(23.46)	-6.67 %
Total Protective Services					375.36	351.90	(23.46)	-6.67 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	329.66	239.06	(90.60)	-37.90 %
Insurance - Windstorm	2	01	4510.15	5	1,077.34	845.76	(231.58)	-27.38 %
Total General Expense					1,407.00	1,084.82	(322.18)	-29.70 %
Total Expenses					(21,665.47)	(24,467.66)	2,802.19	-11.45 %
Net Income (Loss)					12,530.53	15,188.01	(2,657.48)	-15.97 %

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

Start: 04/01/2023	Start: 04/01/2022
End: 07/31/2023	End: 07/31/2022

Total Revenue	\$34,196.00	\$39,655.67
Total Administrative Expense	\$13,589.49	\$15,320.79
Total Utilities Expense	\$245.88	\$874.90
Total Ordinary Maintenance and Operation	\$6,047.74	\$6,835.25
Total General Expense	\$1,407.00	\$1,084.82
Total Expenses	\$21,665.47	\$24,467.66
Operating Income (Loss)	\$12,530.53	\$15,188.01

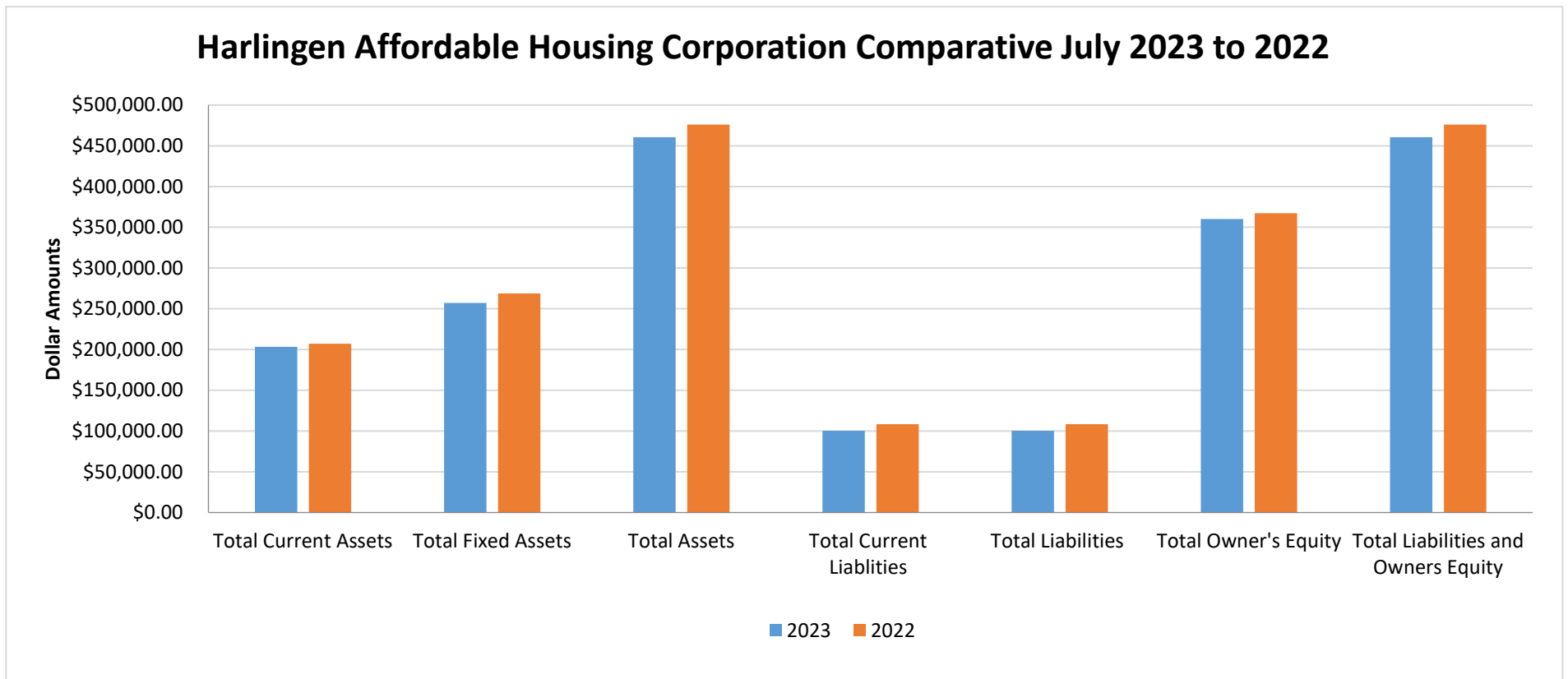


Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 7/31/2023

				7/31/2023	7/31/2022	Variance
Assets						
Current Assets						
2	01	1111.12	0 AFH General Fund 1268	187,544.47	191,854.32	(4,309.85)
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	0.00	12,962.49	(12,962.49)
2	01	1129.03	0 A/R - AMP 3	0.00	329.19	(329.19)
2	01	1129.07	0 A/R - Voucher	0.00	2,065.40	(2,065.40)
2	01	1211	0 Prepaid Insurance	15,325.41	0.00	15,325.41
Total Current Assets				203,369.88	207,211.40	(3,841.52)
Fixed Assets						
2	01	1400.5	4 Accumulated Depreciation	(75,021.46)	(63,508.29)	(11,513.17)
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				257,158.76	268,671.93	(11,513.17)
Total Assets				460,528.64	475,883.33	(15,354.69)
Liabilities						
Current Liabilities						
2	01	2114	0 Tenant Security Deposits	3,575.00	3,225.00	350.00
2	01	2119.01	0 A/P - AMP 1	0.00	7,708.58	(7,708.58)
2	01	2119.06	0 A/P - COCC	89,459.07	90,203.73	(744.66)
2	01	2119.FLC	0 A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities				100,367.57	108,470.81	(8,103.24)
Total Liabilities				100,367.57	108,470.81	(8,103.24)
Owner's Equity						
Owner's Equity						
2	01	2701	0 Net Capital Assets	268,671.93	268,671.93	0.00
2	01	2810	0 Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0 Net Assets - Unrestricted	114,375.13	118,969.10	(4,593.97)
Total Owner's Equity				347,630.54	352,224.51	(4,593.97)
Net Income (Loss)				12,530.53	15,188.01	(2,657.48)
Total Owner's Equity				360,161.07	367,412.52	(7,251.45)
Total Liabilities and Owner's Equity				460,528.64	475,883.33	(15,354.69)
						0.00

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

	7/31/2023	7/31/2022
Total Current Assets	\$203,369.88	\$207,211.40
Total Fixed Assets	\$257,158.76	\$268,671.93
Total Assets	\$460,528.64	\$475,883.33
Total Current Liabilities	\$100,367.57	\$108,470.81
Total Liabilities	\$100,367.57	\$108,470.81
Total Owner's Equity	\$360,161.07	\$367,412.52
Total Liabilities and Owners Equity	\$460,528.64	\$475,883.33





BOARD OF DIRECTORS MEETING
 WEDNESDAY, SEPTEMBER 27, 2023
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JULY-SEPTEMBER 2023

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 09/01/23

FOR THE MONTHS OF July, August and September 2023

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No Charge offs at this time
	TOTALS	\$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, 2023

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

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

Subject: Report for September 27, 2023, HAHC Annual Board of Directors Meeting

TRAINING / CONFERENCES: I attended the Texas Housing Association (THA) Conference, August 21-24, 2023, in Houston, Texas. The focus of the Conference was on changes to HUD from server base to cloud base reporting and the National Standard Physical Inspections Real Estate (NSPIRE) Inspections. The HUD San Antonio Field office video and conference calls are held monthly for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams and are held the 2nd Thursday of every month. We also meet with the HUD San Antonio Field Office monthly for the HCV/S8 Two Year Tool. We are registered for On-Demand training through Nelrod and each staff member can sign up to receive training on inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest to our employees.

ADMINISTRATIVE MEETINGS: I have scheduled monthly meetings with department administrators and these meetings are working well.

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 1st 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 1st Saturday of every month. We renewed the farming contract with Mr. & Mrs. McLemore starting September 1, 2023, through August 31, 2024. They are farming New Hampshire and Paloma Lane.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded eight (8) scholarships to graduating students. Students were recognized in the Valley Morning Star and our HHA Newsletter.

EXPANDING AFFORDABLE HOUSING: The action plan is to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We will start this apartment complex in approximately one year. We continue to meet with Rudy Gomez and Ray Sanchez to finalize the plans for starting Phase 1 which will include (16) 1 bedroom ADA units. Once we generate revenues from those (16) units we will continue with Phase 2 & 3.

SUMMARY OF RENTAL PROPERTIES:**Sonesta Duplex: 802 & 806 Sonesta Drive Harlingen, TX 78550**

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

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

Unit #1	Occupied	\$625.00	Family Living Center (S8)
Unit #2	Occupied	\$625.00	Family Living Center (Private)
Unit #3	Occupied	\$625.00	Family Living Center (S8)
Unit #4	Occupied	\$625.00	Family Living Center (Private)
			Total: \$2,500.00 Monthly

Family Living Center: 3221 N. 25th 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 \$1,600.00 as of January 1, 2023. Mr. Jorge Garcia administers the business of Comic books and miscellaneous items. The business name is: "The Card Shop".

Total Monthly Revenue: \$11,325.00

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	\$2,666.63

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

Date	HHA or Non-Profit Meeting	Location	Time
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.
Friday, April 14, 2023	HHA Special	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.
August 2023 No Board Meeting Scheduled			
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. St. 25 th Harlingen, TX 78550	12:00 P.M.