



HARLINGEN AFFORDABLE HOUSING CORPORATION
Annual Board of Directors Meeting
Wednesday, September 25, 2024, at 12:30 p.m.
at the Harlingen Convention Center
701 Harlingen Heights Drive, 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 25, 2024, at 12:30 p.m. at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552.

The Harlingen Affordable Housing Corporation provides remote viewing options for the public. The meeting may be viewed via video conference at lha.my.webex.com, Meeting #2554 445 2309, Password: hha25; or join the video conference by phone at 408-418-9388, Password: hha25.

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
3. “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?
4. Administer Oath of Office to incoming Board of Directors – Honorable Judge Migdalia Lopez/ Alan Ozuna, Attorney
Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
5. Roll call/determination of a Quorum
6. Invocation – Mary Prieto
7. Pledge of Allegiance – Mary Prieto
8. Introduction of Staff, Guests, and Visitors – Hilda Benavides & Cynthia Lucio
9. Public Comments – Ariana Valle
10. Election of Board President
11. Election of Board Vice-President
12. Consider and take action to approve the Minutes of the Special Board of Directors Meeting of August 21, 2024. (pg.4-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for Fiscal Year ending March 31, 2024, and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2024, as presented.
Presenter: Cynthia Lucio (pg.6-9)
2. Presentation of Unaudited Financial Statement for all accounts for the month of July 2024, and to take action to approve the Unaudited Financial Statement for the month of July 2024 as presented.
Presenter: Cynthia Lucio (pg.10-14)
3. Consider and take action to approve Resolution 1511 to obligate the New Hampshire funds for the 20 acres on Washington.
Presenter: Hilda Benavides (pg.15)

III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report (Comparative Report)
By: Cynthia Lucio (pg.16-26)
 - b) Zero unpaid balances due for vacated unit accounts for the months of July and August 2024.
By: Mary Prieto (pg.27-28)
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.29-31)

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 Avenue, 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 Drive, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, September 20, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 20th day of September 2024


Ariana Valle, Administrative Assistant

**ADMINISTER OATH OF OFFICE
TO INCOMING 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 Special Board of Directors Meeting
 Wednesday, August 21, 2024, at 12:30 p.m.
 At the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550

I. OPENING

President Perez called the meeting to order on Wednesday, August 21, 2024, at 12:38 p.m. at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550.

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, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott.

INVOCATION

Senior Property Manager, Mary Prieto gave the invocation.

PLEDGE OF ALLEGIANCE

Senior Property Manager, Mary Prieto gave the pledge of allegiance.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

President Perez suggested to skip introduction of staff, guests, and visitors. The Board agreed. In attendance starting with: Hilda Benavides, Chief Executive Officer, Cynthia Lucio, Chief Financial Officer, Mary Prieto, Senior Property Manager, Ariana Valle, Administrative Assistant, Visitors/Guests Alan Ozuna, Attorney, Robert Calvillo, Affordable Homes of South Texas, and Norma Sepulveda, Mayor of the City of Harlingen.

PUBLIC COMMENTS

No members of the public were present at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550. There were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE AUGUST 7, 2024, BOARD OF DIRECTORS SPECIAL MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the August 7, 2024, Board of Directors special meeting minutes. Director Muñoz made the motion to approve the August 7, 2024, Board of Directors special meeting minutes. Motion was seconded by Director Elliott and passed unanimously.

**EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE
SECTION 551.072 (REAL ESTATE DELIBERATION) REGARDING POSSIBLE
CONVEYANCE OF REAL ESTATE.**

The Board of Directors did not enter into executive session.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 1509
AUTHORIZING CONVEYANCE OF NEW HAMPSHIRE PROPERTY.**

President Perez entertained a motion to approve Resolution 1509 authorizing the conveyance of the New Hampshire property. Motion was made by Vice-President Sánchez Peña. Motion was seconded by Director Muñiz.

II. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Muñiz. Motion was seconded by Director Elliott. Meeting was adjourned at 12:39 p.m.

Date: 9/25/2024

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2024

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 2024**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$112,473.63
Total Expenditures	<u>\$79,074.69</u>
Revenues over (Under) Expenditures	<u><u>\$33,398.94</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance March 2024
Harlingen Affordable Housing Corporation**

\$194,200.63

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

	ACCOUNT				12 Month(s) Ended March 31, 2024	Budget	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	80,243.00	81,600.00	(1,357.00)	-1.66 %
Nondwelling Rental	2	01	3190	5	24,402.63	22,464.00	1,938.63	8.63 %
Total Rental Income					104,645.63	104,064.00	581.63	0.56 %
Other Income								
Other Income-Scholarship Donations	2	01	3690	5	2,653.00	5,000.00	(2,347.00)	-46.94 %
Other Income - Misc Other Revenue	2	01	3690.1	5	5,175.00	5,000.00	175.00	3.50 %
Total Other Income					7,828.00	10,000.00	(2,172.00)	-21.72 %
Total Revenue					112,473.63	114,064.00	(1,590.37)	-1.39 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	22,155.73	20,000.00	(2,155.73)	-10.78 %
Legal Expense	2	01	4130	5	1,485.25	2,000.00	514.75	25.74 %
Travel	2	01	4150	5	57.00	0.00	(57.00)	-100.00 %
Accounting Fees	2	01	4170	5	0.00	1,500.00	1,500.00	100.00 %
Audit Fees	2	01	4171	5	363.38	1,500.00	1,136.62	75.77 %
Employee Benefits Cont - Admin	2	01	4182	5	1,571.17	0.00	(1,571.17)	-100.00 %
Advertising and Marketing	2	01	4190.08	5	640.00	4,000.00	3,360.00	84.00 %
Publications	2	01	4190.11	5	112.40	0.00	(112.40)	-100.00 %
Forms & Office Supplies	2	01	4190.17	5	1.13	0.00	(1.13)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	6,363.37	15,000.00	8,636.63	57.58 %
Administrative Contact Costs	2	01	4190.19	5	3,484.08	5,000.00	1,515.92	30.32 %
Total Administrative Expense					36,233.51	49,000.00	12,766.49	26.05 %
Tenant Services								
Ten Services - Recreation Pubs Other	2	01	4220	5	748.98	0.00	(748.98)	-100.00 %
Resident Events / Education Expenses	2	01	4220.1	5	0.00	3,000.00	3,000.00	100.00 %
Total Tenant Services					748.98	3,000.00	2,251.02	75.03 %
Utilities Expense								
Water	2	01	4310	5	0.00	100.00	100.00	100.00 %
Electricity	2	01	4320	5	800.01	3,100.00	2,299.99	74.19 %
Sewer	2	01	4390	5	0.00	100.00	100.00	100.00 %
Total Utilities Expense					800.01	3,300.00	2,499.99	75.76 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	1,549.36	1,000.00	(549.36)	-54.94 %
Materials	2	01	4420	5	0.00	3,000.00	3,000.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	2,245.00	1,500.00	(745.00)	-49.67 %
Contract Costs-Other Repairs	2	01	4430.03	5	2,700.00	28,164.00	25,464.00	90.41 %
Contract Costs-Other	2	01	4430.13	5	15,000.00	0.00	(15,000.00)	-100.00 %
Contact Costs-Heating & Cooling Contract	2	01	4430.17	5	165.00	0.00	(165.00)	-100.00 %
Contact Costs-Electrical Contracts	2	01	4430.21	5	650.00	0.00	(650.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	100.00	100.00	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	114.63	0.00	(114.63)	-100.00 %
Total Ordinary Maintenance and Operation					22,423.99	33,764.00	11,340.01	33.59 %
Protective Services								
Protective Services - Contract Costs	2	01	4480	5	1,149.54	1,500.00	350.46	23.36 %
Total Protective Services					1,149.54	1,500.00	350.46	23.36 %
General Expense								
Insurance -Property (Fire & EC)	2	01	4510.01	5	798.52	500.00	(298.52)	-59.70 %
Insurance-Flood	2	01	4510.11	5	2,540.00	3,000.00	460.00	15.33 %
Insurance - Windstorm	2	01	4510.15	5	11,380.14	3,000.00	(8,380.14)	-279.34 %
Transfer Funds COCC	2	01	4590.06	5	0.00	12,000.00	12,000.00	100.00 %
Scholarship Payments	2	01	4590.201	5	3,000.00	5,000.00	2,000.00	40.00 %
Total General Expense					17,718.66	23,500.00	5,781.34	24.60 %
Other Expenditures								
Property Better & Add-Contract Costs	2	01	7540.4	5	30,538.10	20,000.00	(10,538.10)	-52.69 %
Operating Exp For Property - Contra	2	01	7590	5	(30,538.10)	(20,000.00)	10,538.10	52.69 %

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, 2024	Budget	Variance	Variance %
Total Other Expenditures		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-100.00 %</u>
Total Expenses		<u>(79,074.69)</u>	<u>(114,064.00)</u>	<u>34,989.31</u>	<u>30.68 %</u>
Operating Income (Loss)		<u>33,398.94</u>	<u>0.00</u>	<u>33,398.94</u>	<u>100.00 %</u>
Other Income (Expense)					
Depreciation Expense					
Depreciation Expense	2 01 4800 5	36,071.88	0.00	(36,071.88)	-100.00 %
Total Depreciation Expense		<u>36,071.88</u>	<u>0.00</u>	<u>(36,071.88)</u>	<u>-100.00 %</u>
Total Other Income (Expense)		<u>(36,071.88)</u>	<u>0.00</u>	<u>(36,071.88)</u>	<u>100.00 %</u>
Net Income (Loss)		<u>(2,672.94)</u>	<u>0.00</u>	<u>(2,672.94)</u>	<u>100.00 %</u>

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2024

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 2024**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$7,218.00
Total Expenditures	<u>\$8,539.12</u>
Revenues over (Under) Expenditures	<u><u>(\$1,321.12)</u></u>
Cash reserves or funds transferred in	\$1,321.12

**Bank Balance July 2024
Harlingen Affordable Housing Corporation**

\$202,128.24

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended July 2024

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$32,421.35
Total Expenditures	<u>\$23,312.02</u>
Revenues over (Under) Expenditures	<u><u>\$9,109.33</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:	3/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2024	4 Month(s) Ended July 31, 2024	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110 5	5,360.00	21,931.00	29,000.00	(7,069.00)	-24.38 %
Nondwelling Rental	2	01 3190 5	1,728.00	9,225.35	8,540.00	685.35	8.03 %
Total Rental Income			7,088.00	31,156.35	37,540.00	(6,383.65)	-17.00 %
Other Income							
Other Income-Scholarship Donations	2	01 3690 5	0.00	0.00	1,666.64	(1,666.64)	-100.00 %
Other Income - Misc Other Revenue	2	01 3690.1 5	130.00	1,265.00	1,666.64	(401.64)	-24.10 %
Total Other Income			130.00	1,265.00	3,333.28	(2,068.28)	-62.05 %
Total Revenue			7,218.00	32,421.35	40,873.28	(8,451.93)	-20.68 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110 5	2,977.40	10,658.85	7,332.00	(3,326.85)	-45.37 %
Legal Expense	2	01 4130 5	0.00	195.00	1,332.00	1,137.00	85.36 %
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	225.43	807.63	0.00	(807.63)	-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	7.10	14.20	0.00	(14.20)	-100.00 %
Other Sundry Expense	2	01 4190.18 5	220.08	745.47	4,000.00	3,254.53	81.36 %
Administrative Contact Costs	2	01 4190.19 5	484.18	657.22	1,666.64	1,009.42	60.57 %
Total Administrative Expense			3,914.19	13,078.37	16,663.96	3,585.59	21.52 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220 5	0.00	144.00	0.00	(144.00)	-100.00 %
Resident Events / Education Expenses	2	01 4220.1 5	0.00	0.00	1,000.00	1,000.00	100.00 %
Total Tenant Services			0.00	144.00	1,000.00	856.00	85.60 %
Utilities Expense							
Water	2	01 4310 5	0.00	0.00	33.32	33.32	100.00 %
Electricity	2	01 4320 5	39.45	253.34	1,033.32	779.98	75.48 %
Sewer	2	01 4390 5	0.00	0.00	33.32	33.32	100.00 %
Total Utilities Expense			39.45	253.34	1,099.96	846.62	76.97 %
Ordinary Maintenance and Operation							
Labor	2	01 4410 5	44.68	390.79	500.00	109.21	21.84 %
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	500.00	1,000.00	664.00	(336.00)	-50.60 %
Contract Costs-Other Repairs	2	01 4430.03 5	0.00	0.00	9,388.00	9,388.00	100.00 %
Contract Costs-Other	2	01 4430.13 5	2,500.00	2,500.00	0.00	(2,500.00)	-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	3.21	28.43	0.00	(28.43)	-100.00 %
Total Ordinary Maintenance and Operation			3,047.89	3,919.22	11,585.32	7,666.10	66.17 %
Protective Services							
Protective Services - Contract Costs	2	01 4480 5	70.38	351.90	500.00	148.10	29.62 %
Total Protective Services			70.38	351.90	500.00	148.10	29.62 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01 5	234.43	468.86	332.00	(136.86)	-41.22 %
Insurance-Flood	2	01 4510.11 5	0.00	0.00	1,332.00	1,332.00	100.00 %
Insurance - Windstorm	2	01 4510.15 5	1,232.78	5,096.33	1,684.00	(3,412.33)	-202.63 %
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			1,467.21	5,565.19	9,014.64	3,449.45	38.26 %
Other Expenditures							
Property Better & Add-Contract Costs	2	01 7540.4 5	0.00	0.00	50,000.00	50,000.00	100.00 %
Operating Exp For Property - Contra	2	01 7590 5	0.00	0.00	(50,000.00)	(50,000.00)	-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:	3/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2024	4 Month(s) Ended July 31, 2024	Budget	Variance	Variance %
Total Expenses			(8,539.12)	(23,312.02)	(39,863.88)	16,551.86	41.52 %
Total Net Income (Loss)			(1,321.12)	9,109.33	1,009.40	8,099.93	5755.89 %

RESOLUTION NO. 1511

A RESOLUTION OF THE HARLINGEN AFFORDABLE HOUSING CORPORATION OBLIGATING FUNDS FROM SALE OF 30.761 ACRES OFF NEW HAMPSHIRE STREET FOR CONSTRUCTION OF WASHINGTON STREET PROJECT.

WHEREAS, the Housing Authority of the City of Harlingen (HHA) has adopted a resolution obligating funds from the sale of the New Hampshire Street Property to the development on Washington Street; and

WHEREAS, the Harlingen Affordable Housing Corporation, to the extent that it is required to authorize such and obligation, desires to do so;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AFFORDABLE HOUSING CORPORATION, INC., TEXAS, THAT:

1. Any funds realized from the sale of the New Hampshire Street Property shall be separately accounted for, and obligated and applied to the development on Washington Street.
2. The Chief Executive Officer is authorized and directed to take all actions, to execute, deliver and accept all documents and instruments necessary to account for and dedicate said funds.

PASSED AND APPROVED THIS _____ DAY OF SEPTEMBER, 2024.

APPROVED:

Carlos Perez, President

ATTEST:

Hilda Benavides, Chief Executive Officer/Board Secretary

APPROVED AS TO FORM:

Alan T. Ozuna, General Counsel

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2024

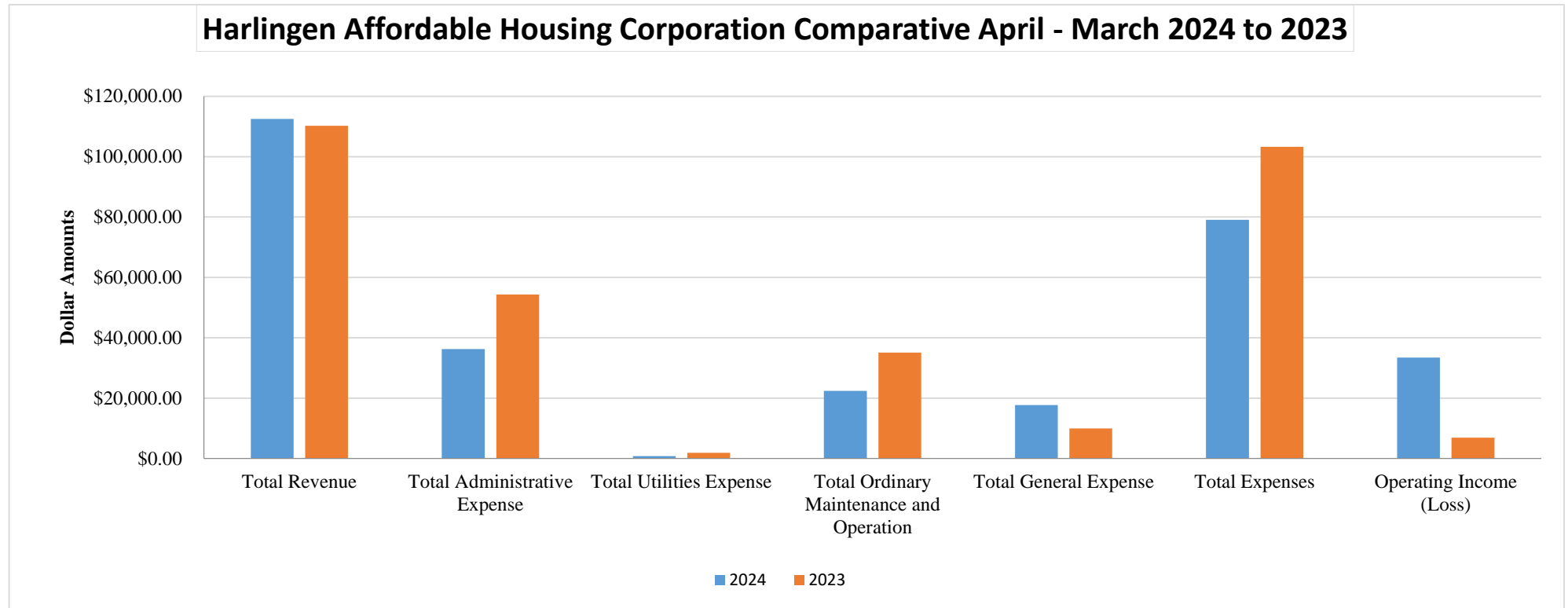
Comparative Income Statement with Graph

Comparative Balance Sheet with Graph



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

	Start: 04/01/2023 End: 03/31/2024	Start: 04/01/2022 End: 03/31/2023
Total Revenue	\$112,473.63	\$110,211.30
Total Administrative Expense	\$36,233.51	\$54,321.36
Total Utilities Expense	\$800.01	\$1,853.83
Total Ordinary Maintenance and Operation	\$22,423.99	\$35,082.84
Total General Expense	\$17,718.66	\$9,985.61
Total Expenses	\$79,074.69	\$103,292.10
Operating Income (Loss)	\$33,398.94	\$6,919.20



07/30/2024 10:26 AM

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

					Start: 04/01/2023 End: 03/31/2024	Start: 04/01/2022 End: 03/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	80,243.00	78,597.00	1,646.00	2.09 %
Nondwelling Rental	2	01	3190	5	24,402.63	21,874.63	2,528.00	11.56 %
Total Rental Income					104,645.63	100,471.63	4,174.00	4.15 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	2,653.00	6,000.00	(3,347.00)	-55.78 %
Other Income - Misc Other Reve	2	01	3690.1	5	5,175.00	3,739.67	1,435.33	38.38 %
Total Other Income					7,828.00	9,739.67	(1,911.67)	-19.63 %
Total Revenue					112,473.63	110,211.30	2,262.33	2.05 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	22,155.73	20,419.04	(1,736.69)	-8.51 %
Legal Expense	2	01	4130	5	1,485.25	1,501.50	16.25	1.08 %
Travel	2	01	4150	5	57.00	0.00	(57.00)	0.00 %
Accounting Fees	2	01	4170	5	0.00	574.53	574.53	100.00 %
Audit Fees	2	01	4171	5	363.38	1,161.38	798.00	68.71 %
Employee Benefits Cont - Admin	2	01	4182	5	1,571.17	4,436.85	2,865.68	64.59 %
Advertising and Marketing	2	01	4190.08	5	640.00	2,828.40	2,188.40	77.37 %
Publications	2	01	4190.11	5	112.40	14.50	(97.90)	-675.17 %
Forms & Office Supplies	2	01	4190.17	5	1.13	4,560.29	4,559.16	99.98 %
Other Sundry Expense	2	01	4190.18	5	6,363.37	13,913.72	7,550.35	54.27 %
Administrative Contact Costs	2	01	4190.19	5	3,484.08	4,911.15	1,427.07	29.06 %
Total Administrative Expense					36,233.51	54,321.36	18,087.85	33.30 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	748.98	71.33	(677.65)	-950.02 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	851.05	851.05	100.00 %
Total Tenant Services					748.98	922.38	173.40	18.80 %
Utilities Expense								
Electricity	2	01	4320	5	800.01	1,853.83	1,053.82	56.85 %
Total Utilities Expense					800.01	1,853.83	1,053.82	56.85 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	1,549.36	900.65	(648.71)	-72.03 %
Materials	2	01	4420	5	0.00	44.98	44.98	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	2,245.00	1,188.00	(1,057.00)	-88.97 %
Contract Costs-Other Repairs	2	01	4430.03	5	2,700.00	15,190.00	12,490.00	82.23 %
Contract Costs-Other	2	01	4430.13	5	15,000.00	2,615.00	(12,385.00)	-473.61 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	165.00	14,862.00	14,697.00	98.89 %
Contact Costs-Electrical Contr	2	01	4430.21	5	650.00	0.00	(650.00)	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	114.63	282.21	167.58	59.38 %
Total Ordinary Maintenance and Operation					22,423.99	35,082.84	12,658.85	36.08 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,149.54	1,126.08	(23.46)	-2.08 %
Total Protective Services					1,149.54	1,126.08	(23.46)	-2.08 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	798.52	568.69	(229.83)	-40.41 %
Insurance-Flood	2	01	4510.11	5	2,540.00	2,501.00	(39.00)	-1.56 %
Insurance - Windstorm	2	01	4510.15	5	11,380.14	2,815.92	(8,564.22)	-304.14 %
Scholarship Payments	2	01	4590.201	5	3,000.00	4,100.00	1,100.00	26.83 %
Total General Expense					17,718.66	9,985.61	(7,733.05)	-77.44 %
Other Expenditures								
Property Better & Add-Contract	2	01	7540.4	5	30,538.10	0.00	(30,538.10)	0.00 %

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

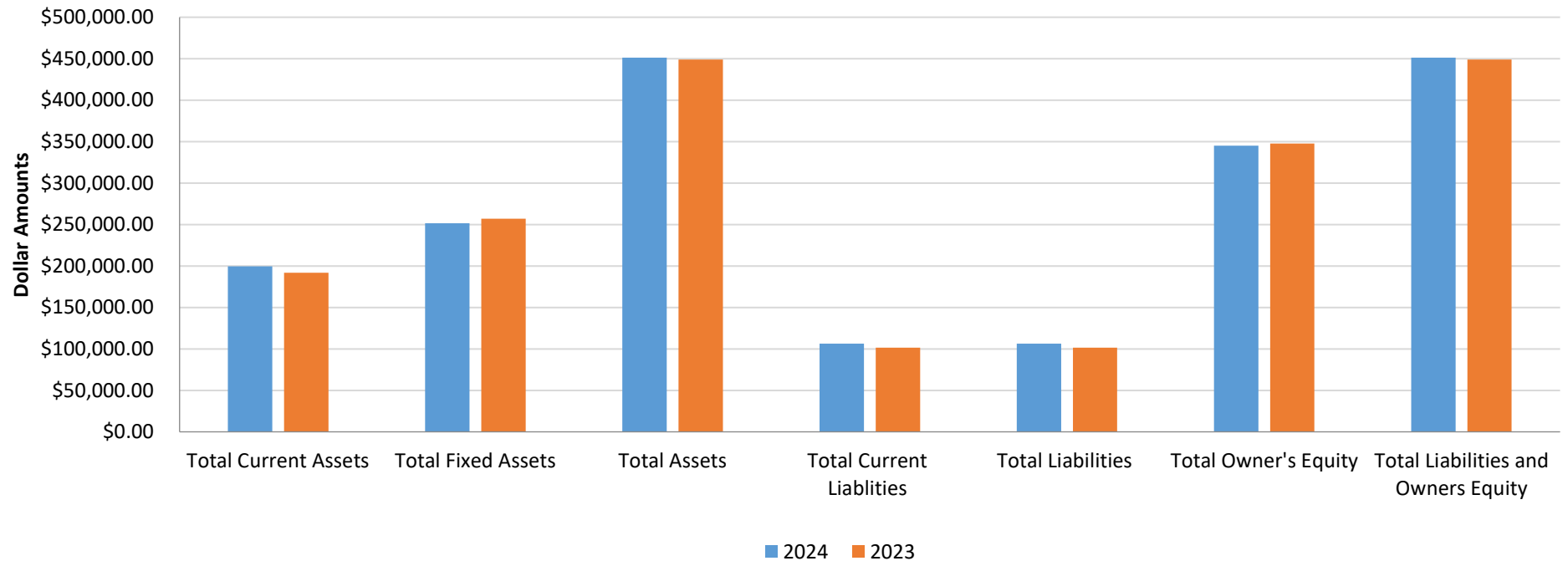
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2023	Start: 04/01/2022		
					End: 03/31/2024	End: 03/31/2023	Variance	Variance %
Operating Exp For Property - C	2	01	7590	5	(30,538.10)	0.00	30,538.10	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(79,074.69)	(103,292.10)	24,217.41	-23.45 %
Operating Income (Loss)					33,398.94	6,919.20	26,479.74	-58.65 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	2	01	4800	5	36,071.88	11,513.17	(24,558.71)	-213.31 %
Total Depreciation Expense					36,071.88	11,513.17	(24,558.71)	-213.31 %
Total Other Income (Expense)					(36,071.88)	(11,513.17)	(24,558.71)	213.31 %
Net Income (Loss)					(2,672.94)	(4,593.97)	1,921.03	-576.40 %

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

	3/31/2024	3/31/2023
Total Current Assets	\$199,723.24	\$191,826.02
Total Fixed Assets	\$251,624.98	\$257,158.76
Total Assets	\$451,348.22	\$448,984.78
Total Current Liabilities	\$106,390.62	\$101,354.24
Total Liabilities	\$106,390.62	\$101,354.24
Total Owner's Equity	\$344,957.60	\$347,630.54
Total Liabilities and Owners Equity	\$451,348.22	\$448,984.78

Harlingen Affordable Housing Corporation Comparative March 2024 to 2023



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 3/31/2024

					3/31/2024	3/31/2023	Variance
Assets							
Current Assets							
2	01	1111.11R	0	Security Deposit Restricted Funds-C	(4,175.00)	0.00	(4,175.00)
2	01	1111.12	0	AFH General Fund 1268	194,200.63	190,327.47	3,873.16
2	01	1111.14R	0	Security Deposit Restricted Funds	4,175.00	0.00	4,175.00
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	500.00	500.00	0.00
2	01	1129.07	0	A/R - Voucher	0.00	50.00	(50.00)
2	01	1211	0	Prepaid Insurance	5,022.61	948.55	4,074.06
Total Current Assets					199,723.24	191,826.02	7,897.22
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(111,093.34)	(75,021.46)	(36,071.88)
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4	Dwelling Structures Improvements	84,938.10	54,400.00	30,538.10
Total Fixed Assets					251,624.98	257,158.76	(5,533.78)
Total Assets					451,348.22	448,984.78	2,363.44
Liabilities							
Current Liabilities							
2	01	2111	0	Accounts Payable - Vendors	5,286.46	135.46	5,151.00
2	01	2114	0	Tenant Security Deposits	4,175.00	3,575.00	600.00
2	01	2119.8	0	A/P - Accrued Utilities	55.29	39.12	16.17
2	01	2119.06	0	A/P - COCC	89,540.37	89,446.07	94.30
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
2	01	2120.1	0	Accrued Payroll Taxes Payable	0.00	154.01	(154.01)
2	01	2139	0	Accrued Liabilities - Payroll	0.00	671.08	(671.08)
Total Current Liabilities					106,390.62	101,354.24	5,036.38
Total Liabilities					106,390.62	101,354.24	5,036.38
Owner's Equity							
2	01	2701	0	Net Capital Assets	0.00	268,671.93	(268,671.93)
2	01	2810	0	Unreserved Surplus	0.00	(35,416.52)	35,416.52
2	01	2841	0	Net Assets - Unrestricted	344,957.60	114,375.13	230,582.47
Total Owner's Equity					344,957.60	347,630.54	(2,672.94)
Total Owner's Equity					344,957.60	347,630.54	(2,672.94)
Total Liabilities and Owner's Equity					451,348.22	448,984.78	2,363.44
							0.00

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2024

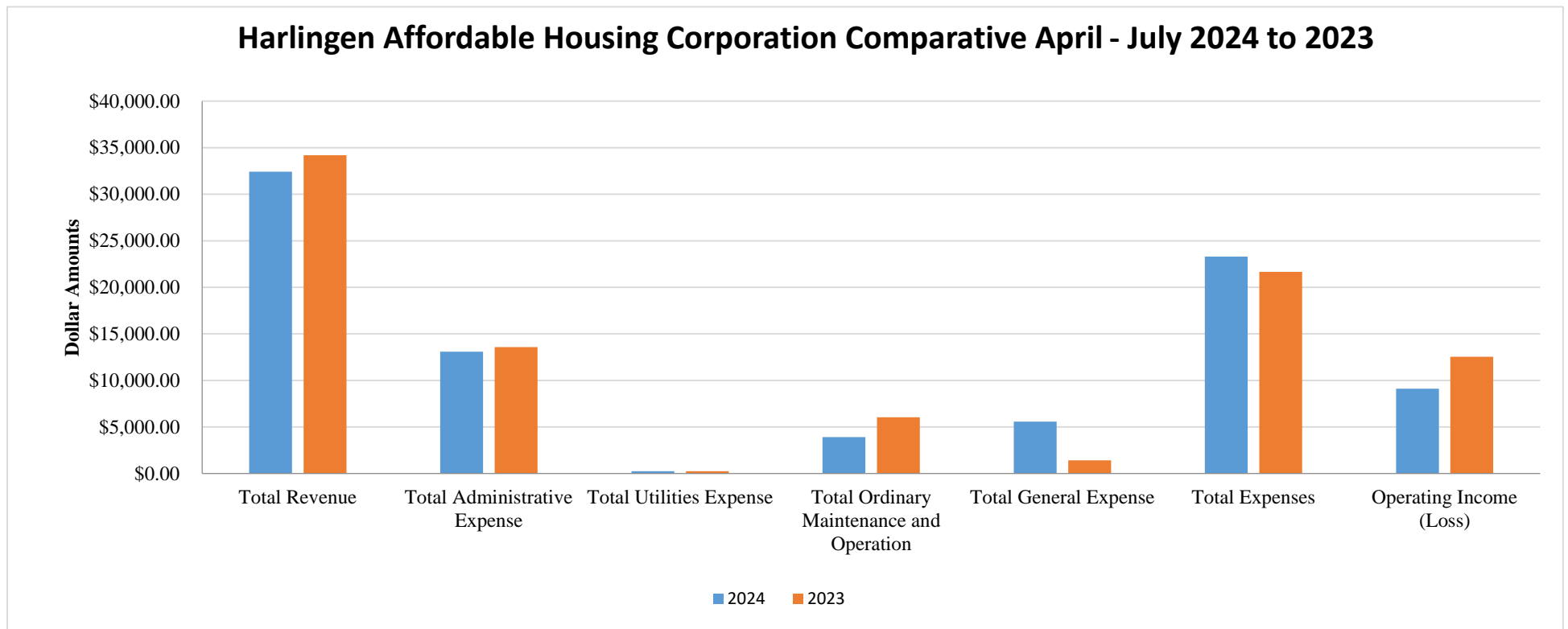
Comparative Income Graph with Statement

Comparative Balance Sheet Graph with Statement



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

	Start: 04/01/2024	Start: 04/01/2023
	End: 07/31/2024	End: 07/31/2023
Total Revenue	\$32,421.35	\$34,196.00
Total Administrative Expense	\$13,078.37	\$13,589.49
Total Utilities Expense	\$253.34	\$245.88
Total Ordinary Maintenance and Operation	\$3,919.22	\$6,047.74
Total General Expense	\$5,565.19	\$1,407.00
Total Expenses	\$23,312.02	\$21,665.47
Operating Income (Loss)	\$9,109.33	\$12,530.53



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

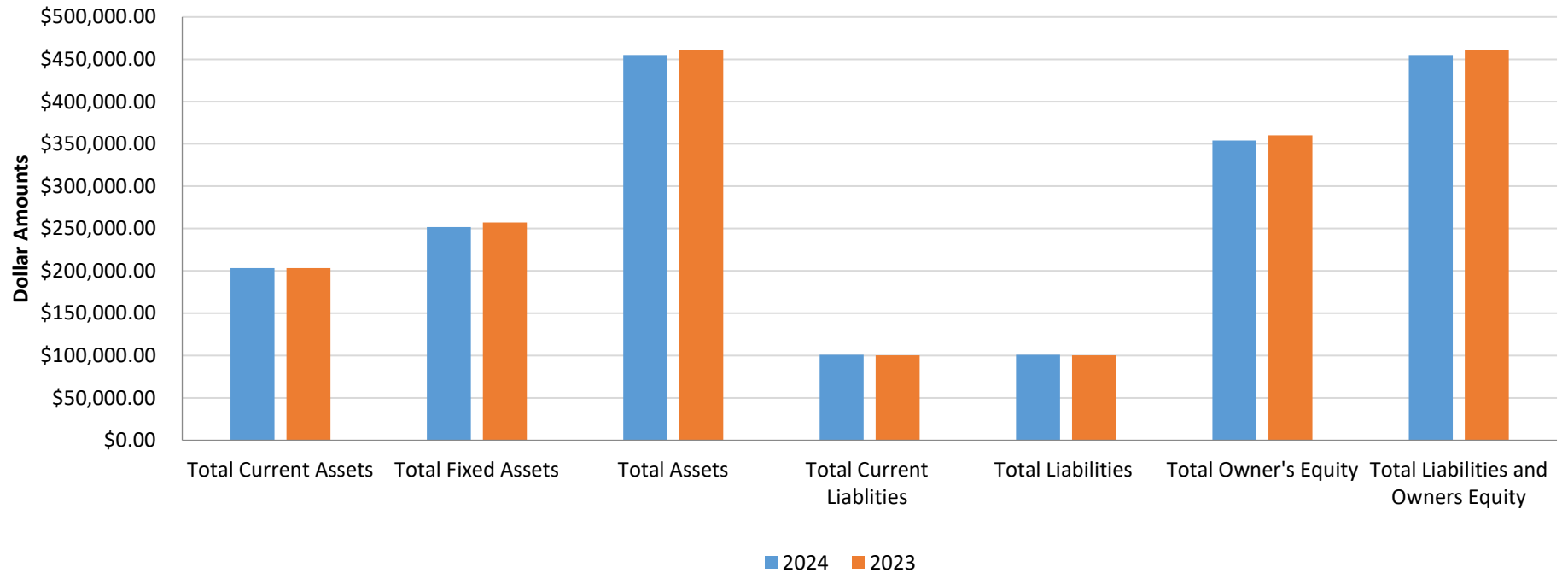
					Start: 04/01/2024 End: 07/31/2024	Start: 04/01/2023 End: 07/31/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	21,931.00	23,754.00	(1,823.00)	-7.67 %
Nondwelling Rental	2	01	3190	5	9,225.35	7,912.00	1,313.35	16.60 %
Total Rental Income					31,156.35	31,666.00	(509.65)	-1.61 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	0.00	2,050.00	(2,050.00)	-100.00 %
Other Income - Misc Other Reve	2	01	3690.1	5	1,265.00	480.00	785.00	163.54 %
Total Other Income					1,265.00	2,530.00	(1,265.00)	-50.00 %
Total Revenue					32,421.35	34,196.00	(1,774.65)	-5.19 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	10,658.85	7,204.56	(3,454.29)	-47.95 %
Legal Expense	2	01	4130	5	195.00	763.75	568.75	74.47 %
Travel	2	01	4150	5	0.00	57.00	57.00	100.00 %
Employee Benefits Cont - Admin	2	01	4182	5	807.63	442.23	(365.40)	-82.63 %
Publications	2	01	4190.11	5	14.20	56.20	42.00	74.73 %
Forms & Office Supplies	2	01	4190.17	5	0.00	1.13	1.13	100.00 %
Other Sundry Expense	2	01	4190.18	5	745.47	4,439.93	3,694.46	83.21 %
Administrative Contact Costs	2	01	4190.19	5	657.22	624.69	(32.53)	-5.21 %
Total Administrative Expense					13,078.37	13,589.49	511.12	3.76 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	144.00	0.00	(144.00)	0.00 %
Total Tenant Services					144.00	0.00	(144.00)	0.00 %
Utilities Expense								
Electricity	2	01	4320	5	253.34	245.88	(7.46)	-3.03 %
Total Utilities Expense					253.34	245.88	(7.46)	-3.03 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	390.79	163.74	(227.05)	-138.66 %
Contract Cots-Extermination	2	01	4430.01	5	1,000.00	297.00	(703.00)	-236.70 %
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	575.00	575.00	100.00 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	5,000.00	2,500.00	50.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	28.43	12.00	(16.43)	-136.92 %
Total Ordinary Maintenance and Operation					3,919.22	6,047.74	2,128.52	35.20 %
Protective Services								
Protective Services - Contract	2	01	4480	5	351.90	375.36	23.46	6.25 %
Total Protective Services					351.90	375.36	23.46	6.25 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	468.86	329.66	(139.20)	-42.23 %
Insurance - Windstorm	2	01	4510.15	5	5,096.33	1,077.34	(4,018.99)	-373.05 %
Total General Expense					5,565.19	1,407.00	(4,158.19)	-295.54 %
Total Expenses					(23,312.02)	(21,665.47)	(1,646.55)	7.60 %
Net Income (Loss)					9,109.33	12,530.53	(3,421.20)	4.77 %

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

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

	7/31/2024	7/31/2023
Total Current Assets	\$203,409.52	\$203,369.88
Total Fixed Assets	\$251,624.98	\$257,158.76
Total Assets	\$455,034.50	\$460,528.64
Total Current Liabilities	\$100,967.57	\$100,367.57
Total Liabilities	\$100,967.57	\$100,367.57
Total Owner's Equity	\$354,066.93	\$360,161.07
Total Liabilities and Owners Equity	\$455,034.50	\$460,528.64

Harlingen Affordable Housing Corporation Comparative July 2024 to 2023



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 7/31/2024

					7/31/2024	7/31/2023	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	202,128.24	187,544.47	14,583.77
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	512.86	500.00	12.86
2	01	1129.01	0	A/R - AMP 1	(12.86)	0.00	(12.86)
2	01	1211	0	Prepaid Insurance	781.28	15,325.41	(14,544.13)
Total Current Assets					203,409.52	203,369.88	39.64
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(111,093.34)	(75,021.46)	(36,071.88)
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4	Dwelling Structures Improvements	84,938.10	54,400.00	30,538.10
Total Fixed Assets					251,624.98	257,158.76	(5,533.78)
Total Assets					455,034.50	460,528.64	(5,494.14)
Liabilities							
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	4,175.00	3,575.00	600.00
2	01	2119.06	0	A/P - COCC	89,459.07	89,459.07	0.00
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					100,967.57	100,367.57	600.00
Total Liabilities					100,967.57	100,367.57	600.00
Owner's Equity							
Owner's Equity							
2	01	2701	0	Net Capital Assets	0.00	268,671.93	(268,671.93)
2	01	2810	0	Unreserved Surplus	0.00	(35,416.52)	35,416.52
2	01	2841	0	Net Assets - Unrestricted	344,957.60	114,375.13	230,582.47
Total Owner's Equity					344,957.60	347,630.54	(2,672.94)
Net Income (Loss)					9,109.33	12,530.53	(3,421.20)
Total Owner's Equity					354,066.93	360,161.07	(6,094.14)
Total Liabilities and Owner's Equity					455,034.50	460,528.64	(5,494.14)
							0.00

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, SEPTEMBER 25, 2024
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JULY-SEPTEMBER 2024

Developments	Total
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	\$0.00
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: 09/01/24

FOR THE MONTHS OF JULY, AUGUST & SEPTEMBER 2024

[illegible][illegible][illegible][illegible][illegible]

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

DATE: September 01, 2024

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

From: Hilda Benavides, Secretary/CEO 

Subject: Report for September 25, 2024, HAHC Annual Board of Directors Meeting

TRAININGS / CONFERENCES: I attended the Texas Housing Association, August 13-15, where I presented on high utilization vouchers for the HCV/S8 Program and Landlord recruitment and outreach. 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 Nelrod On-Demand training 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: Most of the staff meetings continue to be virtual. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

LEGAL MATTERS: Staff and I are working with Alan T. Ozuna, Attorney at Law.

OTHER ACTIVITIES: We met with the Plains Capital Bank on August 29 to review the banking services they offer for Public Funds accounts. They also expressed interest in assisting us with the development of the 20 acres on Washington. We partnered with the City of Harlingen for street and parking repairs at Los Vecinos and we are meeting every Thursday at 9:00 a.m. at the Los Vecinos site. We are planning to start another street in October. The Administrative Staff reviewed the Minutes for the August 21, 2024, Special Board Meeting and the Agenda for September 25, 2024, Annual Board Meeting which is scheduled at 11:30 a.m. at the Harlingen Convention Center 701 Harlingen Heights Drive. We also reviewed the HAHC Minutes for the August 21, 2024, Board of Directors Special Meeting and the Agenda for the September 25, 2024, HAHC Board of Directors Annual Meeting scheduled at 12:30 p.m. following our Board of Commissioners Annual Board Meeting.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded twelve (12) graduating Seniors a \$250.00 scholarship. The students will be recognized and celebrated. We are working on flyers for the 2025 Scholarships.

EXPANDING AFFORDABLE HOUSING: We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We will start development once we secure funds. We plan on starting Phase 1 which will include (16) 1 bedroom & 2-bedroom ADA units. Once we generate revenues from those (16) units we will continue with Phase 2.

SUMMARY OF RENTAL PROPERTIES:

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

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

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

Unit #1	Occupied	\$625.00	Family Living Center (S8)
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Unit #2	Occupied	\$650.00	Family Living Center (Private)
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Unit #3	Occupied	\$650.00	Family Living Center (S8)
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Unit #4	Occupied	\$650.00	Family Living Center
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Total: \$2,600.00 Monthly

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

Unit #201	Occupied	\$550.00	Family Living Center at LMG
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Unit #202	Occupied	\$550.00	Family Living Center at LMG
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Unit #203	Occupied	\$550.00	Family Living Center at LMG
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Unit #204	Occupied	\$550.00	Family Living Center at LMG
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Unit #205	Occupied	\$550.00	Family Living Center at LMG
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Unit #206	Occupied	\$550.00	Family Living Center at LMG
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Unit #207	Occupied	\$550.00	Family Living Center at LMG
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Unit #208	Occupied	\$550.00	Family Living Center at LMG
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Total: \$4,400.00 Monthly

Monte Cristo: 22944 Monte Cristo Court Harlingen, TX 78550

Unit A	Occupied	\$850.00	Non-Profit
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Unit B	Occupied	\$850.00	Non-Profit
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Total: \$1,700.00 Monthly

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

We are in the process of evicting the current tenant for non-payment of rent.

Total \$1,600.00 Monthly

Total Monthly Revenue: \$11,700.00

Acreage

19.835 Acres on Washington	COCC	Plans to develop Affordable Housing
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30.915 Acres on New Hampshire	COCC	Farmed by Mr.&Mrs. McLemore
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10.11 Acres on Paloma	AMP	Farmed by Mr.&Mrs. McLemore
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Total Revenues received for acreage

2020	\$2,666.63
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2021	\$2,666.63
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2022	\$2,666.63
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2023	\$2,666.63
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2024 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 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 21, 2024	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 20, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 15, 2024	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 19, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, August 7, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, August 21, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, September 25, 2024	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 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.