



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, April 16, 2025, at 12:30 p.m.
 At the Administrative Building
 219 East Jackson Avenue, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, April 16, 2025, at 12:30 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

The Harlingen Affordable Housing Corporation provides remote viewing options for the public. The meeting may be viewed via video conference [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 247 504 281 642, Passcode: 940 467 63; or join the video conference by phone at 469-480-6297, Password: 512 644 286.

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. Roll call/determination of a Quorum – Carlos Perez
4. Administer Oath of Office to incoming Board of Directors Irma Sánchez Peña – Alan Ozuna, Attorney
5. Invocation – Patty Vega
6. Pledge of Allegiance – Patty Vega
7. Introduction of Staff, Visitors, and Guests – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Board of Directors Meeting of January 15, 2025. *(pg. 4-6)*

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2025 and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio *(pg. 7-11)*
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of January, February, and March 2025 as presented.
 Presenter: Cynthia De La Fuente *(pg. 12-13)*

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.14-19)*
 - b) Rental Property Report by Mary Prieto; *(pg.20)*

2. Report on the non-profit, and the future plans for expanding the affordable housing.
By: Hilda Benavides; *(pg.21-22)*

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 Avenue, 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, and at the 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, April 11, 2025, at least 72 hours preceding the scheduled time of said meeting.

Dated this 11th day of April 2025



Ariana Valle Administrative Assistant

**ADMINISTER OATH OF OFFICE
TO INCOMING DIRECTORS
OF THE HARLINGEN AFFORDABLE HOUSING CORPORATION OF
THE CITY OF HARLINGEN, TEXAS**

I, Irma Sánchez Peña 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, January 15, 2025, at 12:30 p.m.

At the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550

I. OPENING

President Perez called the meeting to order on Wednesday, January 15, 2025, at 12:32 p.m. at the Administrative Building, 219 East Jackson Avenue, 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. Board 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 if there are any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTOR

Alan Ozuna, Attorney reappointed and administered the oath of office to Board of Director, Maria Ines Borjas. Not present was Irma Sánchez Peña.

ROLL CALL/DETERMINATION OF A QUORUM

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

INTRODUCTION OF STAFF, VISTORS, AND GUESTS

President Perez suggested to skip introduction of staff, visitors, and guests. The Board agreed. Present at the meeting were: Hilda Benavides, Chief Executive Officer, Eneida Alonso, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, HCV/S8 Intake Coordinator/Inspector/Admissions Specialist, Diana Perez, HCV/S8 & Admissions Administrator, Mary Prieto, Senior Property Manager, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Visitors/Guests Alan Ozuna, Attorney, and John Alvarado, Computer Network Group.

PUBLIC COMMENTS

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

CONSIDER AND TAKE ACTION TO APPROVE THE ANNUAL BOARD OF DIRECTORS MEETING MINUTES OF SEPTEMBER 25, 2024.

After the Board reviewed them, President Perez entertained a motion to approve the Annual Board of Directors meeting minutes of September 25, 2024. Director Muñiz made the motion to approve the Annual Board of Directors meeting minutes of September 25, 2024. Motion was seconded by Director Elliott and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF NOVEMBER 2024 AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of November 2024 was included in the agenda packet. She reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended Nov. 2024		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$8,568.00	
Total Expenditures	\$28,444.34	
Revenues over (Under) Expenditures	<u>(\$19,876.34)</u>	
Cash reserves or funds transferred in	<u>\$19,876.34</u>	
Bank Balance Nov. 2024		
Harlingen Affordable Housing Corporation		
	\$165,188.31	
Note:		
209 East Jackson Street Eviction had to be settled in Court (costs)		
Prepping contract costs and rental loss		
It has been rented as of December 2024		

Director Muñiz asked was the property left in bad condition? Chief Financial Officer Lucio stated the property needed to be contracted for plumbing repairs and removal of murals. Director Elliott asked how long was the property rented? Chief Executive Officer Benavides stated 3 years. Director Muñiz asked was the upstairs portion of the property also rented? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2024. Director Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2024. Motion was seconded by Director Muñiz and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER 2024 AS PRESENTED.

Senior Property Manager Prieto told the Board that the agenda packets contained the current unpaid balances due for vacated unit accounts for the months of October, November, and December 2024 in the amount of \$20,360.00. The total amount consists of:

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, JANUARY 15, 2025
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF OCTOBER-DECEMBER 2024

Developments	Total
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	
209 & 209 1/2 Jackson St. (Matz Building)	\$20,360.00
Harlingen Affordable Housing Corp.(HAHC) Total	\$20,360.00
Grand Total	\$20,360.00

No questions were asked. President Perez entertained a motion to charge off the current unpaid balances due for vacated unit accounts for the months of October, November, and December 2024 in the total amount of \$20,360.00. Director Muñiz made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of October, November, and December in the total amount of \$20,360.00. Motion was seconded by Director Elliott 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
2. Report on status of rental properties, update on the non-profit, and the future plans for expanding the affordable housing.
By: Hilda Benavides

Chief Executive Officer Benavides informed the Board of Directors that the reports were included in the board packets. President Perez asked will the funds received for New Hampshire be allocated for the Washington Property? Chief Executive Officer Benavides stated yes. After some discussion there were no other questions asked.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Elliott. Motion was seconded by Director Muñiz. The meeting was adjourned at 12:45 p.m.

Date: _____

 President, Carlos Perez

 Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2025

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 February 2025**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$8,278.00
Total Expenditures	<u>\$5,123.07</u>
Revenues over (Under) Expenditures	<u>\$3,154.93</u>
Cash reserves or funds transferred in	<u>\$0.00</u>

**Bank Balance February 2025
Harlingen Affordable Housing Corporation**

\$688,021.58

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 2025

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$87,944.35
Total Expenditures	<u>\$119,036.94</u>
Revenues over (Under) Expenditures	<u>(\$31,092.59)</u>
Cash reserves or funds transferred in	<u>\$31,092.59</u>

Note:

209 East Jackson Avenue Eviction had to be settled in Court (costs)
 Prepping contract costs, A/C replacement and rental loss
 It has been rented as of December 2024

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	11 Month(s) Ended February 28, 2025	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110 5	6,470.00	62,426.00	79,750.00	(17,324.00)	-21.72 %
Nondwelling Rental	2	01 3190 5	1,728.00	21,321.35	23,485.00	(2,163.65)	-9.21 %
Total Rental Income			8,198.00	83,747.35	103,235.00	(19,487.65)	-18.88 %
Other Income							
Other Income-Scholarship Donations	2	01 3690 5	0.00	1,082.00	4,583.26	(3,501.26)	-76.39 %
Other Income - Misc Other Revenue	2	01 3690.1 5	80.00	3,115.00	4,583.26	(1,468.26)	-32.04 %
Total Other Income			80.00	4,197.00	9,166.52	(4,969.52)	-54.21 %
Total Revenue			8,278.00	87,944.35	112,401.52	(24,457.17)	-21.76 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110 5	2,467.66	32,553.41	20,163.00	(12,390.41)	-61.45 %
Legal Expense	2	01 4130 5	1,345.50	12,645.64	3,663.00	(8,982.64)	-245.23 %
Accounting Fees	2	01 4170 5	0.00	0.00	1,375.00	1,375.00	100.00 %
Audit Fees	2	01 4171 5	0.00	388.37	1,375.00	986.63	71.75 %
Employee Benefits Cont - Admin	2	01 4182 5	186.19	2,463.59	0.00	(2,463.59)	-100.00 %
Advertising and Marketing	2	01 4190.08 5	0.00	1,245.00	3,666.63	2,421.63	66.05 %
Publications	2	01 4190.11 5	0.00	21.30	0.00	(21.30)	-100.00 %
Forms & Office Supplies	2	01 4190.17 5	0.00	1,394.82	0.00	(1,394.82)	-100.00 %
Other Sundry Expense	2	01 4190.18 5	179.24	8,395.19	14,000.00	5,604.81	40.03 %
Administrative Contact Costs	2	01 4190.19 5	30.92	4,861.40	4,583.26	(278.14)	-6.07 %
Total Administrative Expense			4,209.51	63,968.72	48,825.89	(15,142.83)	-31.01 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220 5	138.00	1,680.18	0.00	(1,680.18)	-100.00 %
Resident Events / Education Expenses	2	01 4220.1 5	0.00	449.00	2,750.00	2,301.00	83.67 %
Total Tenant Services			138.00	2,129.18	2,750.00	620.82	22.58 %
Utilities Expense							
Water	2	01 4310 5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2	01 4320 5	47.78	692.58	2,841.63	2,149.05	75.63 %
Sewer	2	01 4390 5	0.00	0.00	91.63	91.63	100.00 %
Total Utilities Expense			47.78	692.58	3,024.89	2,332.31	77.10 %
Ordinary Maintenance and Operation							
Labor	2	01 4410 5	72.63	742.72	1,375.00	632.28	45.98 %
Materials	2	01 4420 5	0.00	0.00	2,750.00	2,750.00	100.00 %
Contract Cots-Extermination	2	01 4430.01 5	250.00	2,500.00	1,826.00	(674.00)	-36.91 %
Contract Costs-Other Repairs	2	01 4430.03 5	0.00	3,895.00	25,817.00	21,922.00	84.91 %
Contract Costs-Other	2	01 4430.13 5	0.00	20,900.00	0.00	(20,900.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2	01 4430.17 5	0.00	5,835.95	0.00	(5,835.95)	-100.00 %
Contract Costs-Landscape & Ground	2	01 4430.19 5	0.00	725.00	0.00	(725.00)	-100.00 %
Contact Costs-Electrical Contracts	2	01 4430.21 5	0.00	695.00	0.00	(695.00)	-100.00 %
Connect/Disconnect Fees	2	01 4430.4 5	110.00	110.00	0.00	(110.00)	-100.00 %
Garbage and Trash Collection	2	01 4431 5	0.00	0.00	91.63	91.63	100.00 %
Emp Benefit Cont - Maintenance	2	01 4433 5	5.41	54.55	0.00	(54.55)	-100.00 %
Total Ordinary Maintenance and Operation			438.04	35,458.22	31,859.63	(3,598.59)	-11.30 %
Protective Services							
Protective Services - Contract Costs	2	01 4480 5	46.92	1,055.70	1,375.00	319.30	23.22 %
Total Protective Services			46.92	1,055.70	1,375.00	319.30	23.22 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01 5	242.82	1,013.91	913.00	(100.91)	-11.05 %
Insurance-Flood	2	01 4510.11 5	0.00	2,550.00	3,663.00	1,113.00	30.38 %
Insurance - Windstorm	2	01 4510.15 5	0.00	8,782.03	4,631.00	(4,151.03)	-89.64 %
PROPERTY TAXES	2	01 4520.1 5	0.00	41.60	0.00	(41.60)	-100.00 %
Transfer Funds COCC	2	01 4590.06 5	0.00	0.00	11,000.00	11,000.00	100.00 %
Scholarship Payments	2	01 4590.201 5	0.00	3,345.00	4,583.26	1,238.26	27.02 %
Total General Expense			242.82	15,732.54	24,790.26	9,057.72	36.54 %

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 February 28, 2025	11 Month(s) Ended February 28, 2025	Budget	Variance	Variance %
Other Expenditures											
Property Better & Add-Contract Costs					2	01 7540.4 5	0.00	0.00	137,500.00	137,500.00	100.00 %
Operating Exp For Property - Contra					2	01 7590 5	0.00	0.00	(137,500.00)	(137,500.00)	-100.00 %
Total Other Expenditures							0.00	0.00	0.00	0.00	-100.00 %
Total Expenses							(5,123.07)	(119,036.94)	(112,625.67)	(6,411.27)	-5.69 %
Total Net Income (Loss)							3,154.93	(31,092.59)	(224.15)	(30,868.44)	47571.52 %

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

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

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, APRIL 16, 2025
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JANUARY-MARCH 2025

Developments	Total
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp. (HAHC)	
Washington #2	\$4,261.00
Washington #4	\$3,400.00
Harlingen Affordable Housing Corp. (HAHC) Total	\$7,661.00
Grand Total	\$7,661.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 04/01/25**FOR THE MONTHS OF JANUARY, FEBRUARY, MARCH 2025**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/ BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
2	Washington	\$350.00	\$4,275.00	\$336.00	\$0.00	\$0.00	\$0.00	\$4,261.00	Termination of Lease Retro rent/balance due, non payment of rent

Retro rent/balance due: July 2024 - January 2025 \$4,275.00 + Rent due: February 2025 \$336.00 (prorated move out) = Amount due: \$4,611.00 - Security Deposit \$350.00 = \$4,261.00

4	Washington	\$350.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,400.00	Termination of Lease Retro rent/balance due
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Retro rent/balance due: July 2024 - January 2025 \$3,750.00 = Amount due: \$3,750.00 - Security Deposit \$350.00 = \$3,400.00

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	TOTALS	\$700.00	\$8,025.00	\$336.00	\$0.00	\$0.00	\$0.00	\$7,661.00	
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Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2025

Comparative Income Statement with Graph

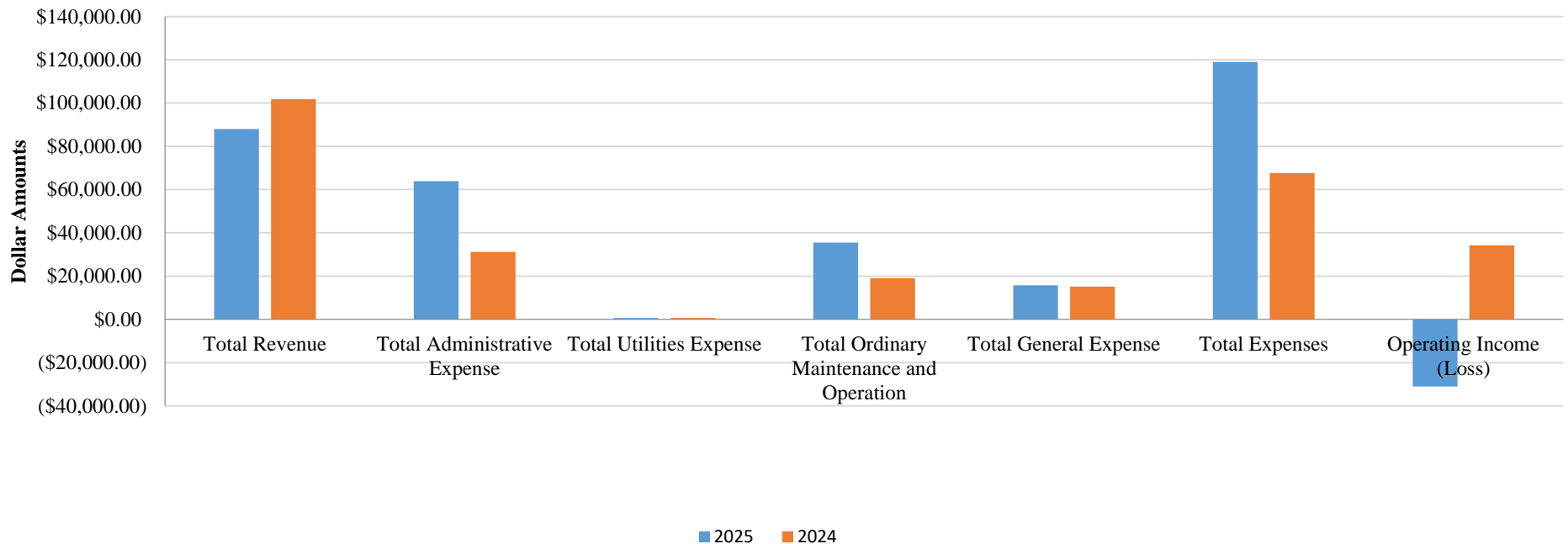
Comparative Balance Sheet with Graph



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

	Start: 04/01/2024	Start: 04/01/2023
	End: 02/28/2025	End: 02/29/2024
Total Revenue	\$87,944.35	\$101,765.63
Total Administrative Expense	\$63,968.72	\$31,211.32
Total Utilities Expense	\$692.58	\$701.39
Total Ordinary Maintenance and Operation	\$35,458.22	\$18,957.56
Total General Expense	\$15,732.54	\$15,142.96
Total Expenses	\$119,036.94	\$67,600.37
Operating Income (Loss)	(\$31,092.59)	\$34,165.26

Harlingen Affordable Housing Corporation Comparative April - Feb. 2025 to 2024



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

					Start: 04/01/2024 End: 02/28/2025	Start: 04/01/2023 End: 02/29/2024	Variance
Revenue							
Rental Income							
Dwelling Rent	2	01	3110	5	62,426.00	71,943.00	(9,517.00)
Nondwelling Rental	2	01	3190	5	21,321.35	22,674.63	(1,353.28)
Total Rental Income					83,747.35	94,617.63	(10,870.28)
Other Income							
Other Income-Scholarship Donat	2	01	3690	5	1,082.00	2,653.00	(1,571.00)
Other Income - Misc Other Reve	2	01	3690.1	5	3,115.00	4,495.00	(1,380.00)
Total Other Income					4,197.00	7,148.00	(2,951.00)
Total Revenue					87,944.35	101,765.63	(13,821.28)
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01	4110	5	32,553.41	20,347.86	(12,205.55)
Legal Expense	2	01	4130	5	12,645.64	1,007.50	(11,638.14)
Travel	2	01	4150	5	0.00	57.00	57.00
Audit Fees	2	01	4171	5	388.37	363.38	(24.99)
Employee Benefits Cont - Admin	2	01	4182	5	2,463.59	1,434.75	(1,028.84)
Advertising and Marketing	2	01	4190.08	5	1,245.00	640.00	(605.00)
Publications	2	01	4190.11	5	21.30	112.40	91.10
Forms & Office Supplies	2	01	4190.17	5	1,394.82	1.13	(1,393.69)
Other Sundry Expense	2	01	4190.18	5	8,395.19	6,295.07	(2,100.12)
Administrative Contact Costs	2	01	4190.19	5	4,861.40	952.23	(3,909.17)
Total Administrative Expense					63,968.72	31,211.32	(32,757.40)
Tenant Services							
Ten Services - Recreation Pubs	2	01	4220	5	1,680.18	578.36	(1,101.82)
Resident Events / Education Ex	2	01	4220.1	5	449.00	0.00	(449.00)
Total Tenant Services					2,129.18	578.36	(1,550.82)
Utilities Expense							
Electricity	2	01	4320	5	692.58	701.39	8.81
Total Utilities Expense					692.58	701.39	8.81
Ordinary Maintenance and Operation							
Labor	2	01	4410	5	742.72	1,268.57	525.85
Contract Cots-Extermination	2	01	4430.01	5	2,500.00	1,745.00	(755.00)
Contract Costs-Other Repairs	2	01	4430.03	5	3,895.00	2,700.00	(1,195.00)
Contract Costs-Other	2	01	4430.13	5	20,900.00	12,500.00	(8,400.00)
Contract Costs-Heating & Coolin	2	01	4430.17	5	5,835.95	0.00	(5,835.95)
Contract Costs-Landscape & Gro	2	01	4430.19	5	725.00	0.00	(725.00)
Contract Costs-Electrical Contr	2	01	4430.21	5	695.00	650.00	(45.00)
Connect/Disconnect Fees	2	01	4430.4	5	110.00	0.00	(110.00)
Emp Benefit Cont - Maintenance	2	01	4433	5	54.55	93.99	39.44
Total Ordinary Maintenance and Operation					35,458.22	18,957.56	(16,500.66)
Protective Services							
Protective Services - Contract	2	01	4480	5	1,055.70	1,008.78	(46.92)
Total Protective Services					1,055.70	1,008.78	(46.92)
General Expense							
Insurance -Property (Fire & EC	2	01	4510.01	5	1,013.91	798.52	(215.39)
Insurance-Flood	2	01	4510.11	5	2,550.00	2,540.00	(10.00)
Insurance - Windstorm	2	01	4510.15	5	8,782.03	8,804.44	22.41
PROPERTY TAXES	2	01	4520.1	5	41.60	0.00	(41.60)
Scholarship Payments	2	01	4590.201	5	3,345.00	3,000.00	(345.00)
Total General Expense					15,732.54	15,142.96	(589.58)
Other Expenditures							
Property Better & Add-Contract	2	01	7540.4	5	0.00	30,538.10	30,538.10

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

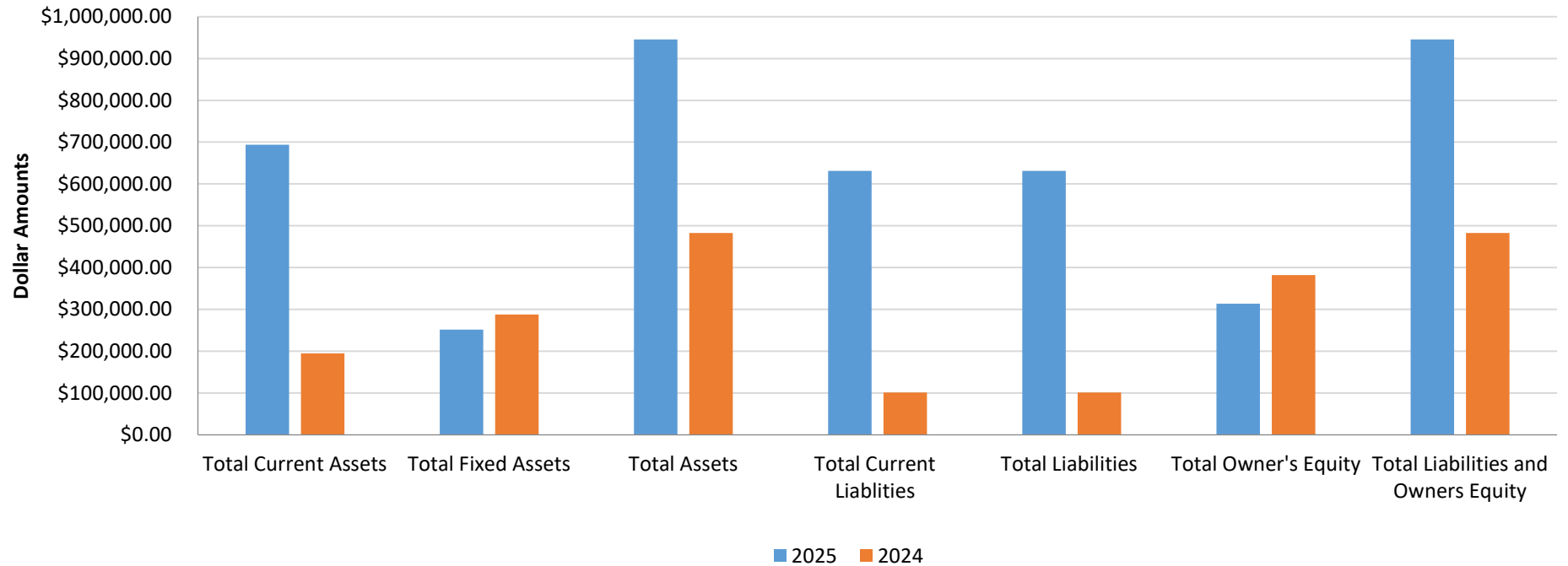
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2024	Start: 04/01/2023	
					End: 02/28/2025	End: 02/29/2024	Variance
Operating Exp For Property - C	2	01	7590	5	0.00	(30,538.10)	(30,538.10)
Total Other Expenditures					0.00	0.00	0.00
Total Expenses					(119,036.94)	(67,600.37)	(51,436.57)
Net Income (Loss)					(31,092.59)	34,165.26	(65,257.85)

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

	2/28/2025	2/29/2024
Total Current Assets	\$693,682.50	\$195,066.51
Total Fixed Assets	\$251,624.98	\$287,696.86
Total Assets	\$945,307.48	\$482,763.37
Total Current Liabilities	\$631,442.47	\$100,967.57
Total Liabilities	\$631,442.47	\$100,967.57
Total Owner's Equity	\$313,865.01	\$381,795.80
Total Liabilities and Owners Equity	\$945,307.48	\$482,763.37

Harlingen Affordable Housing Corporation Comparative Feb. 2025 to 2024



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 2/28/2025

					2/28/2025	2/29/2024	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	688,021.58	186,968.20	501,053.38
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	574.67	500.00	74.67
2	01	1211	0	Prepaid Insurance	5,086.25	7,598.31	(2,512.06)
Total Current Assets					693,682.50	195,066.51	498,615.99
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	84,938.10	0.00
Total Fixed Assets					251,624.98	287,696.86	(36,071.88)
Total Assets					945,307.48	482,763.37	462,544.11
Liabilities							
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	3,975.00	4,175.00	(200.00)
2	01	2290.2	0	Deferred Credits - New Hamp Proceed	530,600.03	0.00	530,600.03
2	01	2119.01	0	A/P - AMP 1	49.78	0.00	49.78
2	01	2119.03	0	A/P - AMP 3	24.89	0.00	24.89
2	01	2119.06	0	A/P - COCC	89,459.27	89,459.07	0.20
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					631,442.47	100,967.57	530,474.90
Total Liabilities					631,442.47	100,967.57	530,474.90
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)					(31,092.59)	34,165.26	(65,257.85)
Total Owner's Equity					313,865.01	381,795.80	(67,930.79)
Total Liabilities and Owner's Equity					945,307.48	482,763.37	462,544.11
							0.00

Mar-25

HAHC/FLC RENT STATUS

SONESTA APARTMENTS : 802 & 806 Sonesta Drive, Harlingen, Texas 78550

Unit #	Status	Tenant No.	\$ Rent	Deposits	HAP	TENANT
#802	OCCUPIED	#28525 (Section 8)	\$ 750.00	\$ 300.00	\$ 680.00	\$ 70.00
#806	OCCUPIED	#00806 (Private)	\$ 750.00	\$ 350.00	\$ -	\$750.00
Total Rent Received: \$1,500.00						

WASHINGTON APARTMENTS: 1025 E. Washington Street, Harlingen, Texas 78550

Unit #	Status	Tenant No.	\$ Rent	Deposits	HAP	TENANT
#1	OCCUPIED	#28907(Section 8)	\$ 650.00	\$ 225.00	\$ 420.00	\$ 230.00
#2	OCCUPIED	(MI 03/20/25 - (Private)	\$ 675.00	\$ 350.00	\$ -	\$ -
#3	OCCUPIED	#14327 (Section 8)	\$ 650.00	\$ 200.00	\$ 478.00	\$ 172.00
#4	VACANT	(MO 02/01/25)	\$ 675.00	\$ 200.00	\$ -	\$ -
Total Rent Received: \$2,650.00						

MONTE CRISTO APARTMENTS: 22944 Monte Cristo Court, Harlingen, Texas 78550

Unit #	Status	Tenant No.	\$ Rent	Deposits	HAP	TENANT
#A	OCCUPIED	#32680 (Section 8)	\$ 875.00	\$ 350.00	\$ 875.00	\$ -
#B	OCCUPIED	#00000B (Private)	\$ 875.00	\$ 350.00	\$ -	\$ 850.00
Total Rent Received: \$1,750.00						

Matz Building: 209 & 209 1/2 Jackson Street, Harlingen, Texas 78550

Unit #	Status	Tenant No.	\$ Rent	Deposits		
#209	OCCUPIED	#00209 (Private)	\$ 2,000.00	\$2,000.00		\$2,000.00
Total Rent Received: \$2,000.00						

Family Living Center (FLC) APARTMENTS: 3221 N. 25th Street, Harlingen, Texas 78550

Unit #	Status	Tenant No.	\$ Rent	Deposits		
#201	OCCUPIED	#23414	\$ 575.00	\$ 100.00		\$ 575.00
#202	OCCUPIED	#28496	\$ 575.00	\$ 200.00		\$ 575.00
#203	OCCUPIED	#26982	\$ 575.00	\$ 200.00		\$ 575.00
#204	OCCUPIED	#13100 (MI 3/3/25)	\$ 575.00	\$ 200.00		\$ 575.00
#205	OCCUPIED	#13736	\$ 575.00	\$ 200.00		\$ 575.00
#206	OCCUPIED	#33965	\$ 575.00	\$ 200.00		\$ 575.00
#207	OCCUPIED	#33640	\$ 575.00	\$ 250.00		\$ 575.00
#208	OCCUPIED	#16778	\$ 575.00	\$ 200.00		\$ 575.00
Total Rent Received: \$4,600.00						

Total Monthly Rent HAHC & FLC Combined: \$12,500.00

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

DATE: April 01, 2025

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

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

Subject: Report for April 16, 2025, HAHC Board of Directors Meeting

EXPANDING AFFORDABLE HOUSING: The sell of the 30 acres on New Hampshire closed and we received a check in the amount \$530,600.03. We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We plan on starting Phase 1 which will include (16) 1 bedroom & 2-bedroom ADA units. We are working on bidding out the banking services with a stipulation on loan services at a low interest rate.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are preparing to accept and award scholarships to the 2025 graduating seniors. Scholarship applications are due April 11, 2025. Graduating seniors that are awarded a Scholarship will be recognized at the June 18, 2025, Board meeting. I will keep you posted on the applications received and awarded.

ANNUAL BOARD MEETINGS: The Annual Board Meetings for the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation are scheduled for September 24, 2025, at 11:30 a.m. at the Harlingen Convention Center. Further information and details will be provided.

CITY OF HARLINGEN EVENTS: The City is planning a day of prayer on May 1, 2025. The State of the City Address is scheduled for May 29, 2025, at 5:30 p.m. Additional information will be provided once it is available. If you are interested in attending any of these events, please let us know so we can make the arrangements.

MARKET DAYS ON JACKSON AVENUE: Market Days on Jackson Avenue are scheduled for the 1st Saturday of every month. Every month we participate in the Book Rich Environment (BRE) which distributes new books to school age children. Approximately 120 books are given at this event monthly. The Back-to-School Event is scheduled for August 2, 2025, where Social Service Agencies provide children with back-to-school supplies.

OCTOBER FALL RESOURCE FAIR: The Annual Fall Resource Fair is scheduled for October 23, 2025, at Los Vecinos from 4:00 p.m. – 7:00 p.m. We invite agencies throughout the community that can assist the residents with services, such as food pantries, health care, dental, counseling, resources with electric, gas and water payments, home health provider care information, and so many others.

2025 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 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 19, 2025	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 19, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 21, 2025	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 18, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 20, 2025, No Board Meeting Scheduled			
Wednesday, September 24, 2025	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 19, 2025	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 17, 2025	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.